

# Professional Office Space

450 Windmere Drive  
State College, PA 16801

FOR LEASE

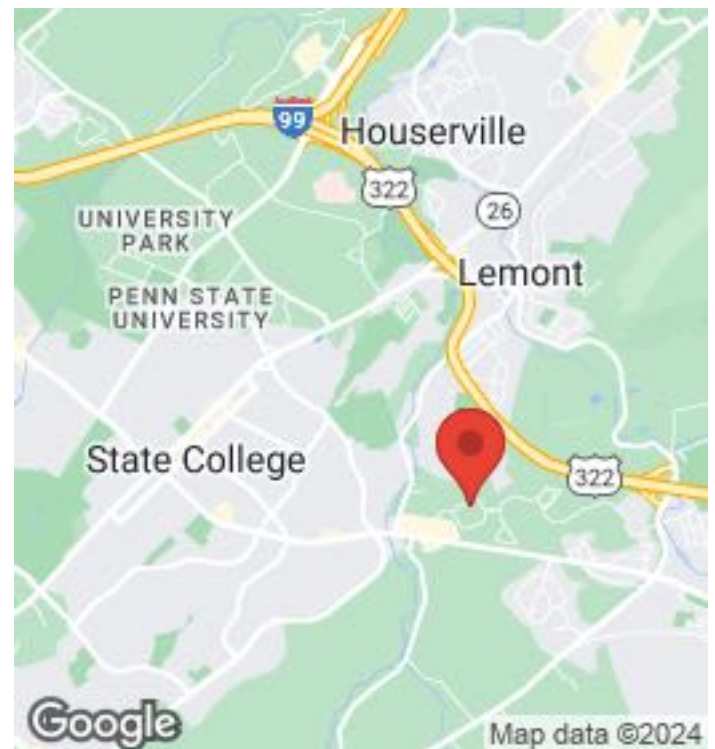
Price: \$23 /sf



— 450 Windmere Drive —

## Property Highlights

- 2,700sf SF Professional Office Space
- Located in Windmere Park
- Plenty of windows for Natural Light
- Well maintained property
- Mix of smaller & larger offices
- Close to amenities, restaurants, shopping
- Plenty of free, off-street parking
- Individual HVAC controls for comfort
- Lease rate includes NNN & CAM charges
- Tenant responsible for utilities and suite cleaning.
- Flexible lease terms
- Call for a personal tour today.



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**Property Summary**

Available SF:	2,700
Building SF:	11,980
Lease Rate:	\$23.00 /sf/yr
Rate Type:	Modified Gross
Air Conditioning:	Forced Air, Heat Pump
Lease Term:	3-Year Minimum
Lot Size:	1.69 Acres
Occupancy:	July 1st, 2024
Parking:	Paved, Off-Street
Permitted Uses:	Office, R&D, Medical
Fire Sprinkler:	Yes
Tenants/Units:	4
Zoning:	PRD-Commercial
Lease Rate Incl.	
- Maintenance	
- Snow/Lawn	
- NNN & CAM	

**Property Overview**

Professional Office Space Available Soon!

This office space offers a versatile environment, combining collaborative open areas with private workspaces. Whether you need room for team collaboration or focused individual work, this space caters to both. The professional setting in the Windmere Office Park provides easy access from the South Atherton Street (SR 322 Business) corridor, and to the surrounding amenities such as restaurants, lodging, and shopping.

**Location Overview**

Located in the Windmere Office Park, just off S. Atherton St. (SR-322 Business) corridor. The location is close to other professional businesses, medical facilities, dining, lodging, and shopping. Easy access to SR322 Bypass towards Lewistown/Harrisburg as well as downtown State College and the Penn State University Park Campus





## Professional Office Space Available

Office Space Available Soon: 2,700 sf of professional office space

This office space offers a versatile environment, combining collaborative open areas with private workspaces. Whether you need room for team collaboration or focused individual work, this space caters to both. The professional setting in the Windmere Office Park provides easy access from the South Atherton Street (SR 322 Business) corridor, and to the surrounding amenities such as restaurants, lodging, and shopping.

The competitive lease rate includes all triple-net (NNN) and common area maintenance (CAM) charges. The only thing the tenant is responsible for over and above the rent are utilities and cleaning of their suite. The landlord takes care of everything else which means no surprises in your rent. The property is locally and professionally managed by Torron Management, meaning quick and courteous service of the property.

Other building amenities include lots of windows for natural light, free off-street parking, efficient building with low utility bills and direct access to the Windmere community park with walking/riding trails providing walkable/bikeable access to the surrounding community.

For more information or to inquire about leasing, feel free to contact us via phone or text at 814.404.7284.



# LOCATION MAPS

Adams Associates  
450 Windmere Drive | State College, PA 16801





# AVAILABLE SPACES

Adams Associates  
450 Windmere Drive | State College, PA 16801



## Available Spaces

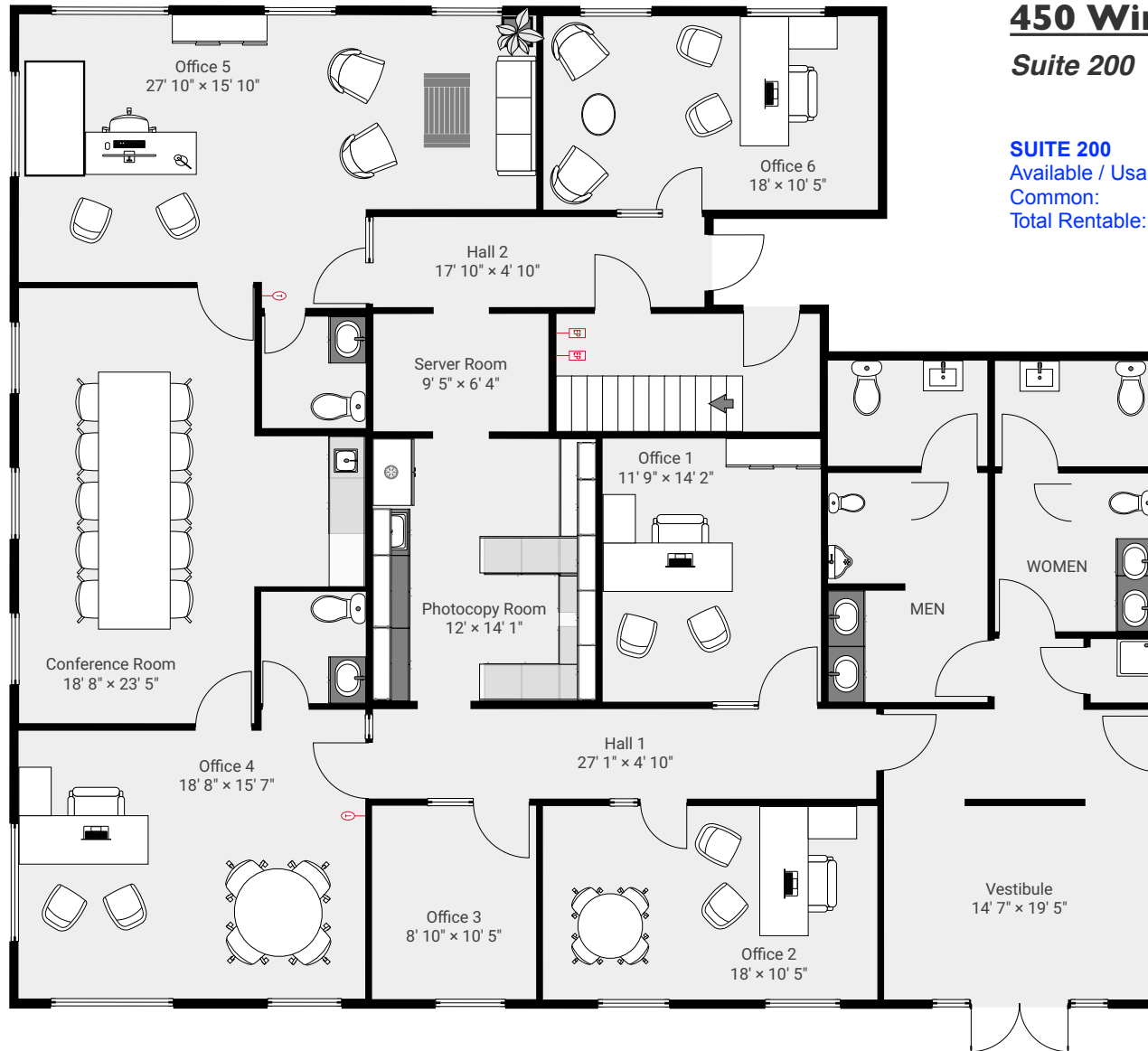
Space	Size	Term	Rate	Space Use	Condition	Available
200	2,700		\$23.00 /sf/yr	Office	Excellent	July 1st, 2024



Thomas Songer, CCIM  
(814) 237-8786  
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# SUITE 200-FLOOR PLAN

Adams Associates  
450 Windmere Drive | State College, PA 16801



## 450 Windmere Drive

### Suite 200

#### SUITE 200

Available / Usable: 2,390 sf

Common: 310 sf

Total Rentable: 2,700 sf

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THIS FLOORPLAN IS PROVIDED  
WITHOUT WARRANTY OF ANY KIND.  
Centre CRE DISCLAIMS ANY  
WARRANTY INCLUDING, WITHOUT  
LIMITATION, SATISFACTORY QUALITY  
OR ACCURACY OF DIMENSIONS.



# PROPERTY PHOTOS

Adams Associates  
450 Windmere Drive | State College, PA 16801





# PROPERTY PHOTOS

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# Centre CRE Team Members



## **Thomas Songer, CCIM, PE, MCNE**

Principal, Broker

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I am a commercial real estate associate broker, focused on the Central Pennsylvania market, Centre County, State College and areas surrounding the Penn State University Park Campus. I am also a registered Professional Civil Engineer with a B.S. in Environmental Engineering Technology. My years in and around real estate have given me an extensive background in commercial and residential building technologies, land development, commercial property management, investment property analysis and sustainable building practices.

I am a Certified Commercial Investment Member (CCIM) designee, a member of the state, local and national associations of Realtors, as well as our local, state and national Builders Associations. I have specific interests in building technologies, including sustainable building, development, and design, as well as building automation and management. I have also attained a Masters Certified Negotiation Expert (MCNE) designation.

I believe in being involved in my community and sit on various boards and committees for organizations that I feel are important to the unique character of our community including LifeLink Ambulance Service, Special Olympics PA Summer Games, various affordable housing committees, and builders and realtors committees.



## **Frank Savino, Commercial Realtor**

Principal, Commercial Agent

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Frank is seasoned in commercial real estate, working with local, regional and national firms. His family has lived in the State College area for 25 years, and he continuously gives back to the community. Frank has been active in Scouting in many roles, volunteered with Habitat for Humanity and United Way, and most recently was named Executive Director of Central Pennsylvania July 4th, Inc. (4th Fest).

Frank has extensive experience in manufacturing facilities based on his 25+ years with Owens Corning. He has successfully completed multiple business turn-arounds, utilizing his financial background and interpersonal skill sets, and assisted with many start-up companies finding the right real estate solution to meet their needs.

If you are looking for a representative who will be open minded and share the best of ideas so you, the client, can make an informed decision, Frank has demonstrated this over and over successfully with your interest first.