

Armenara Office Building

111 Sowers Street, State College, PA 16801



143 - 2,392 SF | OFFICE BUILDING

PROPERTY OVERVIEW

Class B Office space located in downtown State College, across the street from Penn State University, close proximity to Coffee shops, restaurants and student housing.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	951	2,915	8,528
Total Population	3,841	14,007	36,984
Average HH Income	\$22,547	\$23,895	\$30,163

PROPERTY HIGHLIGHTS

- Located in a Downtown State College.
- Close to coffee shops, restaurants & housing developments.
- Consult our design & construction team to create the space of your dreams.



FOR LEASE



Reach Out!

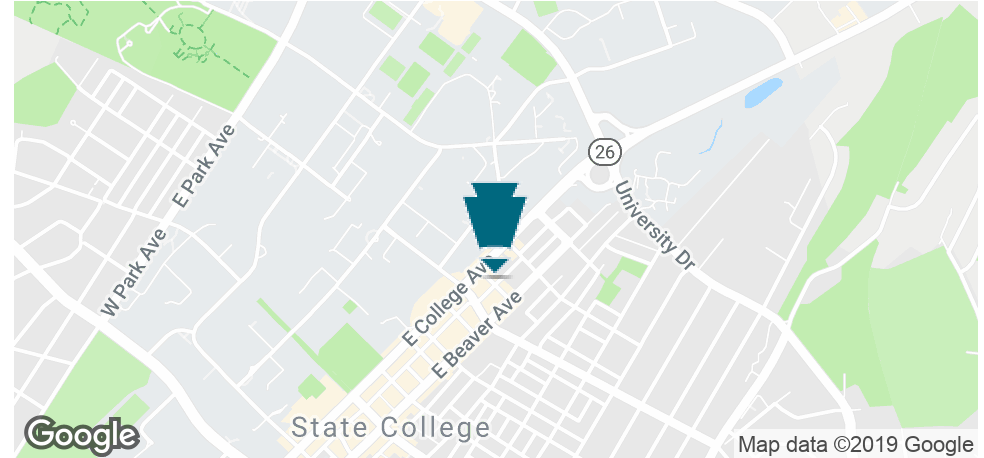
Kandy Weader

+18142370311 x205

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Executive Summary

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OFFERING SUMMARY

Available SF: 143 - 2,392 SF

Lease Rate: \$16.00 - 20.00 SF/yr
(MG)

Lot Size: 0.09 Acres

Year Built: 1982

Building Size: 22,975 SF

Zoning: Commercial

LOCATION OVERVIEW

Class B Office space located in downtown State College, across the street from Penn State University, close proximity to Coffee shops, restaurants and student housing.

One of the most educated U.S. cities with 63% of the population having degree(s)

Large, entry-level population

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 300	\$16.00 SF/yr	650 SF
Suite 514	\$16.00 SF/yr	344 SF
Suite 520	\$16.00 SF/yr	143 SF
Suite 600	\$20.00 SF/yr	2,392 SF

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Additional Photos

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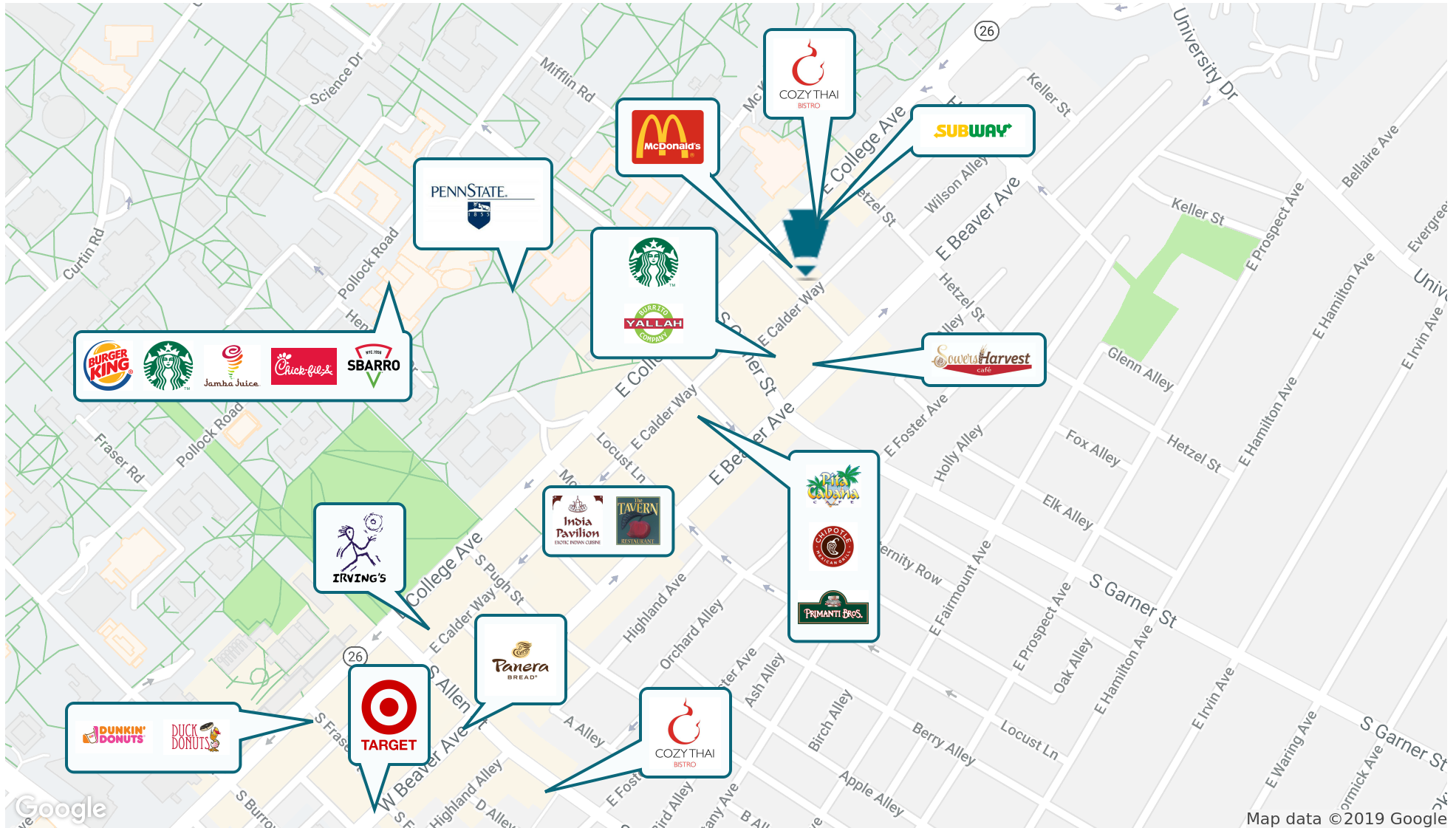


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Retailer Map

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