448 E COLLEGE AVE

State College, PA 16801

FOR LEASE

±1,265 - 13,877 SF

Kandy Weader | Luke Higgins
For Lease Information: 717.843.5555 | Learn More Online At www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

Project **Description**

The oLiv' State College is a new, state-of-the-art, 12-story student residence mixed-use development, containing 453 beds, 8,864 sf of retail, and 13,877 sf of office space. The spectacular residential amenity areas and retail space is located on ground level adjacent to the residential lobby and leasing office. The roof terrace of the building houses a state-of-the-art pool, hot tubs, and green roof. The project design enhances the existing neighborhood and will be a powerful retail presence along East College Ave. The LEED certified/equivalent building is ready for delivery for both retail and office users.

Property **Highlights**

- Luxury, mixed-use student housing project
- 983.96 sf of retail and 13,877 sf of office space
- State-of-the-art, LEED certified/equivalent building
- Serves the East College submarket with a large on and off campus housing population
- Walking distance to athletic complexes

Location **Overview**

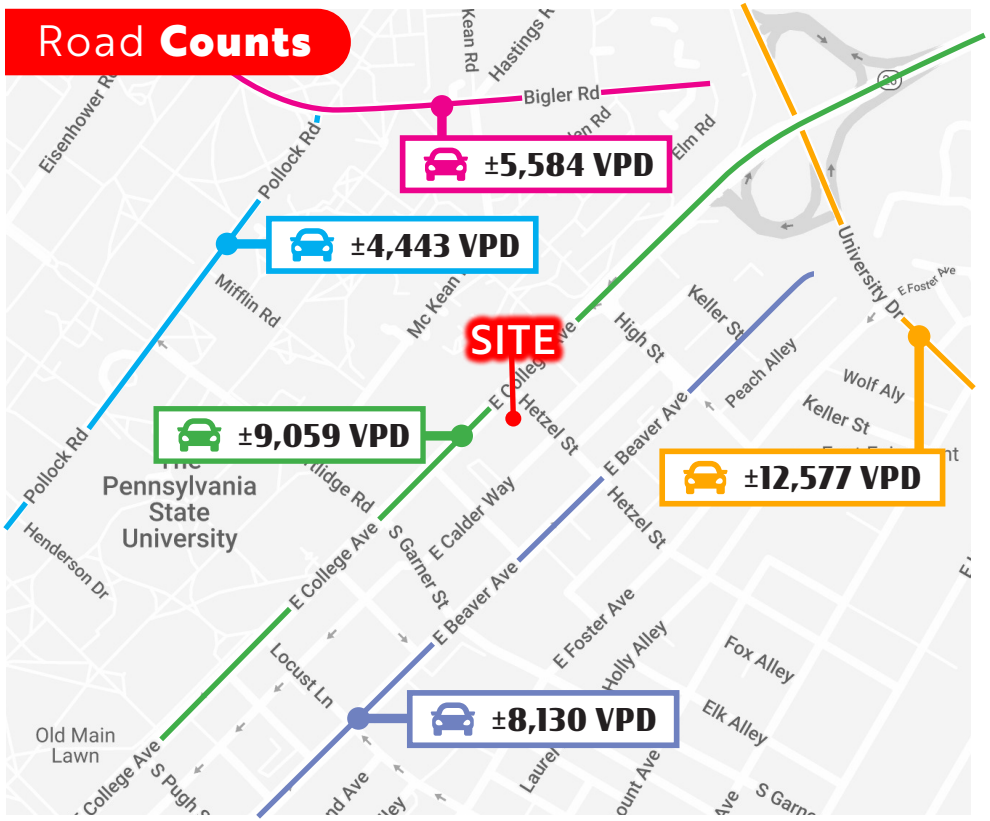
The luxury mixed-use project sits on East College Avenue and overlooks the eastern portion of Penn State's Campus with views of Beaver Stadium in the distance.

The largest population of Penn State's on-campus housing about 14,000+ students, 5 of the 8 complexes, live directly across the street. The off-campus housing has also dramatically expanded over the past few years off East College Avenue creating a demand for goods & services in this downtown submarket.

The athletic complexes are within walking distance with endless year-round events and home of Beaver Stadium with a 110,000-seat capacity, Bryce Jordan Center with 15,000 seats, Pegula Ice Arena with 6,000 seats and many others. On game day, State College becomes the 3rd largest city in Pennsylvania and East College Avenue is the buzz of town.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	74,951	88,357	98,684
DAYTIME EMPLOYEES	66,572	79,178	86,593
AVERAGE HHI	$75,702	$85,555	$89,646
TOTAL HOUSEHOLDS	27,074	32,637	35,019

TRAFFIC COUNTS:
E College Ave: ±9,059 VPD ***University Dr:*** ±12,577 VPD



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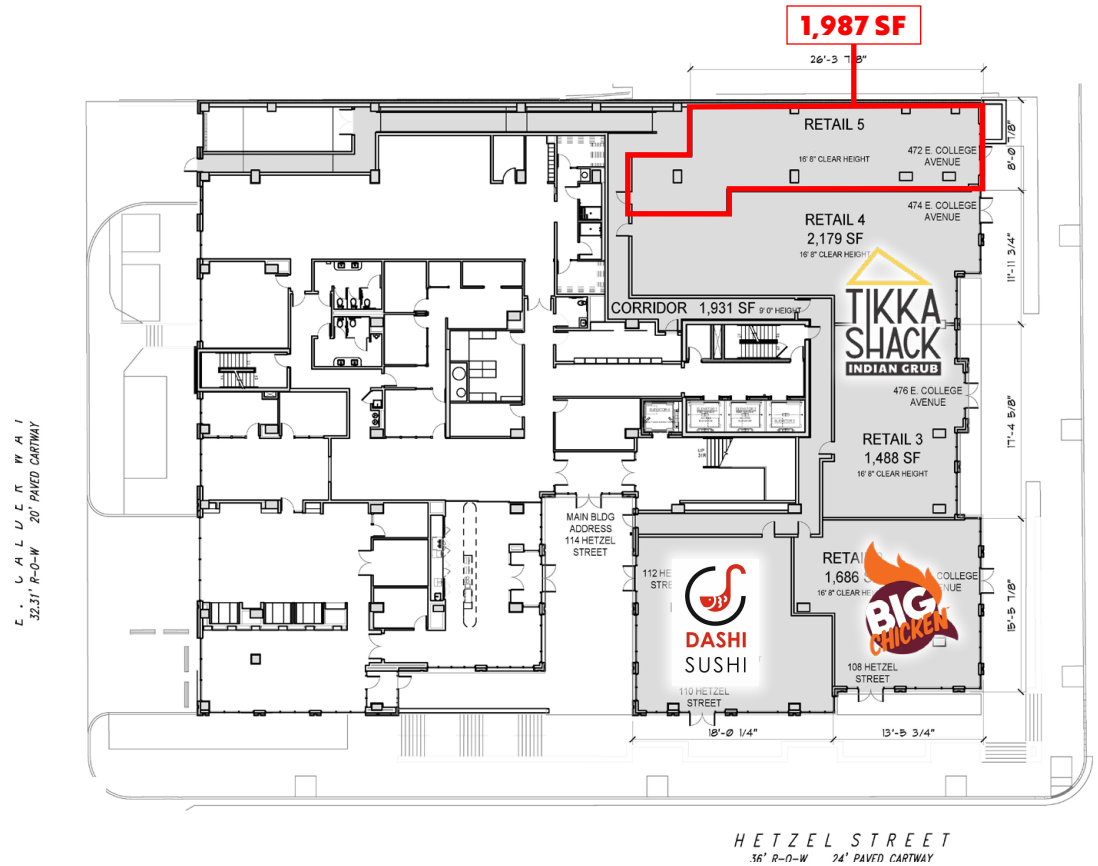
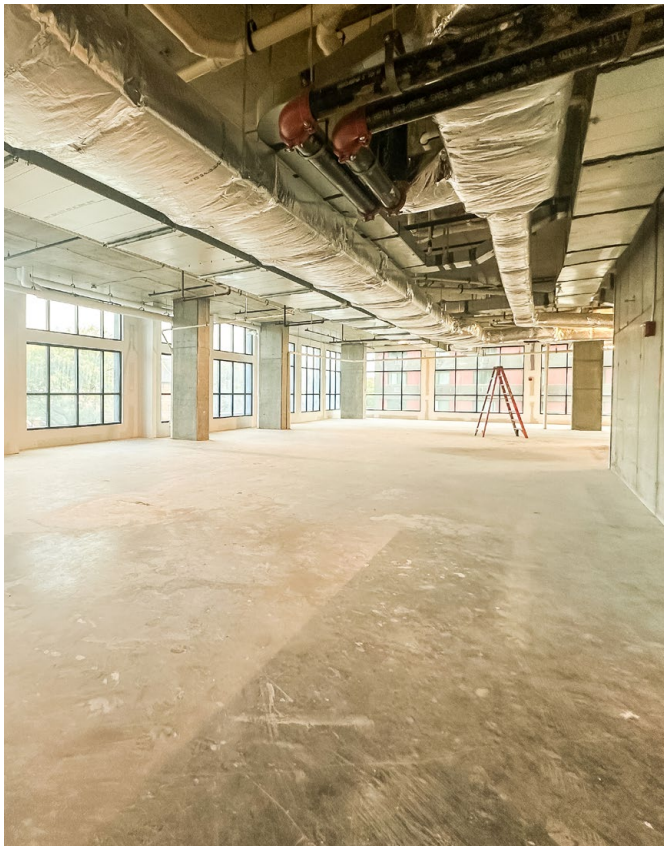
1st Floor: Retail

1,987 SF street level retail. Spaces are delivered as a cool, gray shell. Tenant improvement allowance offered based on other terms.

- 1,987 SF
- $35/ SF





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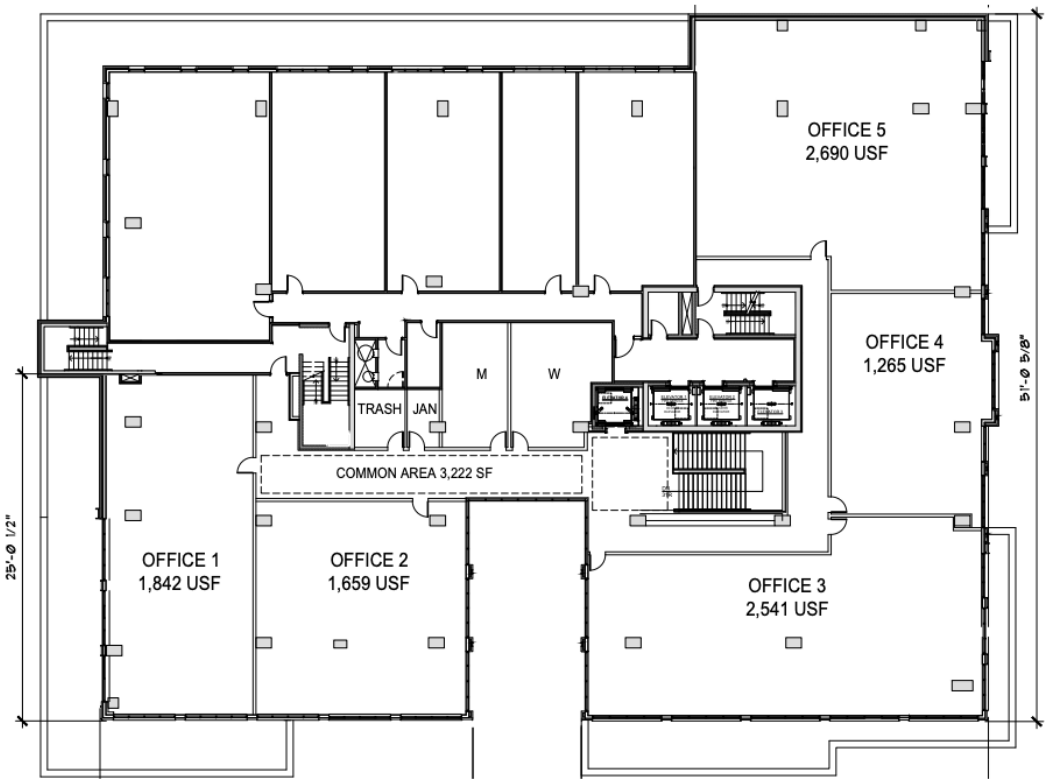
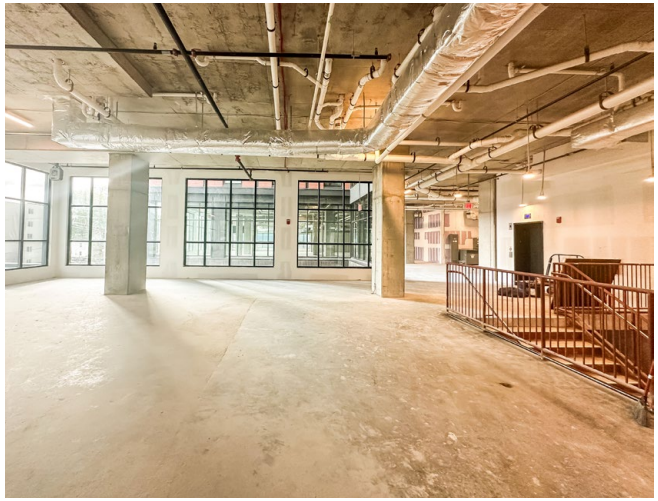
2nd Floor: Office

Second floor, Class A office space delivered as a cool, gray shell. Tenant improvement allowance available.

- 1,265 - 13,877 SF
  - Office 1: 1,842 sf
  - Office 2: 1,659 sf
  - Office 3: 2,541 sf
  - Office 4: 1,265 sf
  - Office 5: 2,690 sf
- $25/ SF





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Market Aerial

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Suite 409, Exton, PA 19341

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State College, PA 16803

WEST CHESTER OFFICE:
107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:
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