

±3,056 SF

403 S Allen Street

FOR SALE

Suite 101

STATE COLLEGE, PA 16801



THE
TOWERS



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

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Property Overview

A spacious, 1st floor, 3056 SF office condo 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 comprised of small individual offices, conference rooms, large workspace areas, storage space, a kitchenette, and 2 private restrooms. The space could easily accommodate 2 tenants. The space is illuminated with natural light as the exterior walls are large banks of windows.

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 13 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.

Contact us to schedule a showing to see all the possibilities with this downtown condo.



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Location Description

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.



Property Highlights

- Perfect for both the owner occupant or the investor
- Mix of individual offices and large open spaces
- Has a conference room, kitchenette, and 2 restrooms
- Plenty of natural light throughout the space
- Plenty of parking with 13 private spaces and a large, public lot for your guests
- Located only 3 blocks from Penn State University
- Walking distance to restaurants, shops, and so much more
- Offers a rooftop courtyard, 24-hour security, professionally managed site



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COMMERCIAL BROKERAGE. *Redefined.*



PennState
±46,000 Students

Colonnade at State College

Olive Garden

 chico's LOFT

Trader Joe's Plaza

North Atherton Place

Northland Center

GREAT PRICES. NO BEGGING.

SITE

The Fraser Centre

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.



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