

For **Lease**

# 448 E College Ave ±1,812 – 24,672 SF

State College, PA 16801



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*



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## Project Description

The oLiv' State College is a new, state-of-the-art, 12-story student residence mixed-use development, containing 453 beds, 10,795 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 spaces. 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. There are 172 parking spaces for the residents and patrons. The LEED certified/equivalent building will be ready for delivery in February of 2024.



## Property Highlights

- Luxury, mixed-use student housing project
- 10,795 sf of retail and 13,877 sf of office space
- State-of-the-art, LEED certified/equivalent building
- 172 parking spaces
- Serves the East College submarket with a large on and off campus housing population
- Walking distance to athletic complexes



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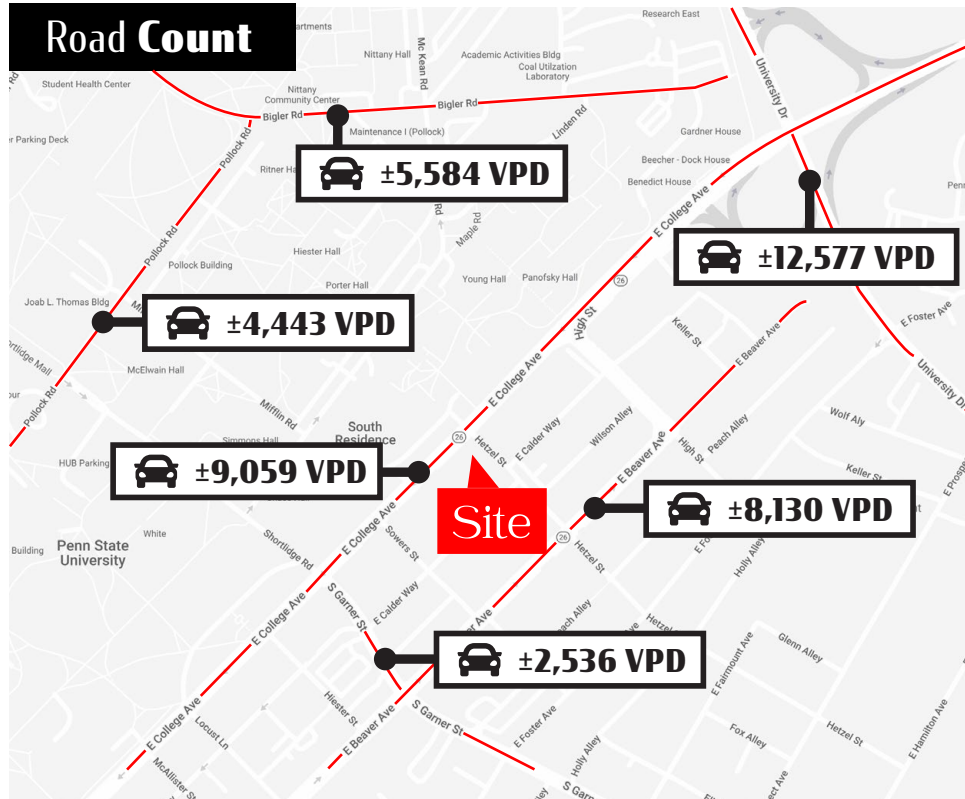


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**Walker's Paradise**  
**91** WALK SCORE

## 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.

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
<b>TRAFFIC COUNTS:</b> <b>E College Ave - ± 9,059 VPD University Dr - ± 12,577 VPD</b>			

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.



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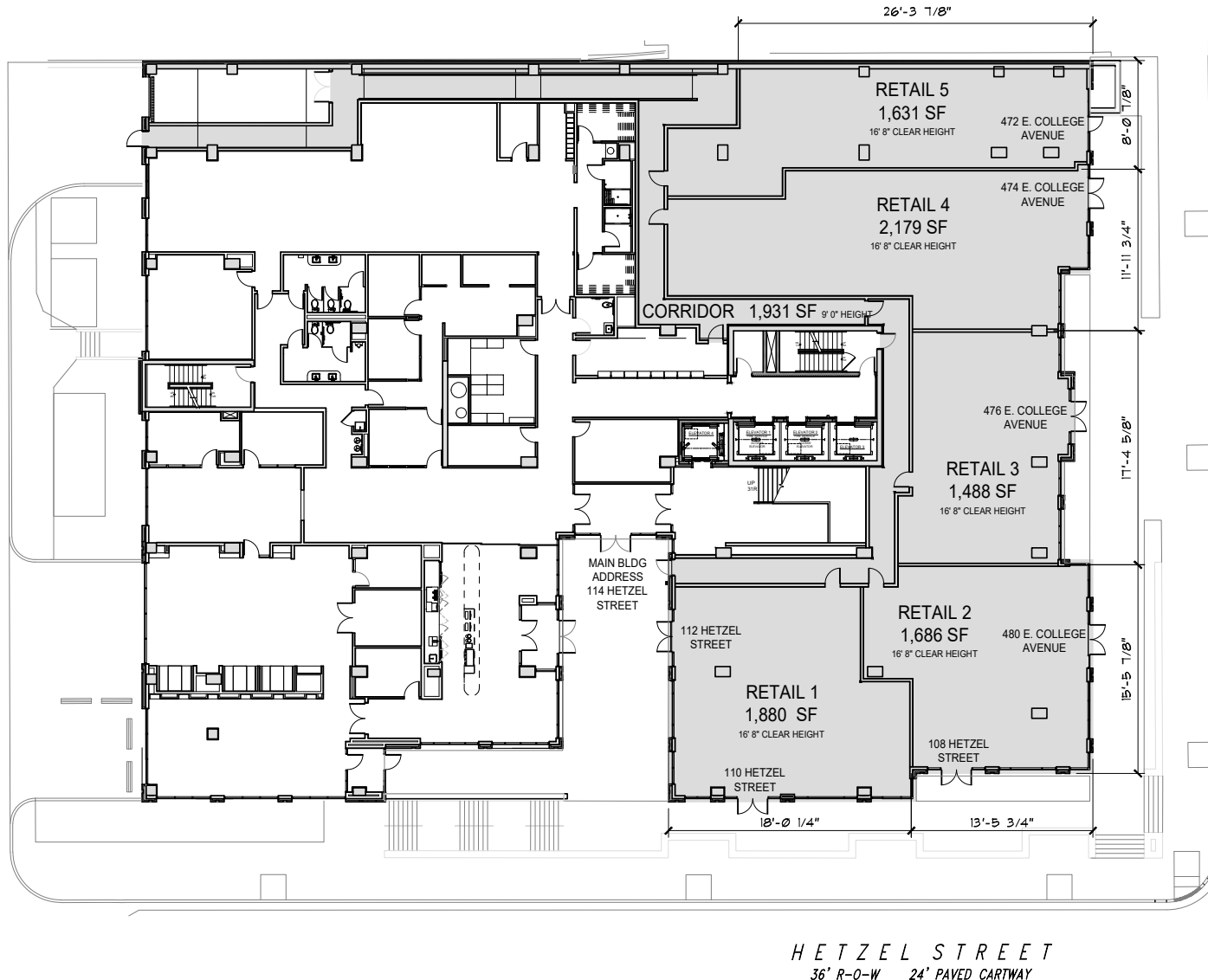


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## 1<sup>st</sup> Floor- Retail Space

Street level retail ranging from 1,488 sf to 13,877 sf. Spaces are delivered as a warm gray shell. Tenant improvement allowance offered based on other terms.

- 1,488 – 13,877 SF
- \$35/ SF



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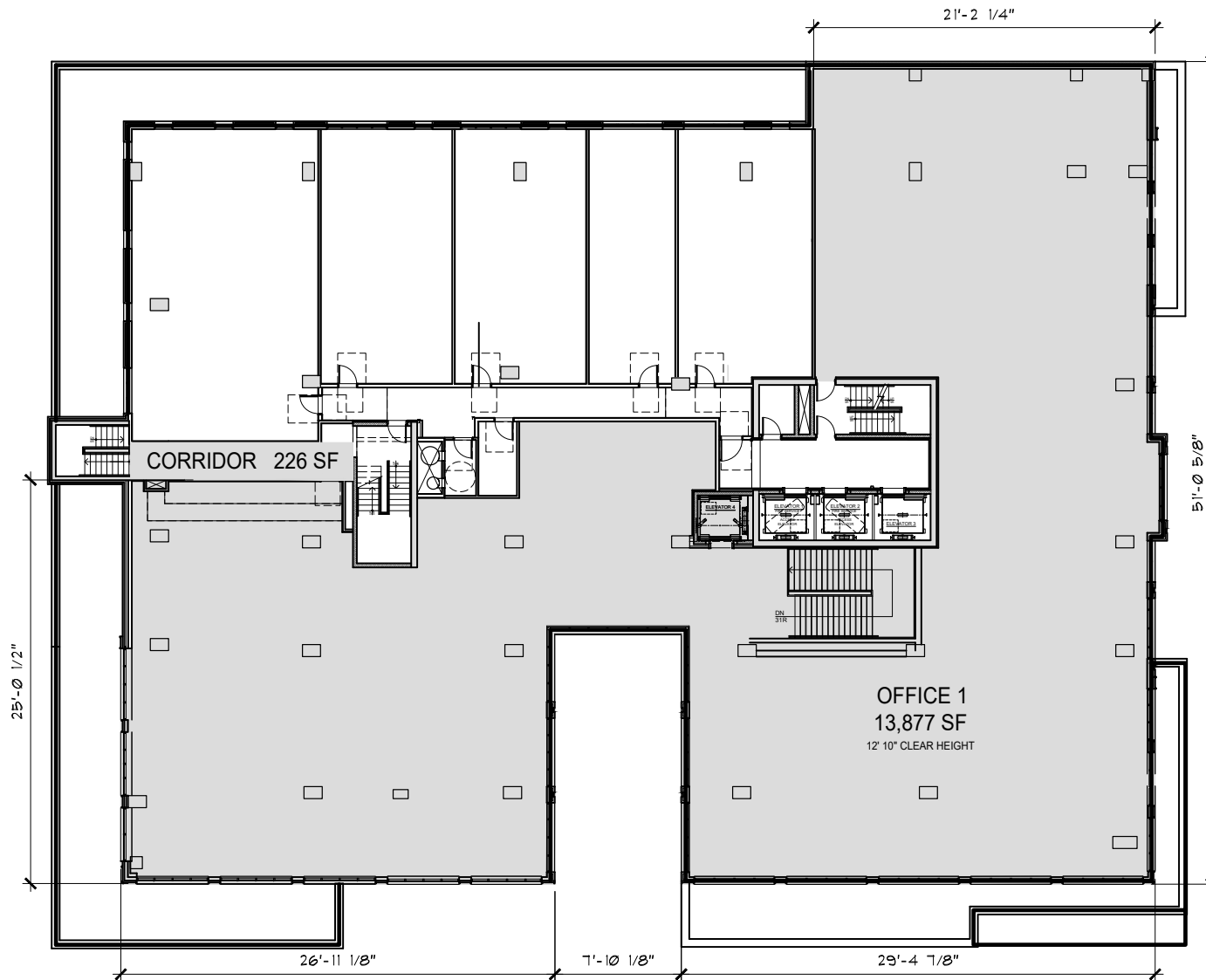
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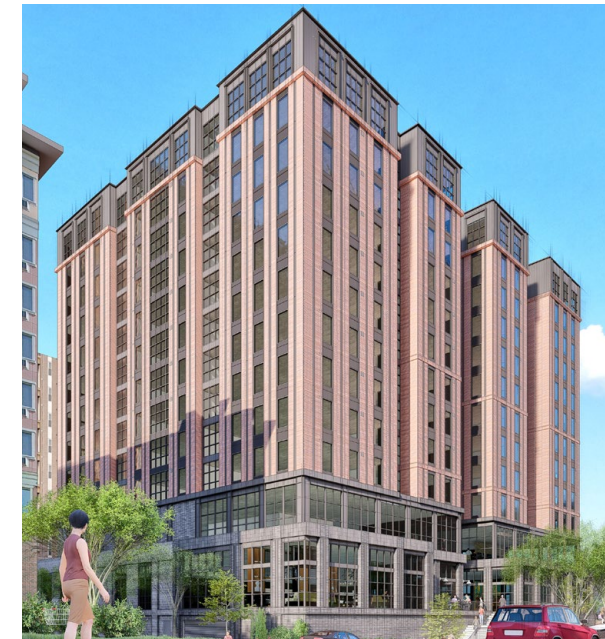
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## 2<sup>nd</sup> Floor- Office Space

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

- 1,000 - 13,607 SF
- \$25/ SF



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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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