

For **Sale**

403 S Allen St

±2,696 SF

State College, PA 16801



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

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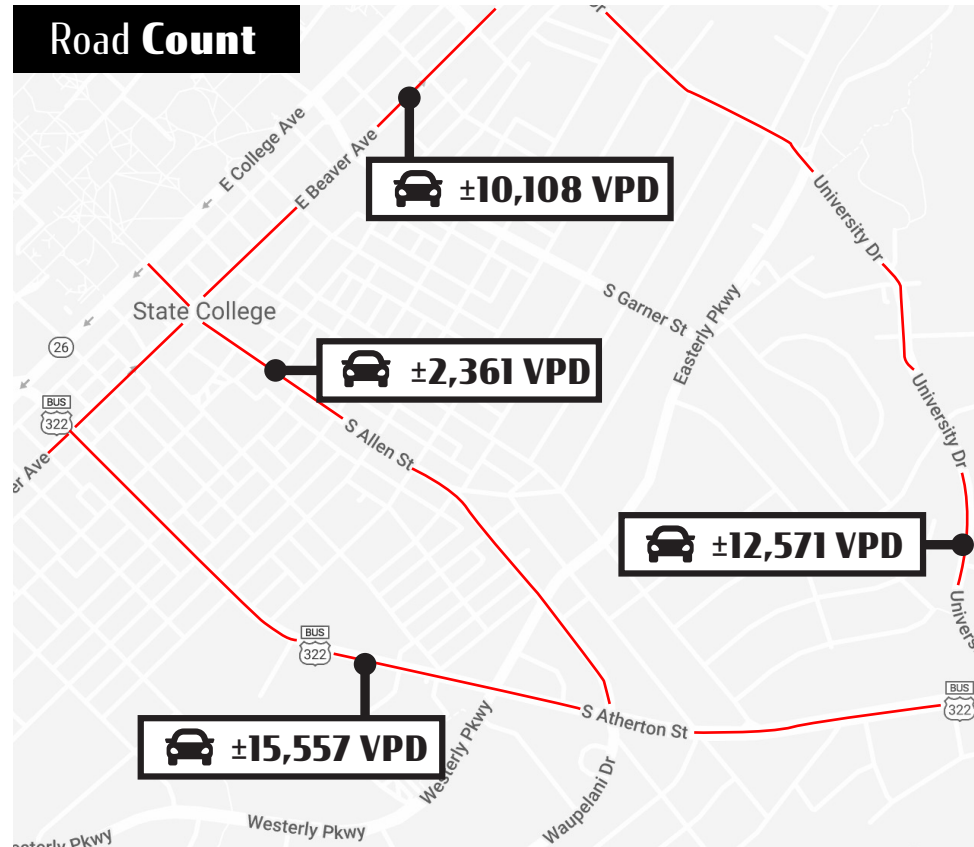


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Location Overview

The property is in the State College borough only 3 blocks from Old Main's Lawn at Penn State University. It's a walker's delight with restaurants, shops, the library, the post office, and parks close by the office. The on-site, private parking and public lot makes for easy access for your staff and customers, which is rare for any downtown office building.

Road Count



Property Highlights

- Spacious, 2nd floor, office condo
- Perfect for both an owner occupant or investor
- Works for medical or typical office uses
- Can be demised to accommodate up to 3 tenants
- Copious amounts of natural light with floor to ceiling windows
- Has a waiting room, reception area, 8 private offices, 2 large workrooms, staff lounge, and private restroom
- Plenty of parking with 5 private spaces and a large, public lot for your guests
- Offers a rooftop courtyard, 24-hour security, professionally managed site
- Walking distance to restaurants, shops, and so much more
- Located only 3 blocks from Penn State University



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Property Overview

A spacious, 2nd floor, office condo of 2696 sf is for sale in downtown State College with many amenities. The office could make a perfect space for an owner-occupant, or it could be a great addition to your investment portfolio. The space is currently occupied by a dental tenant, who's lease expires in 3/31/23.

The interior illuminates with natural light with banks of floor to ceiling windows on all the exterior walls. There are 8 individual offices with 7 of them having sinks. The office has everything you need with a waiting room, reception area, a shared office, large staff lounge, individual restroom, and 2 large conference rooms or workrooms.

For the owner-occupant, the property is perfect for a dental or medical user, but it can easily be retrofitted to accommodate a typical office user. For the investor, the space could easily be demised to accommodate up to 3 tenants as it has 3 egresses. There are many different possibilities with this unique space.

The condo is part of the well-known Tower's Building, which is a mixed-use property, and boasts many amenities for the users. Included with the condo are 5 private, parking spaces and a large public lot for your guests. There is a rooftop courtyard to enjoy lunch or for an informal meeting. The Tower's also provides a 24-hour, concierge/security service.



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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.

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.

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