

# 3081 ENTERPRISE DR

STATE COLLEGE, PA | 16801



**±4,300 SF  
OFFICE  
FOR LEASE**



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY HIGHLIGHTS

- 4,300 SF professional office building
- Recent interior upgrades featuring modern finishes and move-in-ready condition
- Functional, efficient layout designed to accommodate a variety of office users
- Private offices, collaborative workspaces, and conference areas
- Ample on-site parking for employees and visitors
- Minutes from Penn State University, downtown State College, and University Park Airport
- Convenient access to I-99 and U.S. Route 322
- Ideal for professional services, technology, healthcare, and administrative users



|                                                                                   | DEMOGRAPHICS     | 3 MILE    | 5 MILE    | 7 MILE    |
|-----------------------------------------------------------------------------------|------------------|-----------|-----------|-----------|
|  | POPULATION       | 57,471    | 81,263    | 93,270    |
|  | TOTAL EMPLOYEES  | 20,980    | 31,795    | 37,777    |
|  | AVERAGE HHI      | \$101,357 | \$108,667 | \$115,642 |
|  | TOTAL HOUSEHOLDS | 20,136    | 31,174    | 36,193    |



# PROPERTY OVERVIEW

Well-appointed 4,300 SF office suite featuring recent interior upgrades and a functional layout designed to accommodate a variety of professional users. The space includes new luxury vinyl tile (LVT) flooring and carpet tile, complemented by energy-efficient LED lighting that creates a bright and modern work environment.

The suite offers a large conference room ideal for team meetings and client presentations, a sizeable breakroom/kitchen equipped with a full-size refrigerator, and a dedicated IT closet to support technology and networking needs. Additional amenities include two private restrooms and a patio area providing employees with convenient outdoor space.

# LOCATION OVERVIEW

3801 Enterprise Drive is ideally located in State College's established business and industrial corridor, offering immediate access to I-99, U.S. Route 322, and the region's major employment centers. Just minutes from Penn State University and University Park Airport, the property benefits from a highly educated workforce, strong economic drivers, and convenient access to retail, dining, and business amenities.



# TRADE AREA OVERVIEW

3801 Enterprise Drive is located within State College's premier commercial and innovation corridor, anchored by Penn State University and a highly educated workforce. The trade area benefits from strong daytime population, consistent economic growth, and convenient access to I-99, U.S. Route 322, and University Park Airport. Surrounding users include technology, research, healthcare, office, and industrial employers, making this a desirable location for businesses seeking regional connectivity and access to Central Pennsylvania's strongest economic market.





# MARKET AERIAL





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

