330 PINE STREET

Williamsport, PA • 17701

±659 – 9,286 SF

For Lease

Property Highlights

- Easy access to Market St., which extends to I-180 and Rt. 15
- Located in downtown Williamsport
- Convenient to the Lycoming County Courthouse and governmental offices
- National and local businesses nearby
- Tall ceilings and large windows that allow plenty of natural light
- New roof, HVAC system, & air filtration system
- Updated carpeting, lighting, & painting included
- Tenant pays prorated share of taxes and utilities along with internet/cable and cleaning within their suite)

Kandy Weader | Luke Higgins
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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Property Overview

The office at 330 Pine St in Williamsport, PA offers an amazing opportunity to bring your business to downtown Williamsport. The previous Executive Plaza is under new ownership with plans to update the multi-tenant building. New tenants are welcomed into a brand new space! The landlord will provide carpeting, lighting, and painting updates selected by the tenant from a package of interior finishes from a brilliant blue, which is shown, to a more neutral gray. Choose what meets your office's needs! The first floor boasts tall ceilings, large windows that allow plenty of natural light, and large glass doors. The building has already undergone extensive renovations with a new roof, HVAC units, and air filtration system.

Location Overview

Located in downtown Williamsport, this multi-tenant building neighbors the Lycoming County Courthouse and is surrounded by plenty of downtown offices, restaurants, and retail. Other nearby establishments include Jersey Mikes, Starbucks, Boom City Brewing Company, Brickyard Restaurant and Ale House, and many more. It is just off Market Street, a major throughway that extends South to Rt. 15 into Lewisburg. The property is only 0.4 miles away from Lycoming College and 1.6 miles from Pennsylvania College of Technology, one of the largest employers in the area. Lycoming College and Penn College are home to over 6,000 students combined.

Trade Area Overview

There are 113,605 people in 47,022 homes with a median household income of $60,494 in Lycoming County. Pennsylvania College of Technology is one of the largest employers in the area.

Interior Pictures

Demographics

POPULATION
1 MILE- 14,640
3 MILE- 43,996
5 MILE- 57,096

AVERAGE HHI
1 MILE- $65,790
3 MILE- $82,939
5 MILE- $84,444

EMPLOYEES
1 MILE- 10,866
3 MILE- 23,509
5 MILE- 31,459

HOUSEHOLDS
1 MILE- 6,238
3 MILE- 18,144
5 MILE- 23,928

Traffic Counts

MARKET ST - ±27,000 VPD

I-180 - ±46,000 VPD

MAYNARD ST - ±11,000 VPD

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1st Floor

- Suite 101: 1,600 SF
- Suite 102: 1,200 SF

2nd Floor

- Suite 201: 1,195 SF
- Suite 202: 1,208 SF
- Suite 203: 2,963 SF
- Suite 204: 2,589 SF

3rd Floor

- Suite 300: 4,900 SF
- Suite 303: 1,418 SF
- Suite 304: 659 SF

RENT: $10-$12/SF

BW **Kandy Weader | Luke Higgins**
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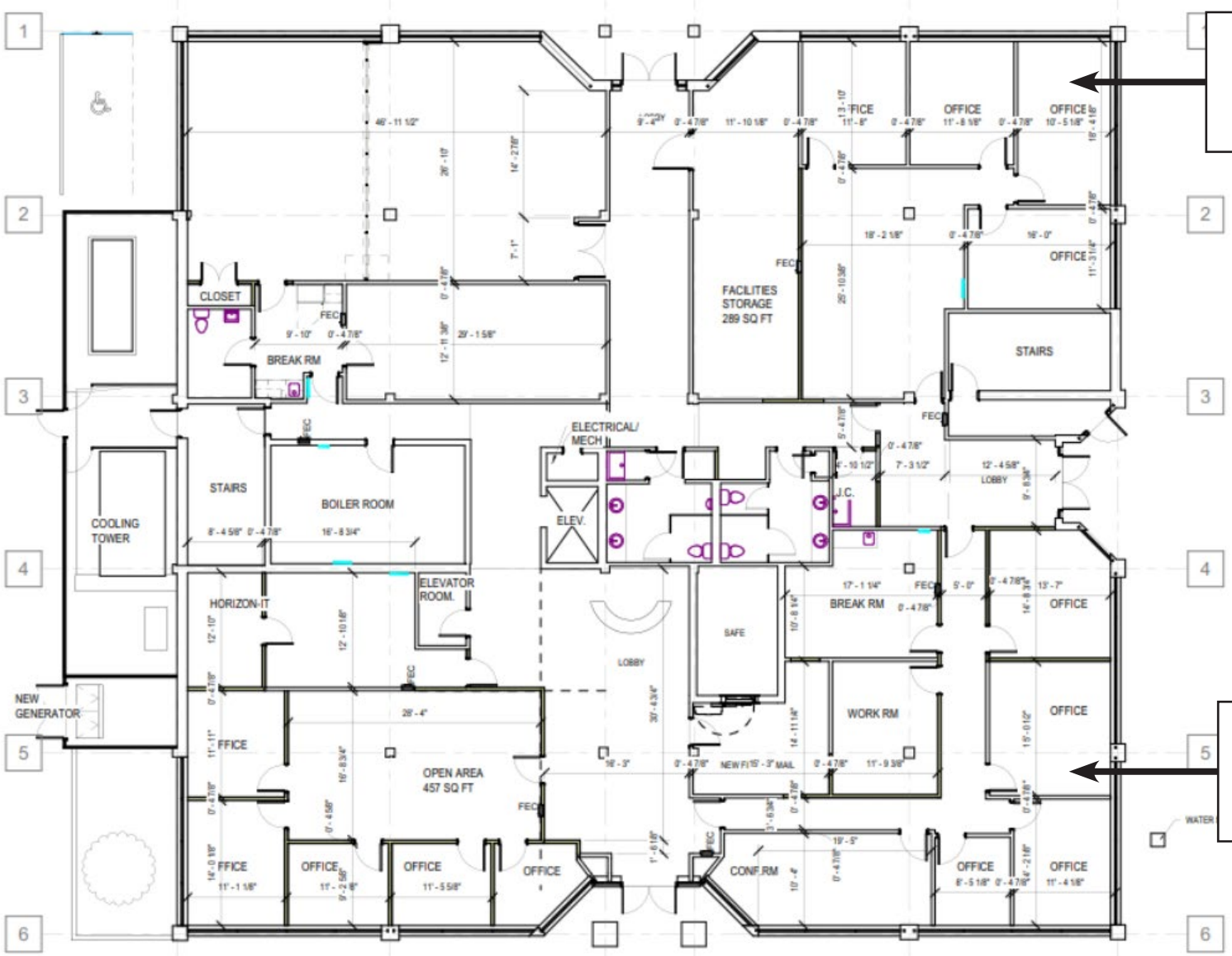
1st Floor



PINE STREET ENTRANCE

2nd Floor

SUITE 202
1,208 SF

SUITE 203
2,963 SF

SUITE 201
1,195 SF

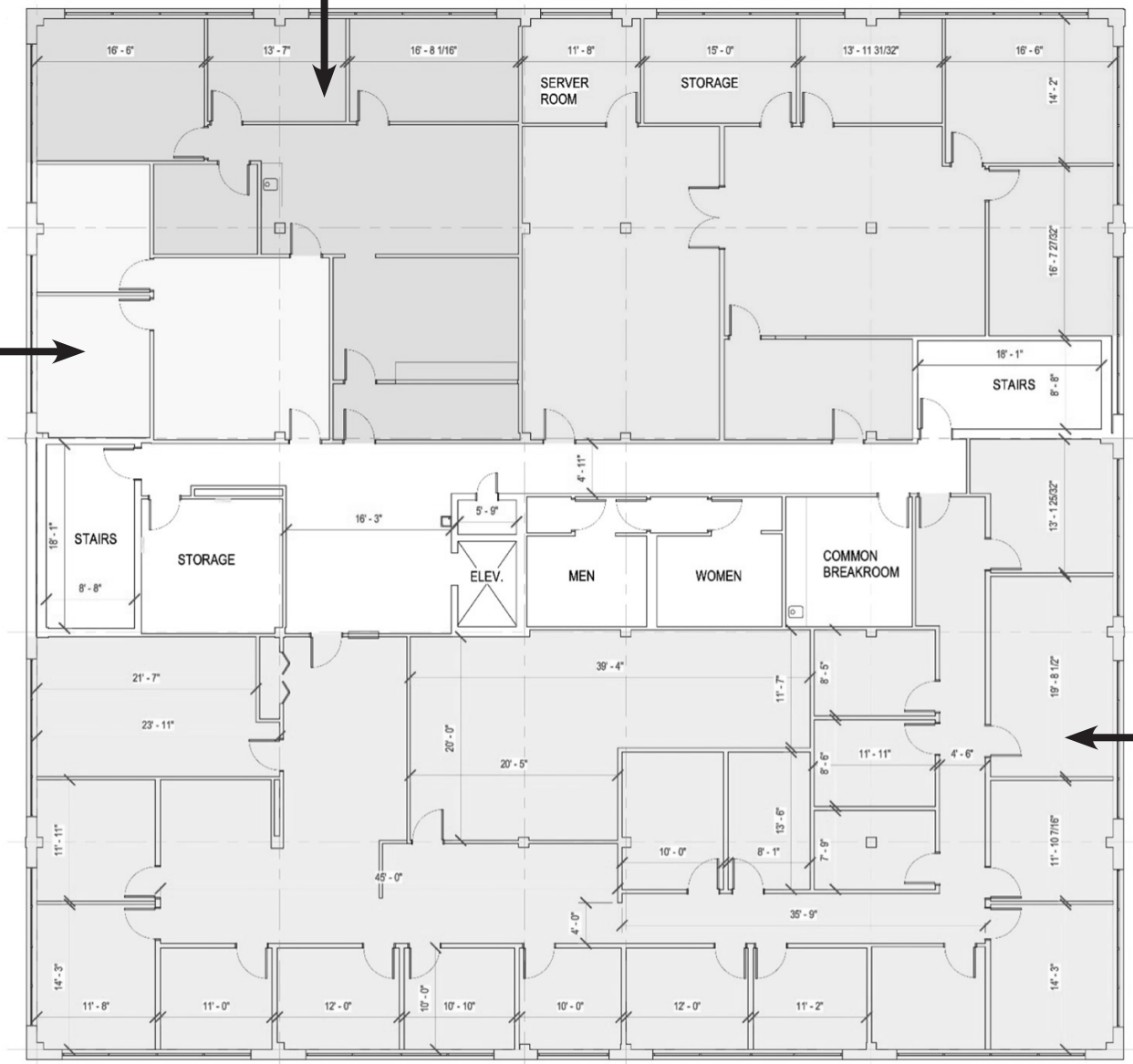
SUITE 204
2,589 SF

PINE STREET ENTRANCE

3rd Floor

SUITE 303
1,418 SF

SUITE 304
659 SF



SUITE 300
4,900 SF

PINE STREET ENTRANCE

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Bennett Williams
COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:
3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:
150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:
1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
330 Innovation Blvd, Suite 205
State College, PA 16803

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

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:

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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT

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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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