

HOC

270 Walker Drive, State College, PA 16801



46,277 SF | OFFICE BUILDING | \$3.8M

PROPERTY OVERVIEW

Class B Office Building with a current occupancy of 77%, 5.04 acres, professionally landscaped, built in 1986, superior access to major highways such as I-99, Rt 322, Rt 26, quiet setting with beautiful views of PSU Football Stadium, Bryce Jordan Center, and mountains.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	654	29,372	46,107
Total Population	1,554	90,891	130,565
Average HH Income	\$88,928	\$57,822	\$62,780

PROPERTY HIGHLIGHTS

- Professional, Class B office space
- Superior access to major highways such as I-99, Rt 322, Rt 26
- Prime investment opportunity.
- Long-standing, established tenants.
- Rent from \$15-\$20/ SF.
- Brick and cedar exterior.
- Large open common areas with expose brick walls
- 176 parking spots with a 4.8 parking ratio
- Large windows that provide plenty of natural light
- Only 1 mile from Penn State University.



FOR SALE
OFFICE LEASE



REACH OUT!

Kandy Weader

+18142370311 x205

kweader@kreglp.com | kregcommercial.com

EXECUTIVE SUMMARY



46,277 SF | OFFICE BUILDING



OFFERING SUMMARY

Sale Price:	\$2,500,000
Cap Rate:	8.5%
Available SF:	153 - 6,400 SF
Lot Size:	5.04 Acres
Year Built:	1986
Building Size:	46,277 SF
Zoning:	RO - Residential Office
Market:	State College
Price / SF:	\$54.02

LOCATION OVERVIEW

State College Highlights/Facts

- One of the most educated U.S. cities with 63% of the population having degree(s)
- Large, entry-level population
- County population of 159,178

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ADDITIONAL PHOTOS

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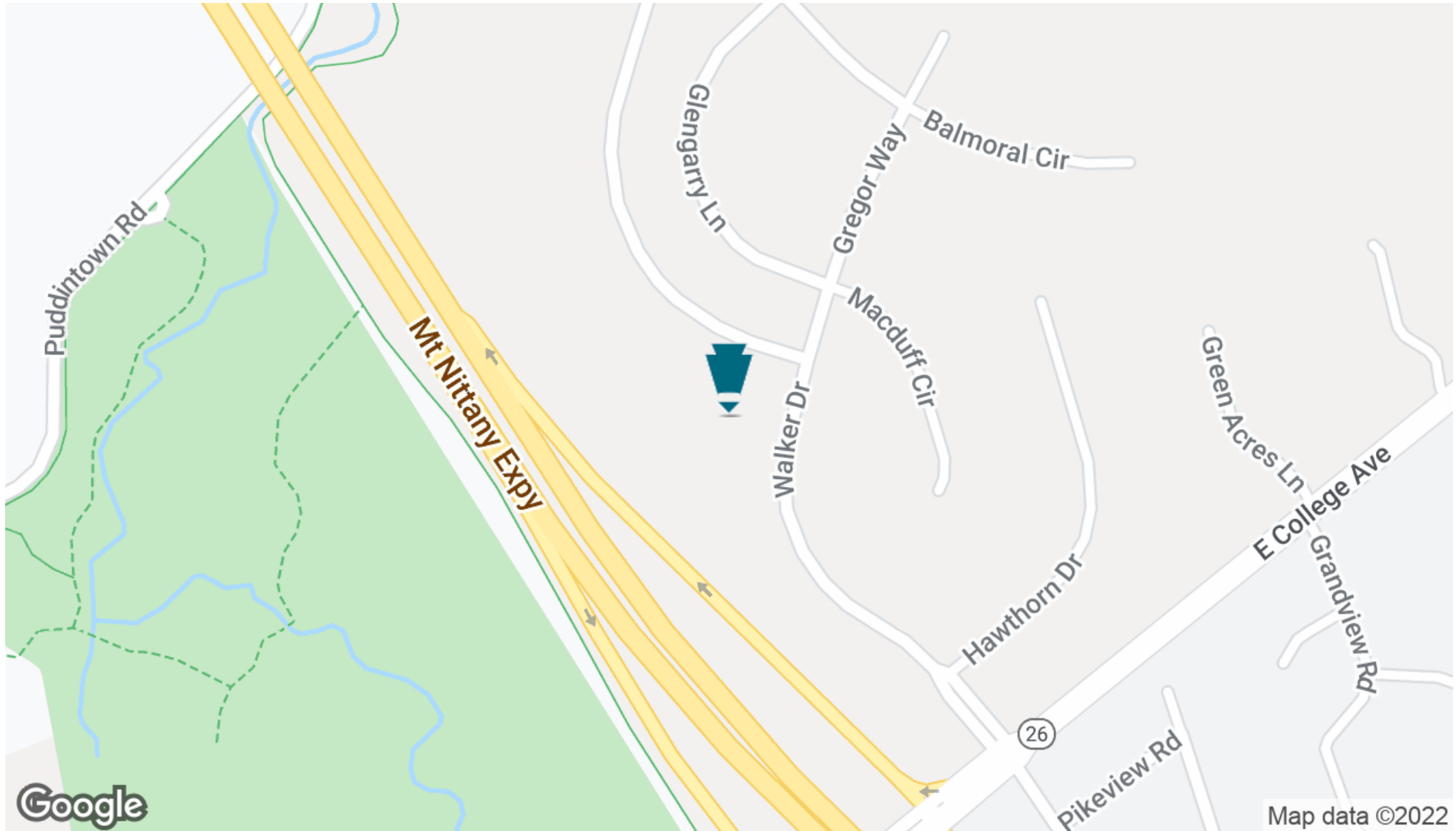
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LOCATION MAPS

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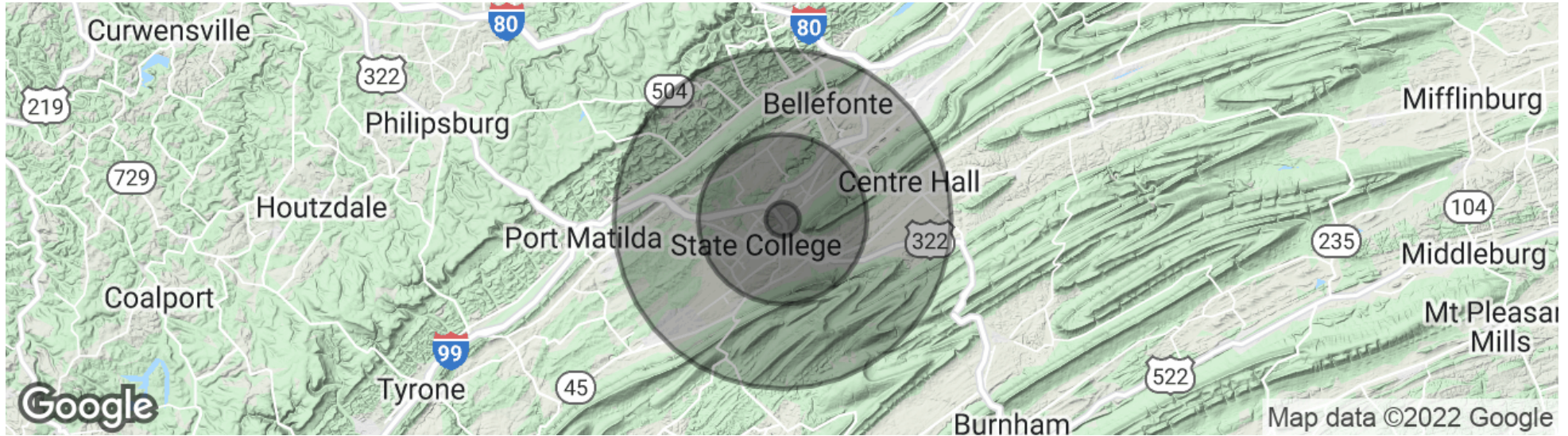
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,554	90,891	130,565
Median age	40.7	28.4	30.7
Median age (Male)	38.3	27.8	30.0
Median age (Female)	44.0	28.2	30.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	654	29,372	46,107
# of persons per HH	2.4	3.1	2.8
Average HH income	\$88,928	\$57,822	\$62,780
Average house value		\$260,568	\$262,717

* Demographic data derived from 2010 US Census

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