



Torrón Centre

1951 Pine Hall Rd., Suite 150
State College, PA, 16801



AVAILABLE

DETAILS:

Lease Area: 2,500sf—Usable and

Terms: Min. 2 Year, right to renew

Rental Rate: \$3,800

Availability: November 2024

Included in lease rate:

Local Property Taxes

Insurance

Grounds Maintenance

Snow & Lawn Care, Water,

Trash

Tenant Utilities: Electric, Sewer,

High Speed Internet and Janitorial

Uses: Professional, Medical, Financial Offices, Light

Industrial and R&D

Parking: Free and Ample Parking

Municipality: Ferguson Twp.

Zoning: Light Industrial, Research and Development, Medical, Financial, KIZ

FEATURES & AMENITIES:

- ◆ Contemporary Single Story Brick Office Building
- ◆ 3 Miles from Penn State Campus and downtown State College
- ◆ 5 Miles to I-99
- ◆ Easy access to Rt. 26 (West College Ave.); Western Inner Loop (Blue Course Dr.) and Science Park Rd.
- ◆ Two (2) Private Entrances
- ◆ CATA bus stop nearby
- ◆ Independent HVAC system with programmable thermostat
- ◆ Owner will assist with any renovation costs
- ◆ No Triple Net Charges
- ◆ KIZ



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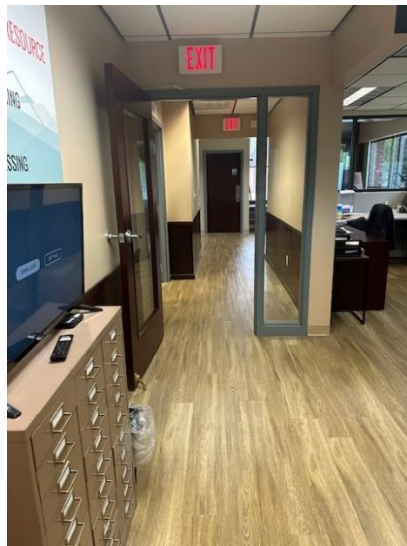
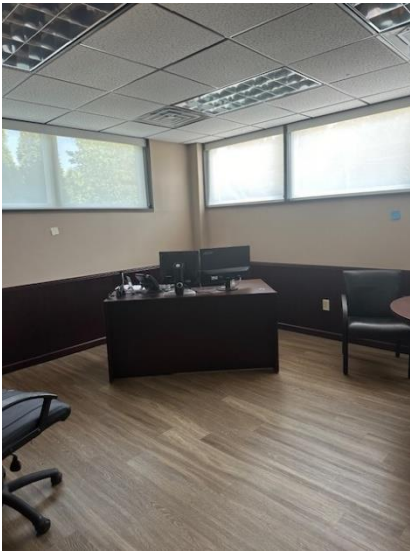
Tommy Songer

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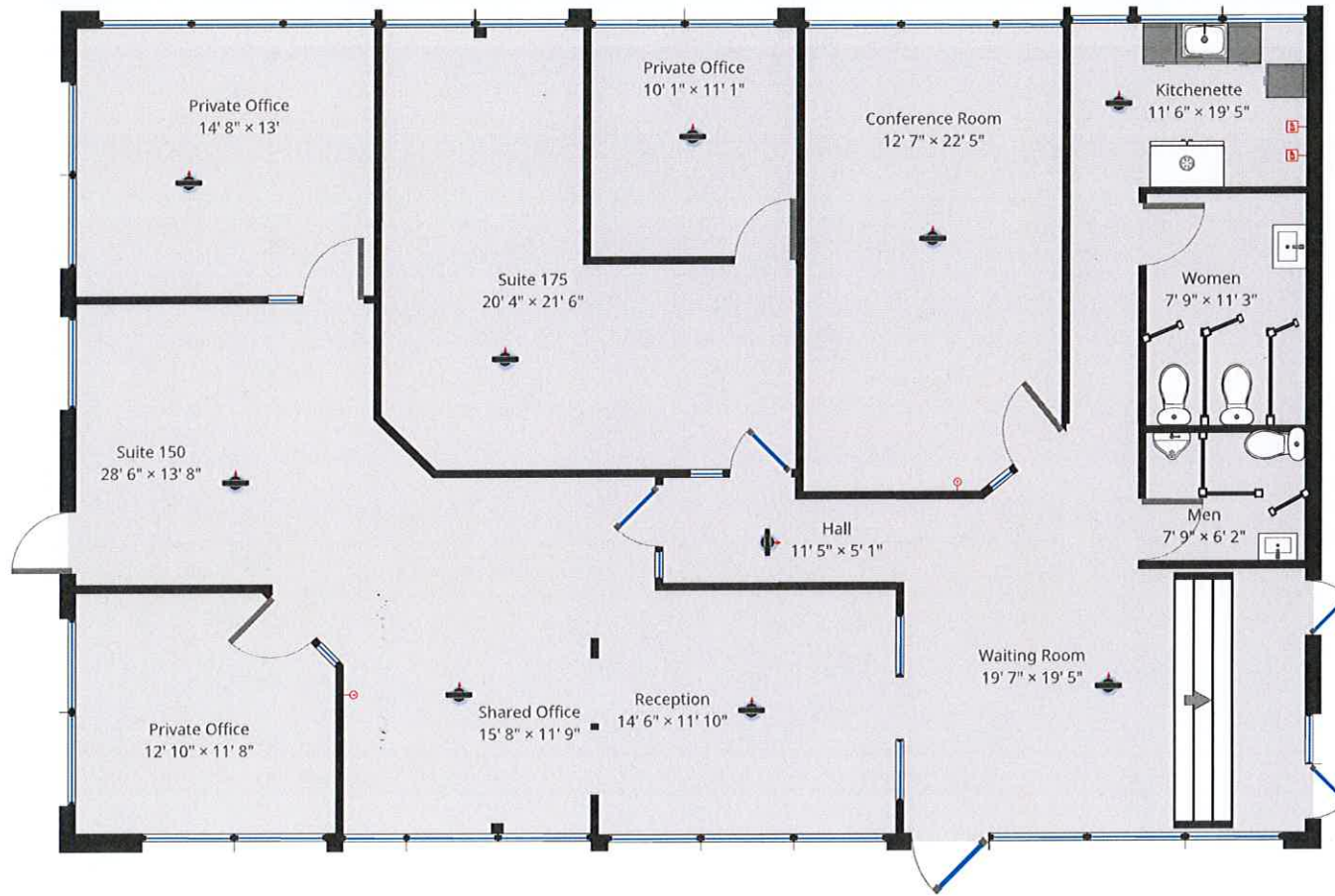
TORRON CENTRE SUITE 150 08 01 2024



SUITE 150 FLOOR PLAN

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

Torrón Centre Suite 150 Floor Plans



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AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Recreation Facilities for Employees, Faculty & Students	P
2	Administrative Office Buildings (associated with the Uses in this Area and Bulk Category)	P
2	Food Catering	P
2	Micro-Distillery/Brewery (Beverage Production Facilities)	P
2	Light Manufacturing, Assembly, Processing, Production and Fabrication	P
2	Research, Development, Engineering or Testing Laboratory	P
2	Self-Service Storage Facility	P
2	Archival Libraries	P
3	Amusement Arcades	P
3	Archery and Shooting Ranges, Indoor	P
3	Bowling Alleys	P
3	Business, Professional and Financial Offices	P
3	Child/Day Care Centers	P
3	Clinics and Medical and Dental Offices	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Health and Athletic Clubs	P
3	Pet Care Services Facility	C
3	Schools, Commercial	P
3	Sport and Field Complexes	P
3	Sporting and Entertainment Arenas and Stadiums	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tutoring and Study Centers	P
4	Community Gardens	P
4	Emergency Services	P
4	Essential Services – Type 1	P
4	Potable Water Pump Station Facilities	C
4	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
4	Telecommunications Switching Facility	P
5	Communications Towers	P