

Prime Office Space

State College, PA

For Lease



Property Overview

Available
±1,903 SF

A stylish, Class A office space is available for lease in a popular business park with businesses and industry. The 1,903 sf office has a good mix of open workspace and individual/shared offices. The well-designed layout allows for copious amounts of natural light to stream through the entire space making it a dream to come to work. The modern office also has a quaint waiting room, built-in reception area, and kitchenette. The large conference area is stunning with floor to ceiling windows and mountainous views. Here's your chance to land a like-new office as the buildout was completed less than 2 years ago and was lightly used during Covid. The modern and industrial design elements won't disappoint with greige undertones in the carpet tiles, LVT flooring, and walls. The open rafters and LED lighting elevate the design. Industries have changed the past 2-3 years, and the current tenant is looking for a subtenant to enjoy this luxurious office that isn't needed in the current work climate. A sizable term is remaining on the lease along with a competitive rental rate for your benefit. Call to learn more about the additional amenities, lease terms, and property location.



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,733	67,159	82,566
TOTAL EMPLOYEES	3,492	24,596	31,894
AVERAGE HHI	\$114,940	\$74,658	\$84,501
TOTAL HOUSEHOLDS	2,004	23,516	30,015



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ACTIVE MEMBER OF:
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About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISORS:

Kandy Weader

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