

2738 W COLLEGE AVE

STATE COLLEGE, PA | 16801



±384-1,784 SF OFFICES
FOR LEASE



KANDY WEADER | LUKE HIGGINS

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This newly renovated office building is the perfect space for small businesses seeking a quiet and accessible location. Its optimal location grants easy access to local amenities and 5 minutes away from downtown State College. Perfect for freelancers, independent contractors, startups, and small teams. Whether you're starting a new business or looking for a fresh space to grow, this renovated office building provides the flexibility and atmosphere you need.





Tenant pays operating expenses at \$3.30/sf plus pro-rata share of electric, gas, and trash.

LOCATION OVERVIEW

This property is located along W. College Avenue in the strong office corridor near Science Park and Villa Vista, State College, PA. It is very accessible from downtown State College and can easily service surrounding markets such as Huntingdon, Mifflin, and Blair counties as well as the rest of Centre County.

TRADE AREA OVERVIEW

Centre county is one of the most educated communities in the U.S with over 63% of the population having degrees. Businesses in Centre County benefit from a skilled regional workforce, a strong entrepreneurial support system, plus an attractive quality of life – metropolitan cultural experiences combined with small-town charm.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	55,321	81,728	92,938
	TOTAL EMPLOYEES	18,735	29,254	34,291
	AVERAGE HHI	\$93,078	\$101,169	\$109,572
	TOTAL HOUSEHOLDS	20,297	30,992	35,728



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PROPERTY HIGHLIGHTS

- 384-1,784 sf
- Building B is newly renovated
- Easily accessible from downtown State College and Penn State University
- 5-minute drive from I-99
- Quiet and professional business area
- An affordable office option



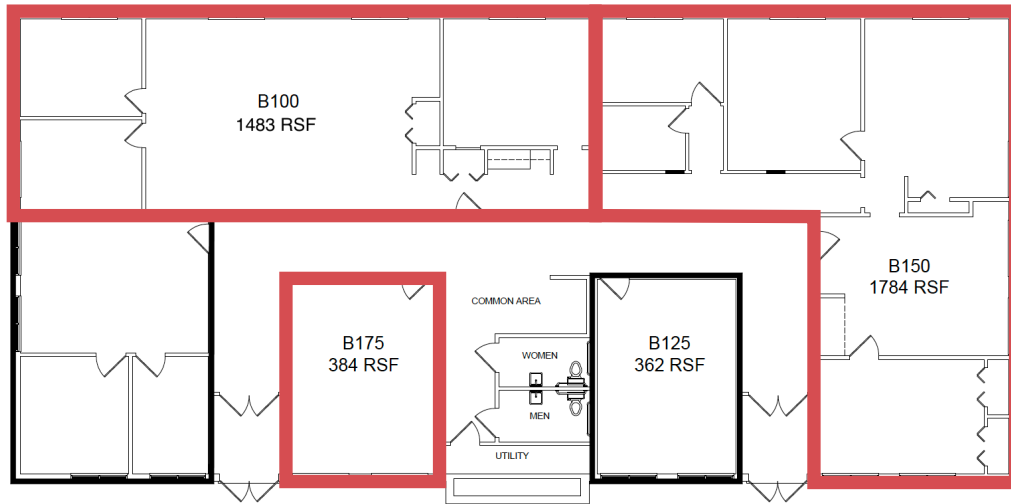
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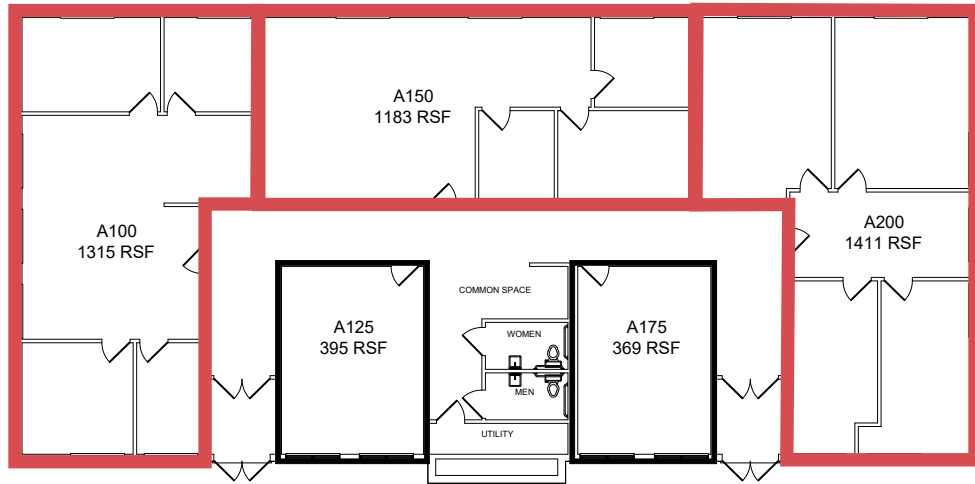


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FLOOR PLANS/AVAILABLE SPACES



OVERALL FLOOR PLAN LAYOUT
SCALE: 1/4" = 1'-0"



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MARKET AERIAL

COLONNADE AT STATE COLLEGE

TRADER JOE'S PLAZA

NORTH ATHERTON PLACE

BEAVER STADIUM
758,864 ANNUAL VISITORS

MEDLAR FIELD
5,570 SEATS

Hilton Garden Inn

HAPPY VALLEY BREWING COMPANY

DUNKIN' nt

Park Forest Village

Jersey Mike's

Applebee's

crumbl cookies

TJ-maxx
Panera BREAD

BRYCE JORDAN CENTER
15,000+ SEATS

PEGULA ICE ARENA
6,014 SEATS

PennState
±47,560 Students

HILLS PLAZA

GIANT OLLIE'S OUTLET
GOOD STUFF CHEAP

H&R BLOCK

McDonald's

Firestone

SHERWIN WILLIAMS

Jersey Mike's

NORTHLAND CENTER

GIANT sweetFrog
PET SUPPLIES PLUS
GREAT PRICES. NO BEGGING.

Talbots
DUNKIN'

State College

weis

TACO BELL

STATE COLLEGE AREA HIGH SCHOOL

weis

SHEETZ

RAMADA

KFC

Residence INN BY MARRIOTT

SITE

DUNKIN'

Valvoline

DOLLAR GENERAL

SHEETZ



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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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CONTACT US

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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.

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.

