PINNACLE

400 W COLLEGE AVE | STATE COLLEGE, PA | 16801



±2,258 SF OFFICE SPACE

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 OVERVIEW

Class A Second-Floor Office Space located within Pinnacle, a premier mixed-use development at the prominent corner of S. Atherton Street and W. College Avenue in State College. Pinnacle combines retail, office, and 10 floors of residential student housing, creating a vibrant, high-traffic environment. The property offers excellent visibility and convenient access, with Penn State University and downtown State College within walking distance. An ideal location for professional, medical, or service-oriented office users seeking a high-quality presence in the State College market.

LOCATION

Pinnacle is ideally positioned at the prominent intersection of S. Atherton Street and W. College Avenue in State College, directly adjacent to Penn State University. The property offers excellent accessibility and visibility within one of the area's most active commercial and residential corridors. Penn State is the largest employer in the region, with more than 40,000 employees and approximately 45,000 students, providing a substantial and consistent daytime and residential population. The location is within walking distance of campus and downtown State College, while offering convenient access to major regional routes, including I-99 and Route 322. This strategic location provides an excellent setting for office users seeking proximity to the university, workforce, students, and surrounding Central Pennsylvania communities.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	74,625	88,505	99,639
EMPLOYEES	27,537	35,115	35,844
AVERAGE HHI	$96,955	$106,194	$110,927
HOUSEHOLDS	27,954	33,907	36,725

TRAFFIC COUNTS: W College Ave (±25,000 VPD)

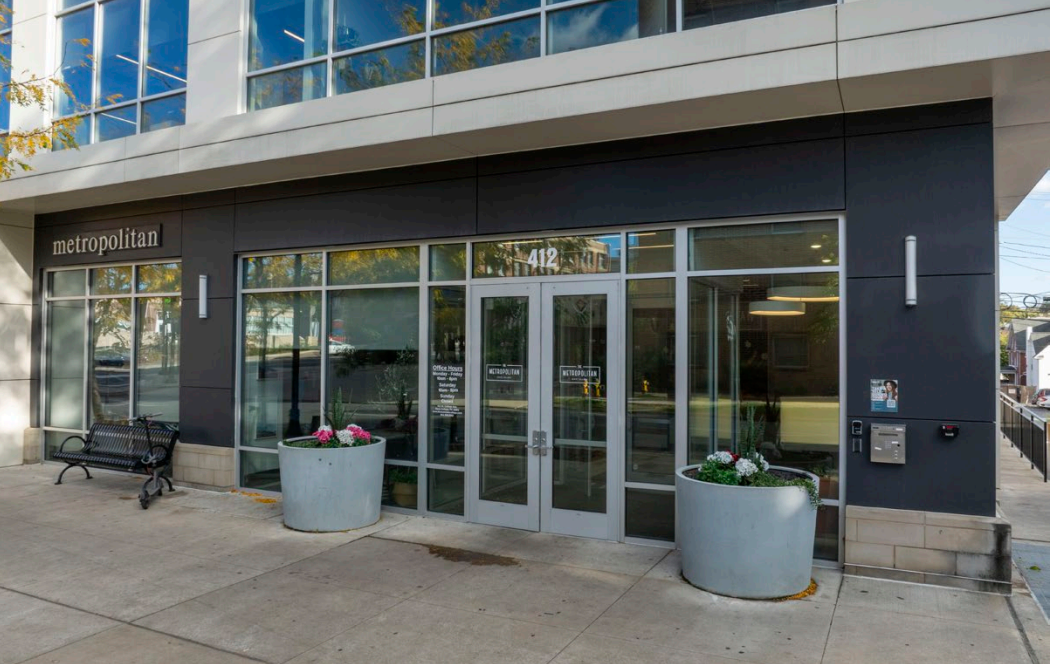


HIGHLIGHTS

- Class A second-floor office space within the Pinnacle mixed-use development
- Prominent location at S. Atherton Street & W. College Avenue
- Walking distance to Penn State University and downtown State College
- Located within a premier development featuring retail, office, and 10 floors of residential student housing
- Immediate proximity to Penn State University, the region's largest employer with 40,000+ employees and approximately 45,000 students
- Excellent access to I-99 and Route 322
- High-visibility location with strong pedestrian and vehicle traffic
- Ideal for professional, medical, financial, technology, and service-oriented office users
- Surrounded by a large and diverse student, employee, residential, and consumer population

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:
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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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