300 S BURROWES ST

State College, PA 16801



±2,912 SF
FOR LEASE

KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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PROPERTY HIGHLIGHTS

- 2,912 SF professional office suite
- On-site parking included
- Kitchenette for employee convenience
- Prime location near Downtown State College and Penn State University
- Easy access to College Avenue, Atherton Street, and US 322
- Ideal for professional, medical, counseling, or administrative office users
- Surrounded by restaurants, retail, banking, and other professional services

PROPERTY DESCRIPTION

2,912 SF office space available in a prime State College location just minutes from Downtown and Penn State University. The suite features an efficient layout, on-site parking, and a kitchenette, making it ideal for professional offices, or other office-based businesses. Convenient access to downtown amenities and major roadways enhances this exceptional leasing opportunity.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	73,222	88,146	98,646
EMPLOYEES	28,421	37,248	37,910
AVERAGE HHI	$102,029	$113,209	$115,757
HOUSEHOLDS	27,749	34,185	36,797

South Atherton Street: ±12,000 VPD



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LOCATION

Located just south of Downtown State College, 300 S. Burrowes Street offers an exceptional office location within minutes of Penn State University, Beaver Stadium, and Mount Nittany Medical Center. The property provides convenient access to College Avenue, Atherton Street (US 322 Business), and major regional highways. Surrounded by restaurants, retail, banking, and professional services, this central location offers excellent accessibility for employees, clients, and visitors while benefiting from the strong economic drivers of the State College market.

TRADE AREA

The property is located in the heart of the State College trade area, one of Central Pennsylvania's strongest commercial markets. Anchored by Penn State University, the area benefits from a stable year-round population, a highly educated workforce, and consistent traffic generated by students, residents, employers, and visitors. Nearby retail, restaurants, healthcare providers, financial institutions, and professional offices create a vibrant business environment, while convenient access to College Avenue, Atherton Street, and US 322 provides excellent connectivity throughout the region. The surrounding mix of commercial, institutional, and residential uses makes this an ideal location for a wide range of office and professional service users.









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STATE COLLEGE OFFICE:
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State College, PA 16803

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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.

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