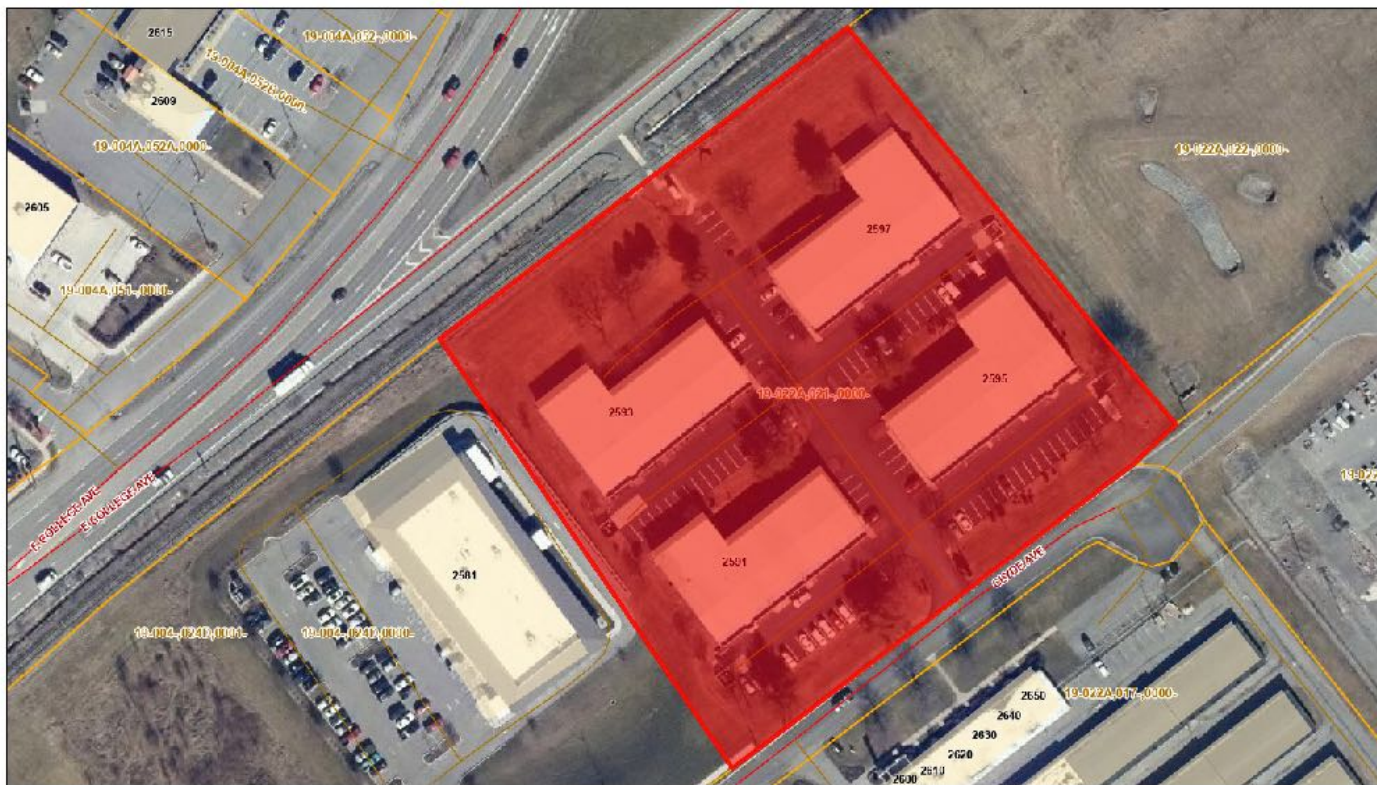


Light Industrial / Office Flex Space for Lease

Roosevelt Centre
Clyde Avenue | State College | PA

LEASE RATE: \$12 - \$16 /SF/YR

FOR LEASE



2595 Clyde Avenue

Highlights

- Clean affordable office & light-industrial space
- Excellent location near Nittany Mall
- Well maintained light-industrial complex
- Affordable rents starting at \$12 /sf/yr
- Tenant responsible for utilities
- Paved driveway and ample free parking
- Spaces offer visibility to E. College
- Overhead door access available
- Spaces from 2,200 sf - 4,257 sf available
- Available for quick occupancy
- Mix of uses including R&D, Flex, light-industrial, general office, warehousing
- Landlord will help with space planning

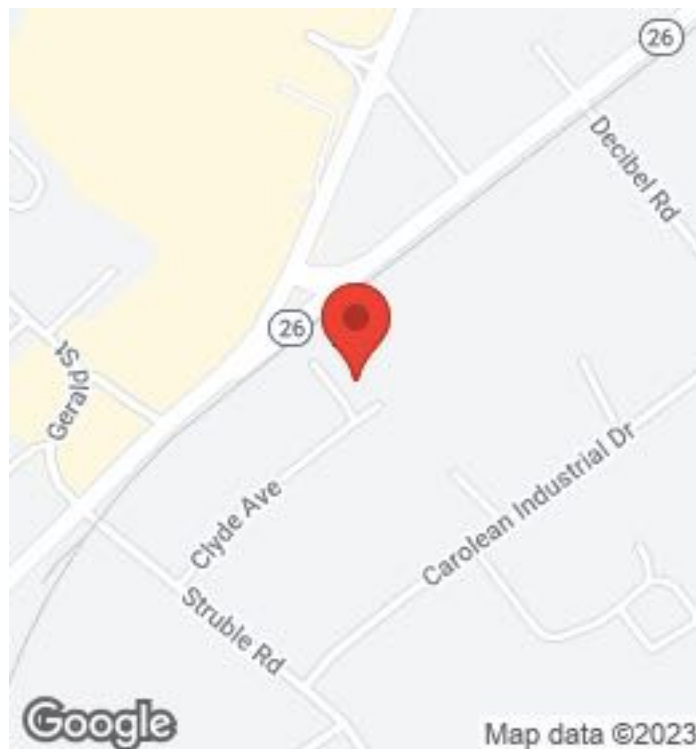


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COMMERCIAL AGENT

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RS320116



Property Summary

Available SF:	2,200 sf - 4,257 sf
Ceilings:	Up to 16'
Grade Doors:	Available
Lease Rate:	\$12.00 - \$16.00 /sf/yr
NNN Expenses:	Included in Rate
Parking:	Paved, Off-Street
Type:	Mixed Use
Zoning:	I-1 w/ Corridor Overlay

General Uses

- Light Industrial
- Assembly
- R&D
- Warehouse
- Testing/Repair
- Office/Flex
- Flex

Property Overview

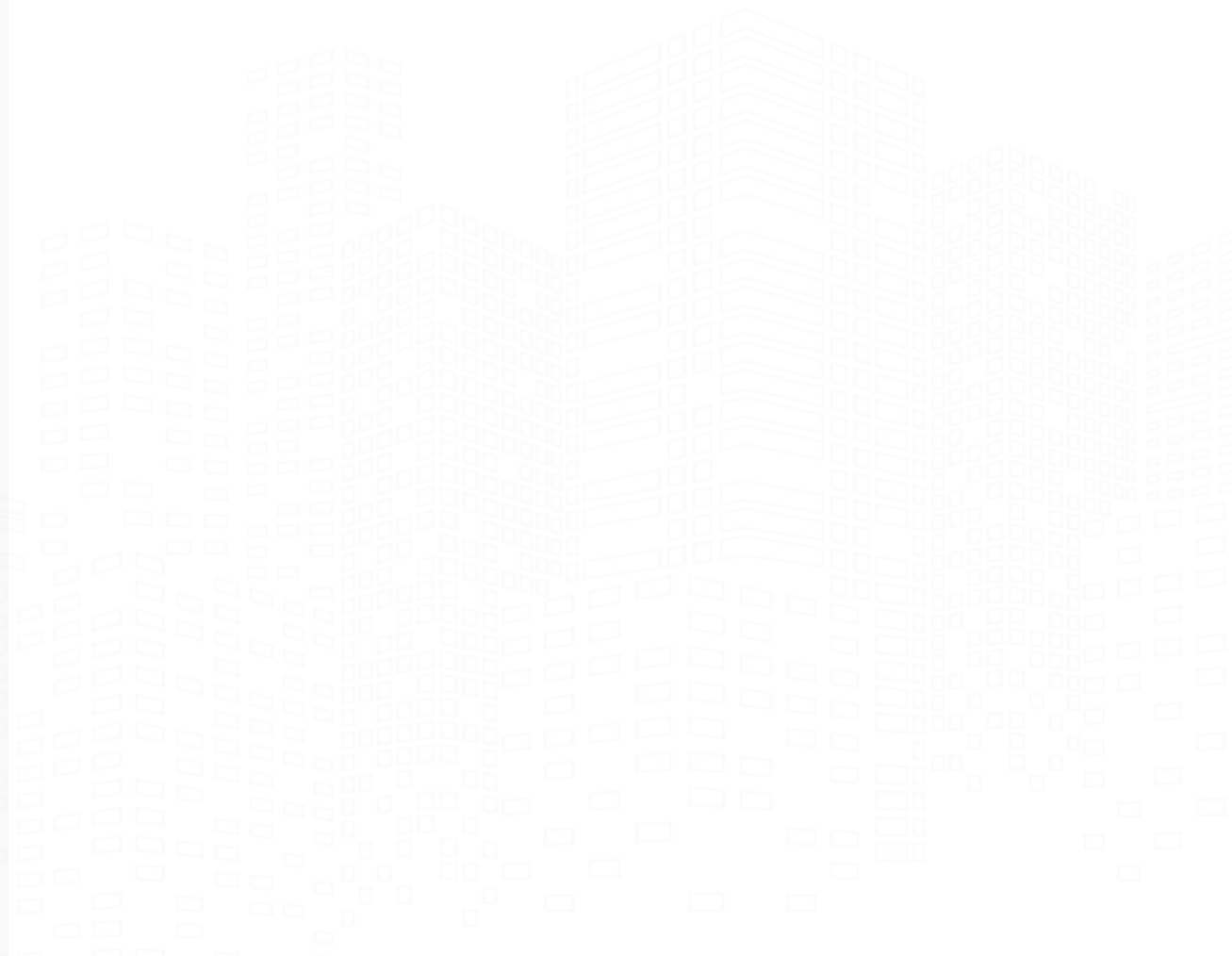
AVAILABLE FOR QUICK OCCUPANCY: Clean flex space available for light-industrial, R&D and/or general office use. The property is conveniently located near the Nittany Mall with easy access to E. College Avenue, Shiloh Road and I-99 interchange at Shiloh Road. The property is well maintained with most spaces containing private entrances, loading docks, high ceilings, slab-on-grade construction, and fully paved parking lots. Industrial/Office-grade utilities extended to each building and each tenant space is separately metered for water, electric and natural gas. Landlord is responsible for building maintenance and service which is included in the affordable lease rate. 2 spaces between 2,200 - 4,257 square feet are available for quick occupancy.

Location Overview

The property is conveniently located in State College (16801 Zip Code) near the Nittany Mall. Easy access to E. College Avenue, Shiloh Road and I-99 interchange at Shiloh Road. Quick travel to State College, Penn State, Bellefonte, Pleasant Gap, and Lemont.

SECTION I

Location Maps



LOCATION MAPS

Roosevelt Centre
2595 Clyde Avenue | State College, PA 16801



BUSINESS MAP

Roosevelt Centre
2595 Clyde Avenue | State College, PA 16801



SECTION II

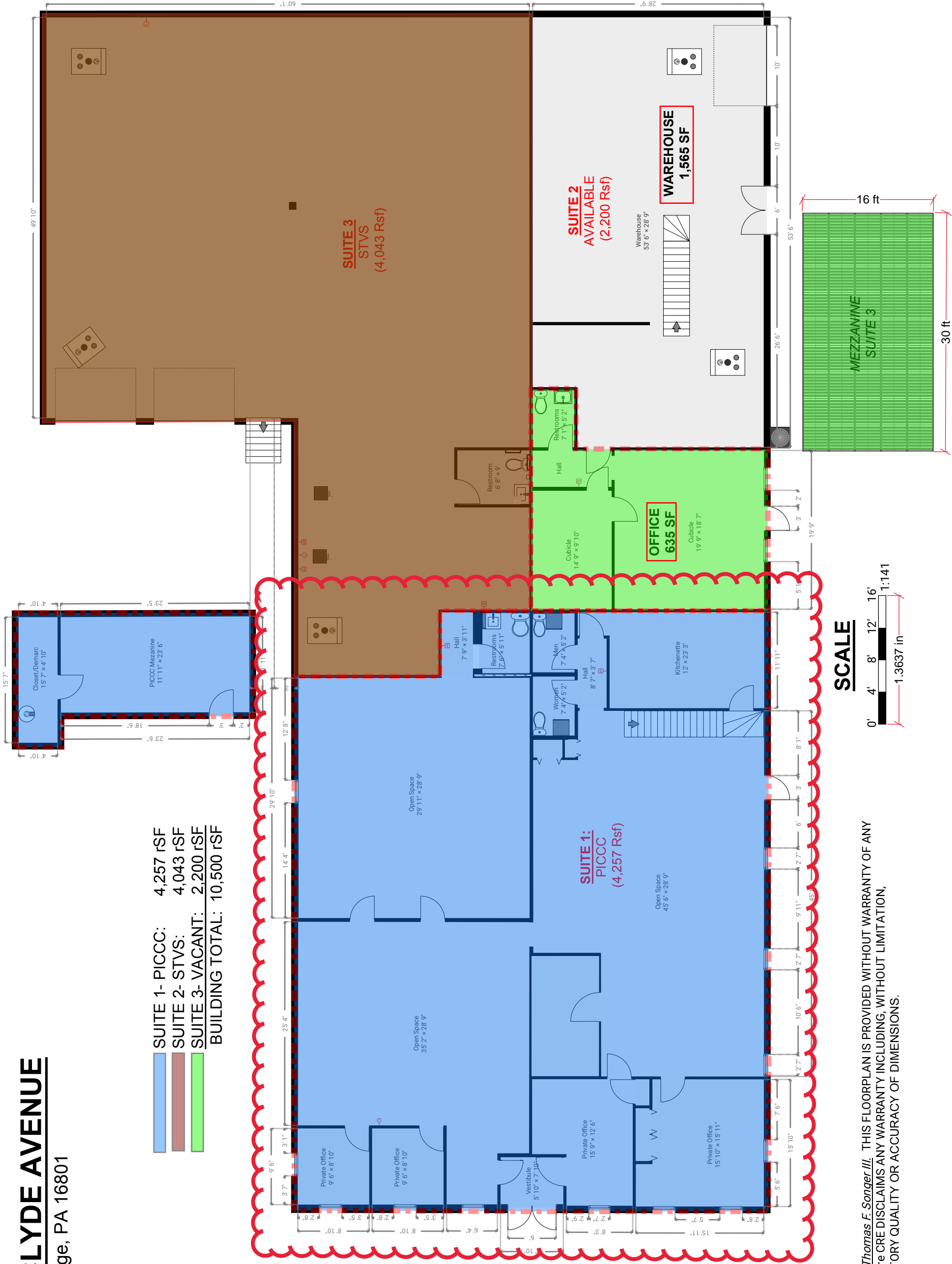
Floor Plans



2595 CLYDE AVENUE

State College, PA 16801

- SUITE 1- PICCC: 4,257 rSF
 - SUITE 2- STVS: 4,043 rSF
 - SUITE 3- VACANT: 2,200 rSF
- BUILDING TOTAL: 10,500 rSF**



SCALE

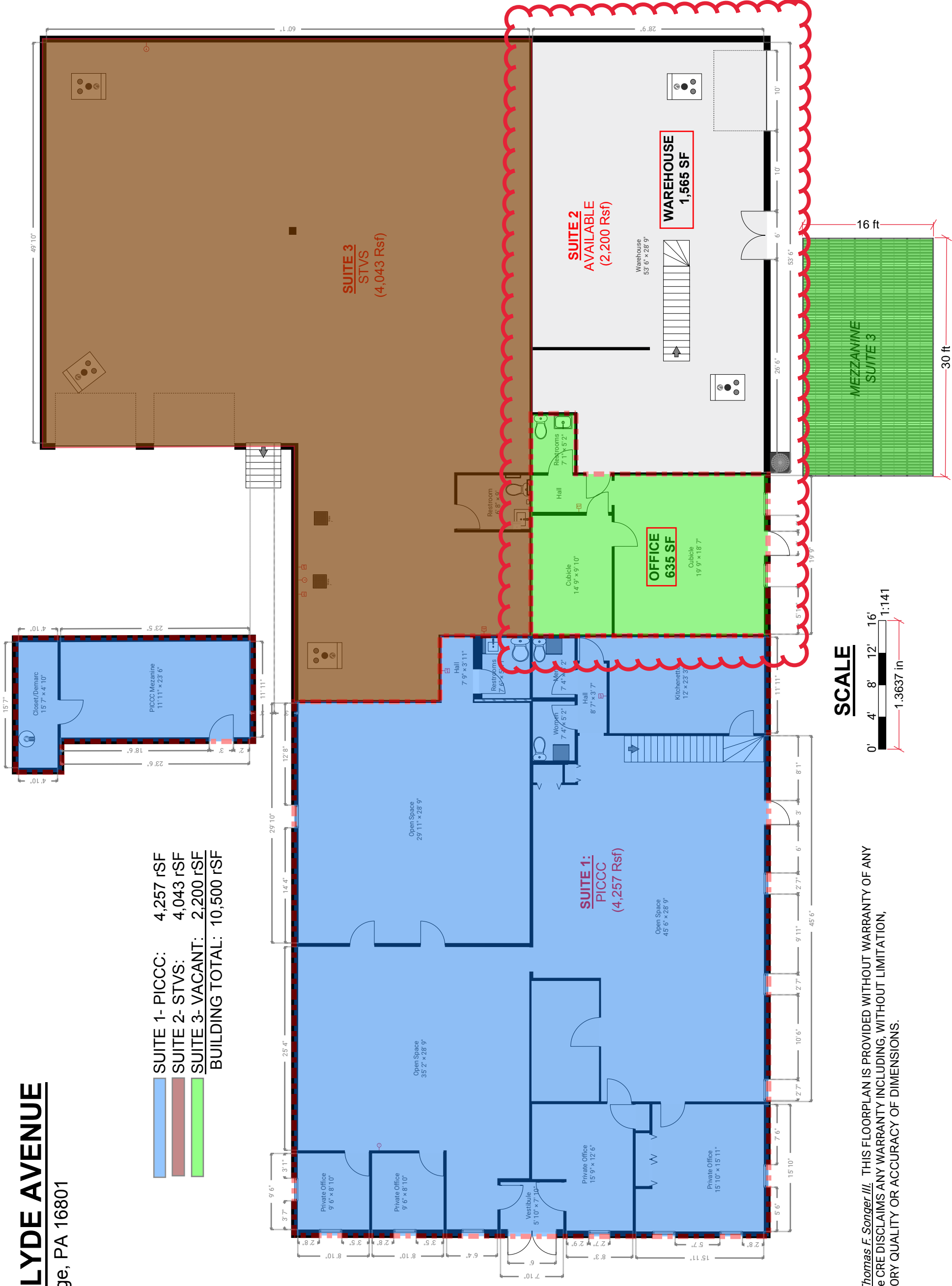


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2595 CLYDE AVENUE

State College, PA 16801

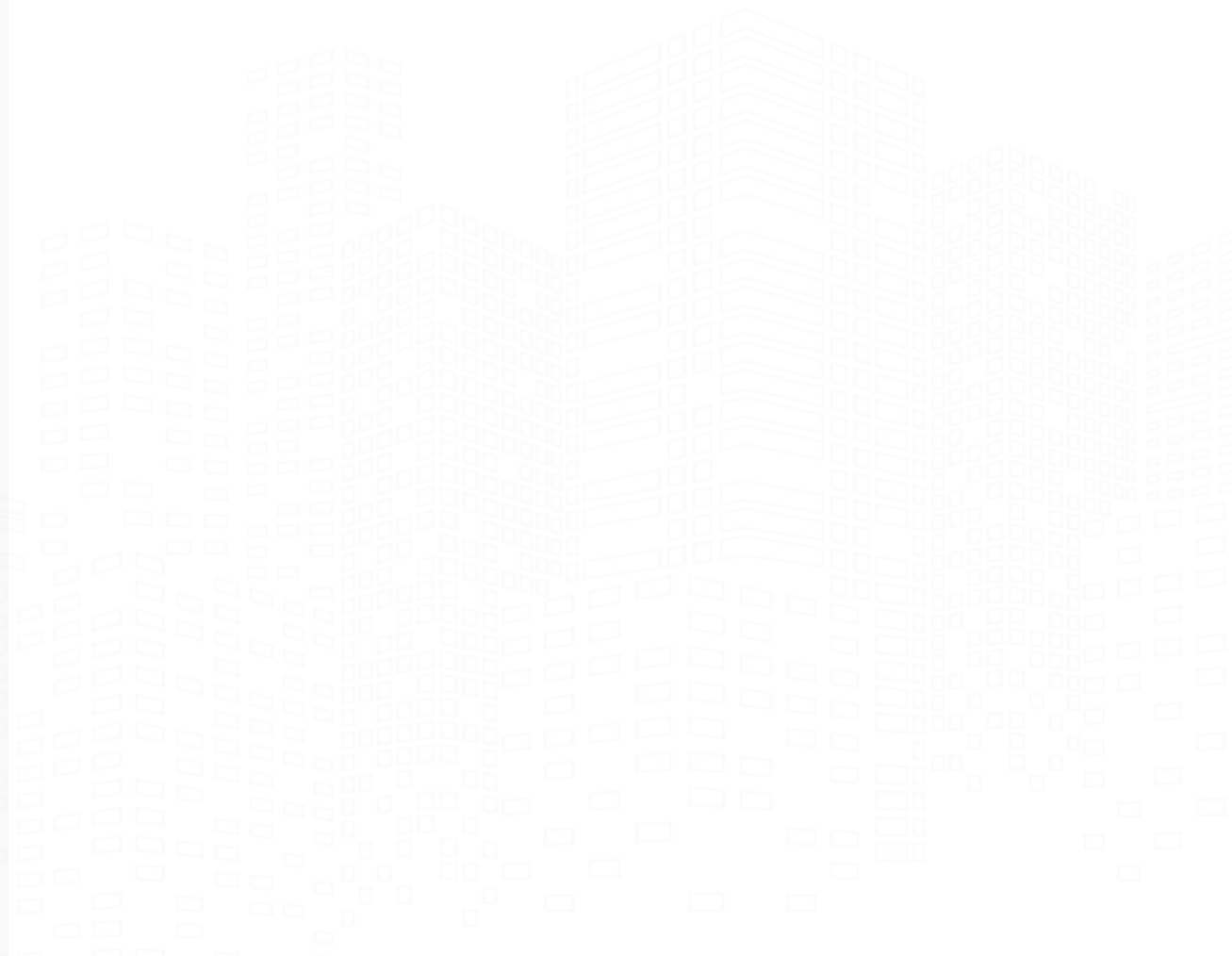
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SECTION III

Photos and Demographics



PROPERTY PHOTOS

Roosevelt Centre
2595 Clyde Avenue | State College, PA 16801



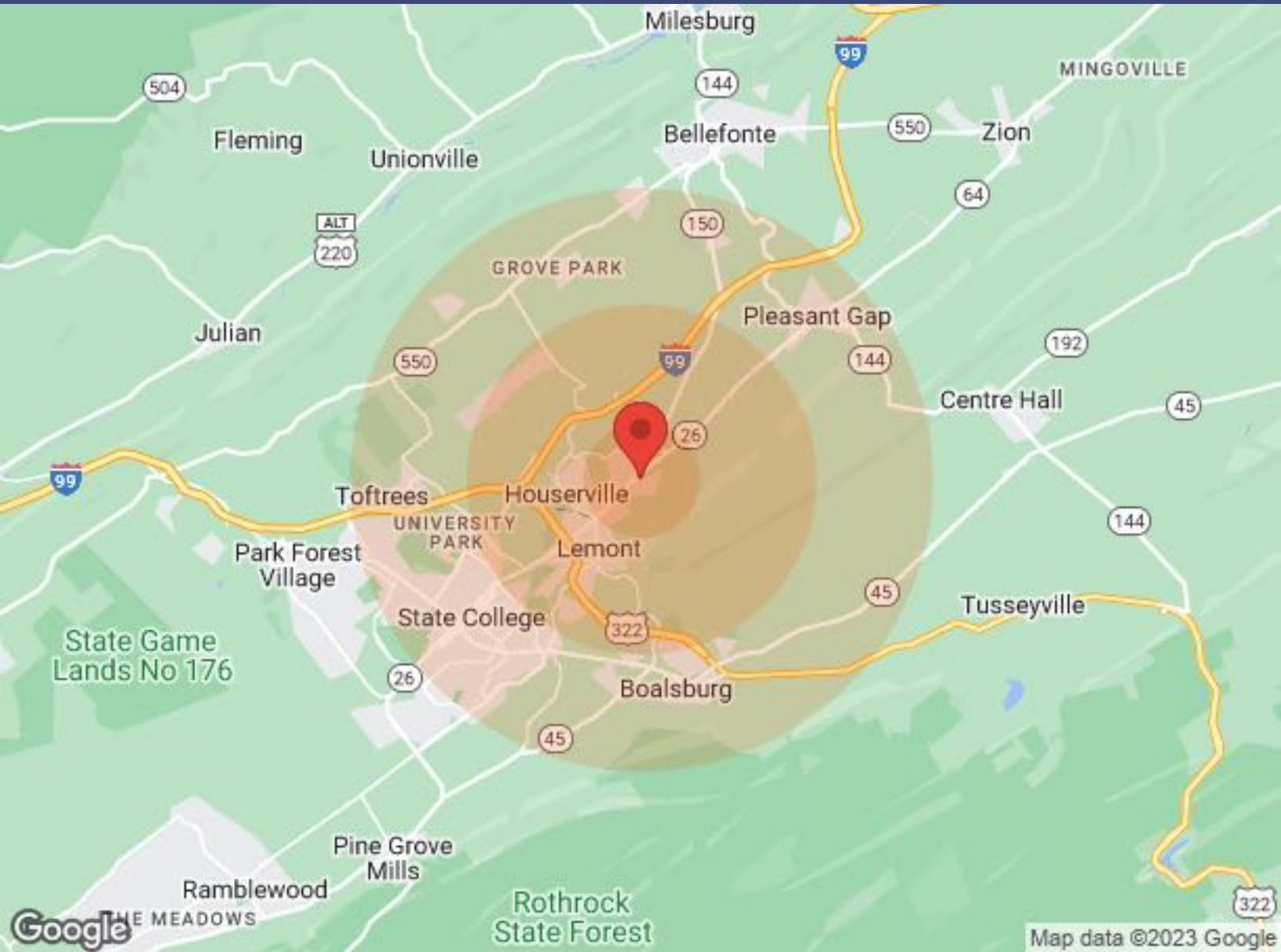
PROPERTY PHOTOS

Roosevelt Centre
2595 Clyde Avenue | State College, PA 16801



DEMOGRAPHICS

Roosevelt Centre
2595 Clyde Avenue | State College, PA 16801



Population	1 Mile	3 Miles	5 Miles
Male	1,156	7,530	41,463
Female	1,163	5,442	38,141
Total Population	2,319	12,972	79,604
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	326	1,340	6,867
Ages 15-24	338	1,318	6,870
Ages 25-54	1,005	5,867	49,070
Ages 55-64	339	2,098	6,913
Ages 65+	311	2,349	9,884
Race	1 Mile	3 Miles	5 Miles
White	2,229	11,235	68,252
Black	17	1,193	3,500
Am In/AK Nat	N/A	N/A	14
Hawaiian	N/A	N/A	3
Hispanic	16	366	2,281
Multi-Racial	68	792	4,158

Income	1 Mile	3 Miles	5 Miles
Median	\$75,186	\$68,526	\$43,019
< \$15,000	N/A	190	6,689
\$15,000-\$24,999	77	340	4,045
\$25,000-\$34,999	76	243	2,504
\$35,000-\$49,999	109	426	3,684
\$50,000-\$74,999	270	777	3,917
\$75,000-\$99,999	152	700	2,155
\$100,000-\$149,999	181	833	2,691
\$150,000-\$199,999	52	205	685
> \$200,000	14	101	764

Housing	1 Mile	3 Miles	5 Miles
Total Units	857	3,970	26,219
Occupied	800	3,723	24,989
Owner Occupied	676	2,935	9,459
Renter Occupied	124	788	15,530
Vacant	57	247	1,230

Centre CRE Team Members



Thomas Songer, CCIM, PE, MCNE

Principal, Broker

Centre CRE | State College, PA

P: 814.237.8786 M: 814.404.7284

www.CentreCRE.com

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

Centre CRE | State College, PA

Office: 814.237.8786 Mobile: 814.280.2672

email: Frank@CentreCRE.com

www.CentreCRE.com

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.