

Office Space for Lease

Torrone Centre 1
1951 Pine Hall Road, Suite 100

State College, PA 16801

Rate: \$18.50 /sf



— 1951 Pine Hall Road —

Property Highlights

- Professional Office Space for Lease
- 3,200 sf +/- - Available (Usable SF)
- \$18.50 /sf/year + Utilities
- Competitive lease rate includes everything except utilities.
- Available June 1st, 2023
- Open floor plan easy to configure to make the space work for your business type and flow.
- Uses include professional office, light manufacturing, medical, government, R&D, laboratory, and others.

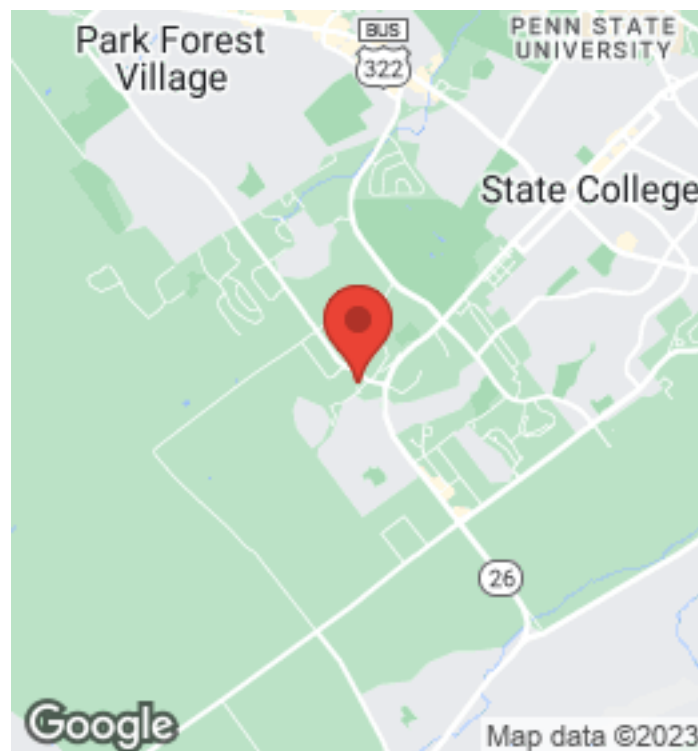


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THOMAS SONGER, CCIM
BROKER, PRINCIPAL
O: (814) 237-8786
C: (814) 404-7284
Tommy@CentreCRE.com
RM424569, Pennsylvania



Property Summary

Available-Usable:	3,200 sf
Lease Rate:	\$18.50
Monthly Rate:	\$4,933/month
Building Size:	5,000
Allowable Uses:	Office R&D Medical Gov't Office Light Mfg. Flex-Office
Occupancy	Immediate
Furniture	Negotiable
Lease Term	3 Year Min.

Property Overview

Turn-key office space available. Newly available office space located near State College and move-in ready. Space consists of approximately 3,200 sf of finished space for a variety of allowable uses. The space has abundant glass throughout the space to provide lots of natural light. Space also boasts a private entrance, kitchenette, conference room, and a mix of private offices and open space. The lease rate of \$18.50 /sf/year includes all triple-net (NNN) and common area maintenance (CAM) charges so there are no surprises in your monthly rent. The tenant is only responsible for its own utilities, communications, and interior cleaning. Other features include private entrance, restrooms and wooded setting, nice mix of office and open space, plenty of parking, help with space planning. Call today for a tour and see if this could be your new space.

Location Overview

Located along the Science Park technology corridor; 3 miles from downtown State College and the Penn State main campus. Less than 1 mile from many other businesses and neighborhoods for easy commutes for clients and employees. All parking is free, off-street and professionally maintained.

SECTION I

Location Maps

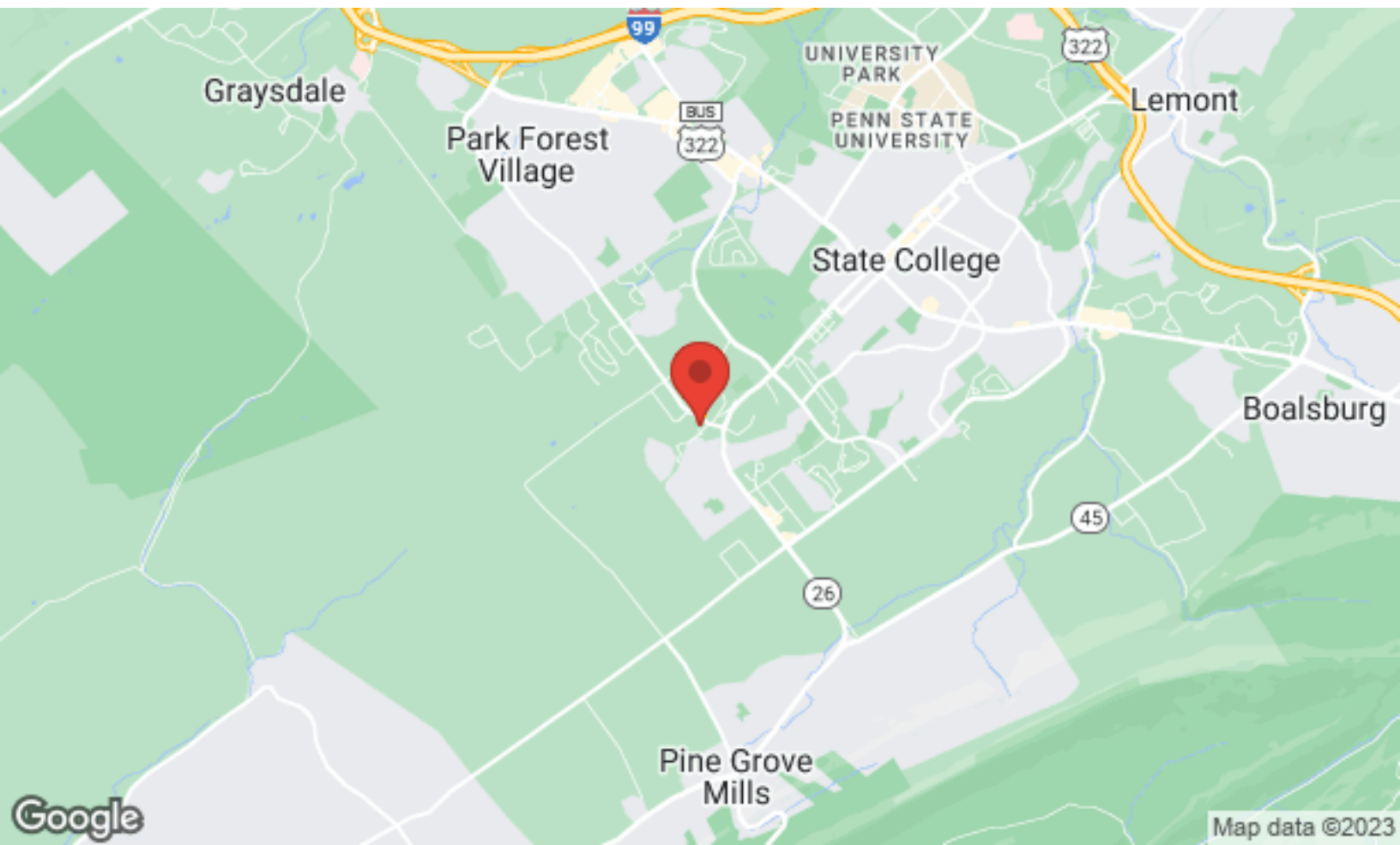


LOCATION MAPS

Torrón Centre
1951 Pine Hall Road | State College, PA 16801



Google, Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPAC/GEO



Google

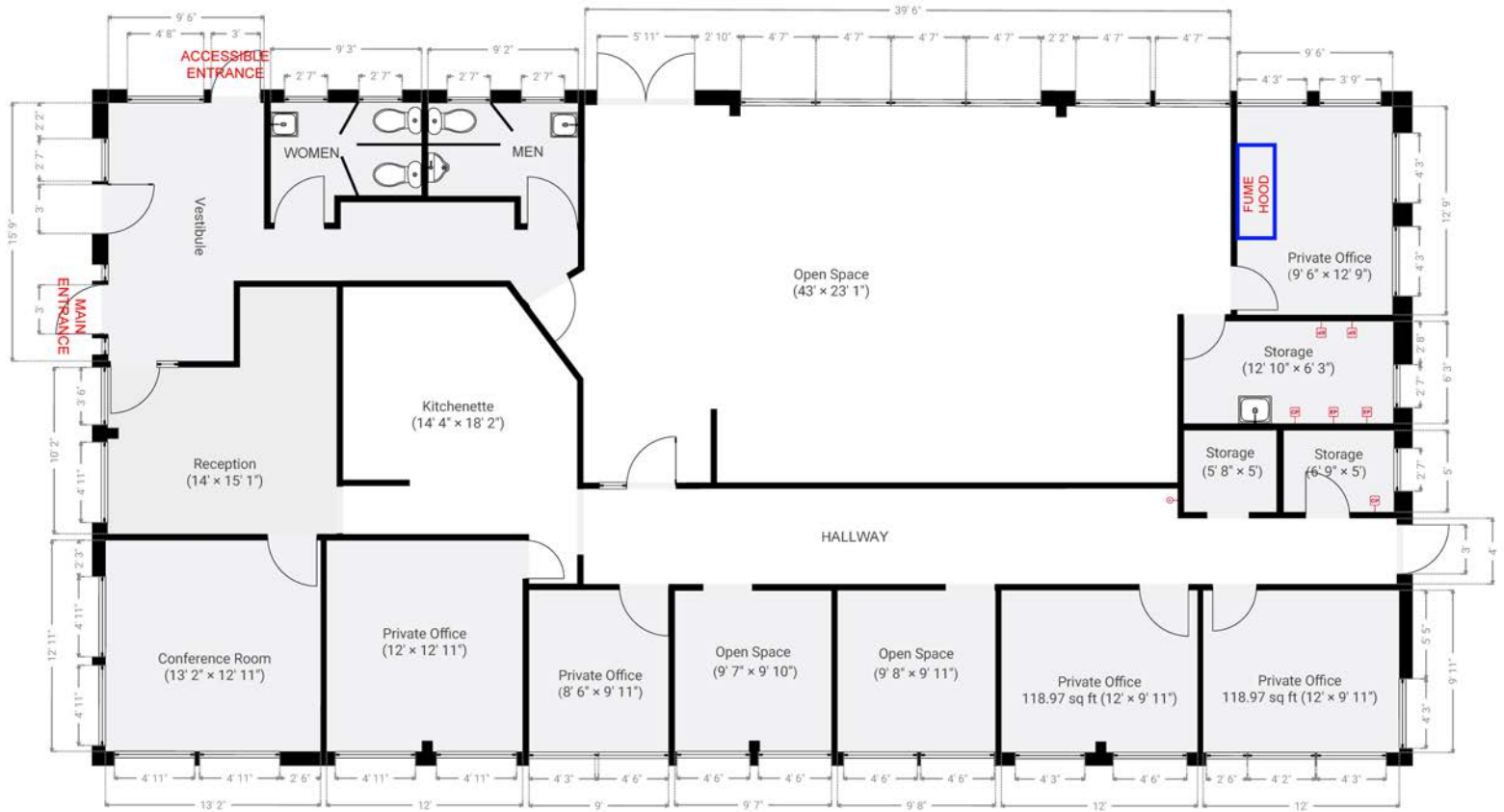
Map data ©2023

SECTION II

Floor Plans



**1951 Pine Hall Road
State College, PA 16801**



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Suite 100	3,200	Negotiable	\$18.50 /sf/yr	Office, R&D	Quick Occ.	07/01/2023

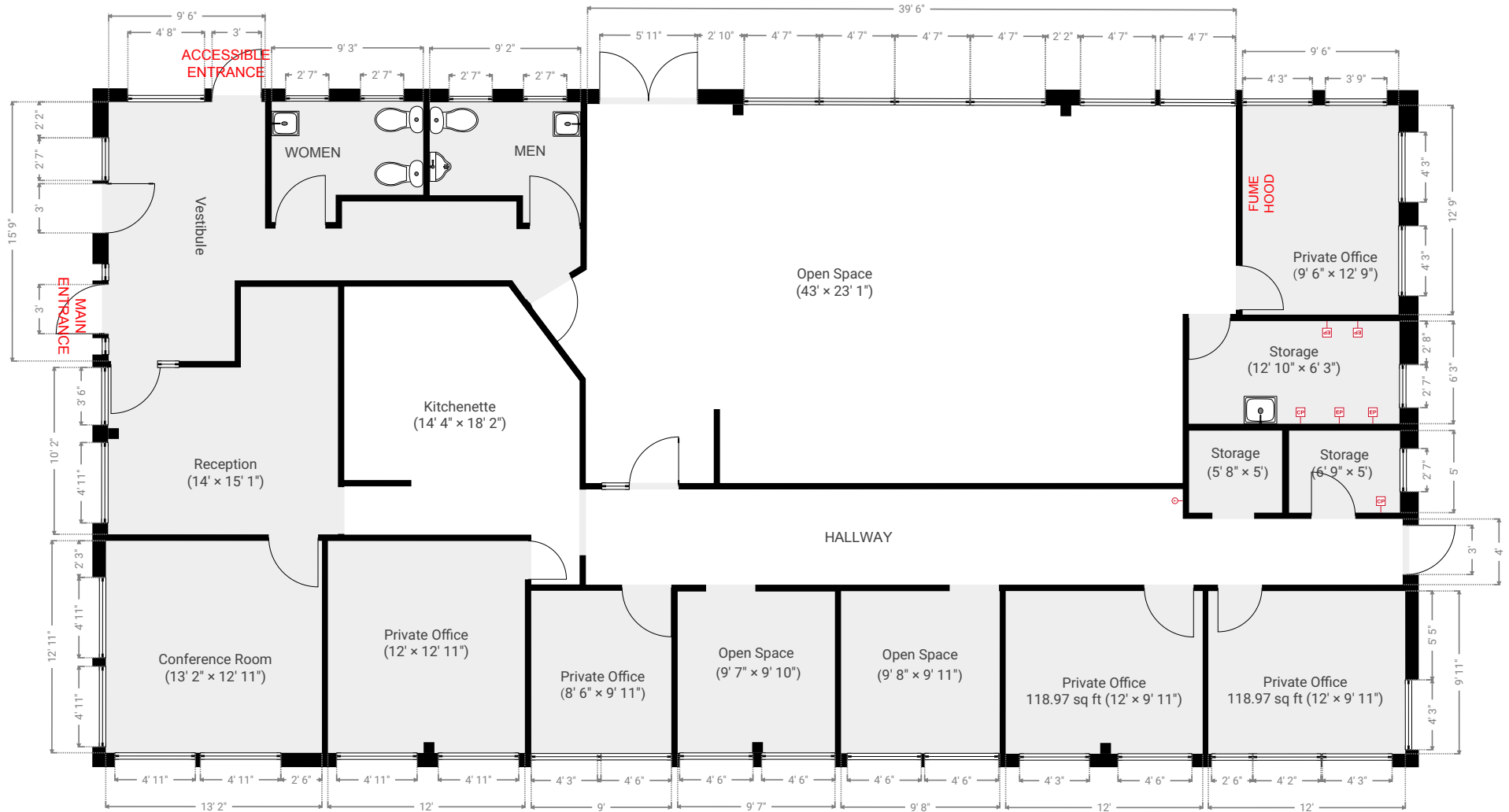
- Professional Office Space for Lease
- 3,200 sf of space available
- Competitive lease rate
- Modified Gross Lease Rate includes:
 - - Common Area Cleaning/Maint.
 - - Exterior Snow/Lawn
 - - R.E. Taxes and Insurance
- No NNN Charges
- No CAM Charges
- Tenant only responsible for utilities and cleaning.
- Professionally managed
- Office furniture in place and available



Torron Centre - Suite 100

1951 Pine Hall Road
State College, PA 16801

SUITE 100: 3,192 rSF



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SECTION III

Photos and Demographics



PROPERTY PHOTOS

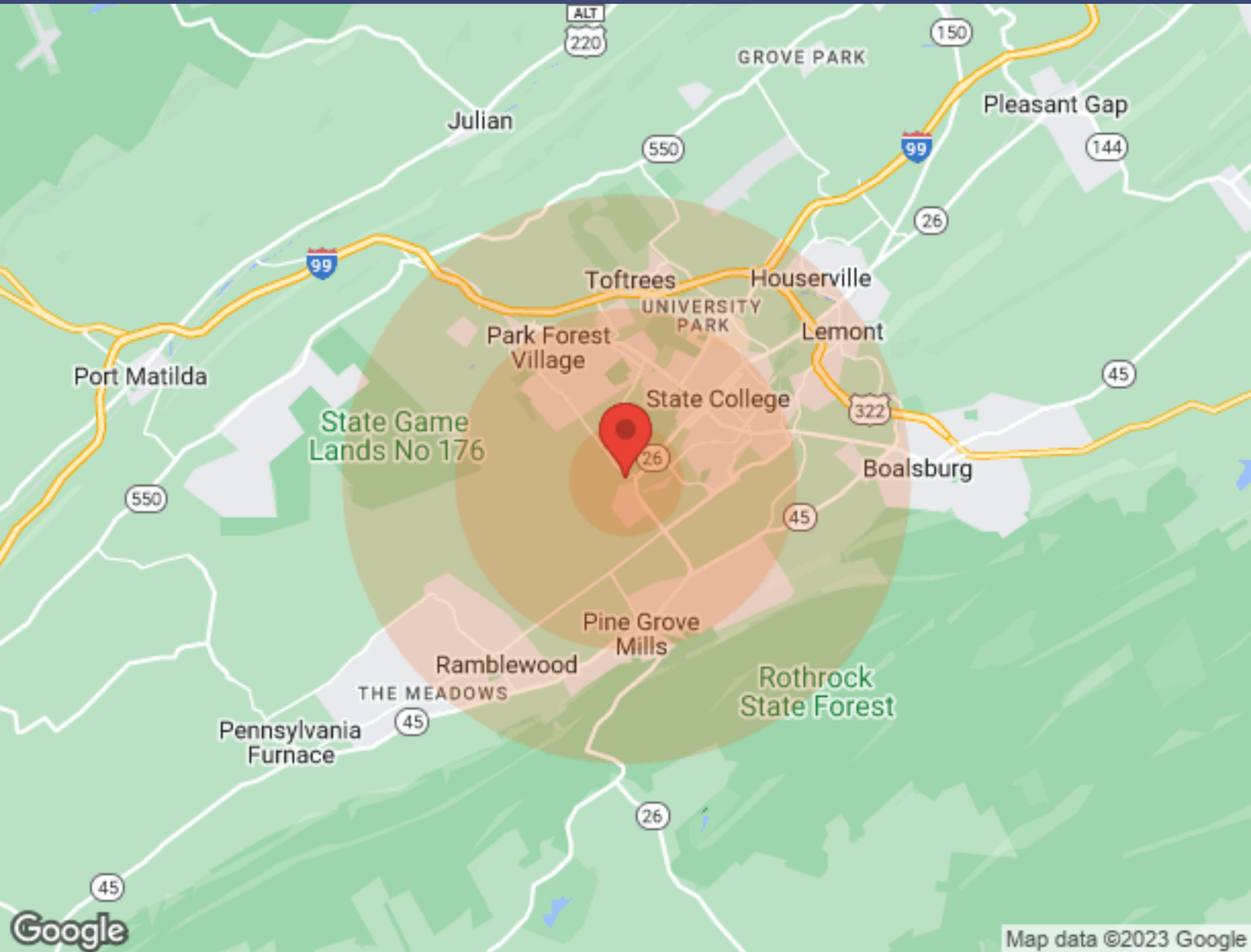
Torrón Centre
1951 Pine Hall Road | State College, PA 16801



PROPERTY PHOTOS

Torrón Centre
1951 Pine Hall Road | State College, PA 16801





Population	1 Mile	3 Miles	5 Miles
Male	2,352	33,025	42,981
Female	2,258	31,485	41,590
Total Population	4,610	64,510	84,571
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	637	5,376	7,890
Ages 15-24	577	5,541	7,950
Ages 55-64	609	4,713	7,556
Ages 65+	748	7,025	10,719
Race	1 Mile	3 Miles	5 Miles
White	3,895	54,802	72,909
Black	77	2,261	2,569
Am In/AK Nat	N/A	14	14
Hawaiian	N/A	3	3
Hispanic	115	1,918	2,275
Multi-Racial	316	3,430	4,040

Income	1 Mile	3 Miles	5 Miles
Median	\$67,571	\$30,311	\$46,814
< \$15,000	216	6,221	6,910
\$15,000-\$24,999	129	3,344	4,161
\$25,000-\$34,999	205	2,320	2,817
\$35,000-\$49,999	162	2,670	3,868
\$50,000-\$74,999	430	2,734	4,174
\$75,000-\$99,999	415	1,580	2,532
\$100,000-\$149,999	364	1,792	3,241
\$150,000-\$199,999	54	451	983
> \$200,000	51	584	1,306
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,142	20,511	29,021
Occupied	2,043	19,859	27,753
Owner Occupied	1,222	6,086	11,185
Renter Occupied	821	13,773	16,568
Vacant	99	652	1,268

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.