

THE STANDARD

338 West College Avenue, State College, PA 16801



1,250 - 13,250 SF| OFFICE BUILDING

PROPERTY OVERVIEW

Class A office space on the 2nd floor of a mixed-use, student housing development featuring 46,869 SF of office and retail with 3 floors of a covered parking garage.

Fantastic visibility at the highest vehicular intersection in downtown State College.

Walking distance to Penn State's main campus, best in class retail tenants, and other off-campus student housing.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	843	2,925	9,125
Total Population	3,113	12,109	36,811
Average HH Income	\$31,175	\$31,456	\$38,472

PROPERTY HIGHLIGHTS

- Class A office space located in a 12-story building with 247 residential units totaling 824 beds.
- Choose your office size as the space is easily demisable.
- Design your own fully customizable office space.
- Prime location steps away from Penn State University.
- Conveniently located in downtown State College, with a Walk Score of 95.
- Centrally located to student housing complexes, restaurants, and shops.



FOR LEASE

REACH OUT!



Kandy Weader

+18142370311 x205

kweader@kreglp.com | kregcommercial.com

EXECUTIVE SUMMARY



1,250 - 13,250 SF | OFFICE BUILDING



OFFERING SUMMARY

Available SF: 1,250 - 13,250 SF

Lease Rate: Negotiable

Lot Size: 1.07 Acres

Year Built: 2021

Building Size: 447,338 SF

Zoning: Commercial

Market: State College

LOCATION OVERVIEW

Prime office space in a mixed-use, luxury, apartment building at the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 45,000 students, who combined account for over \$900M in annual spending. State College attracts over 1.5MM visitors a year that generate more than \$1 billion for the state economy. Population* of 246,619 with a HH income of \$50,038 in 45-minute drive time.

New construction: Delivering is summer 2021.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	843	2,925	9,125
Total Population	3,113	12,109	36,811
Average HH Income	\$31,175	\$31,456	\$38,472

THE STANDARD

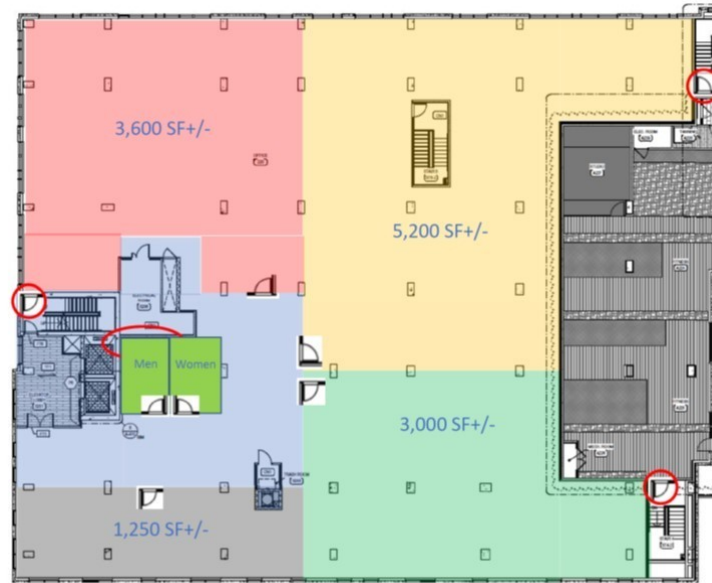
338 West College Avenue, State College, PA 16801

Kandy Weader
+18142370311 x205
kweader@kreglp.com
kregcommercial.com

AVAILABLE SPACES

1,250 - 13,250 SF | OFFICE BUILDING

LEASE TYPE		NNN
TOTAL SPACE		1,250 - 13,250 SF
LEASE TERM		Negotiable
LEASE RATE		Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	1,250 - 13,250 SF	NNN	Negotiable	
Space 2	Available	1,250 - 13,250 SF	NNN	Negotiable	
Space 3	Available	1,250 - 13,250 SF	NNN	Negotiable	
Space 4	Available	1,250 - 13,250 SF	NNN	Negotiable	

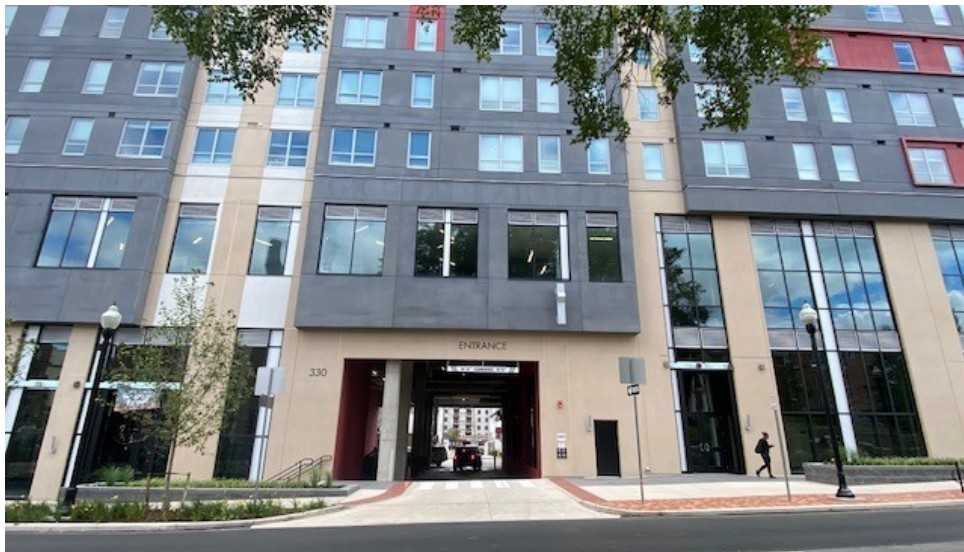
THE STANDARD

338 West College Avenue, State College, PA 16801

Kandy Weader
+18142370311 x205
kweader@kreglp.com
kregcommercial.com

ADDITIONAL PHOTOS

1,250 - 13,250 SF | OFFICE BUILDING



THE STANDARD

338 West College Avenue, State College, PA 16801

Kandy Weader
+18142370311 x205
kweader@kreglp.com
kregcommercial.com

RETAILER MAP

1,250 - 13,250 SF | OFFICE BUILDING



Map data ©2021

THE STANDARD

338 West College Avenue, State College, PA 16801

Kandy Weader
+18142370311 x205
kweader@kreglp.com
kregcommercial.com