

Highland Office Center

270 Walker Drive, State College, PA 16801



\$15.00 - 20.00 SF/YR | OFFICE BUILDING

PROPERTY OVERVIEW

Great office space in a quiet setting with beautiful views of PSU Football Stadium, Bryce Jordan Center, etc

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

- Very professional Class B office space
- Quiet setting with beautiful views of PSU Football Stadium, Bryce Jordan Center, etc
- Superior access to major highways such as I-99, Rt 322, Rt 26
- Prime investment opportunity.
- 5.04 Acres.
- Long-standing, established tenants.
- Rent from \$15-\$20/ SF.
- Superior access to major highways.
- Brick and cedar exterior.



FOR LEASE



Reach Out!

Kandy Weader

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Executive Summary

231 - 6,400 SF | OFFICE BUILDING



OFFERING SUMMARY

Available SF: 231 - 6,400 SF

Lease Rate: \$15.00 - 20.00 SF/yr
(MG)

Lot Size: 5.04 Acres

Building Size: 46,277 SF

Zoning: RO -Residential Office

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

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
East Wing 316-320	\$15.00 - 20.00 SF/yr	769 SF
East Wing 314	\$15.00 - 20.00 SF/yr	231 SF
West Wing Second Floor	\$18.00 SF/yr	3,392 SF
West Wing Third Floor	\$18.00 - 20.00 SF/yr	6,400 SF

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Additional Photos



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