



# **Torrion Centre**

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



**November 2024**

## **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

See attached uses

**Refer to attached floor plan**

## **FEATURES & AMENITIES:**

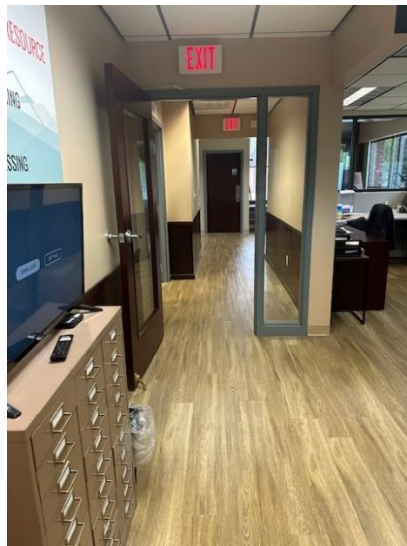
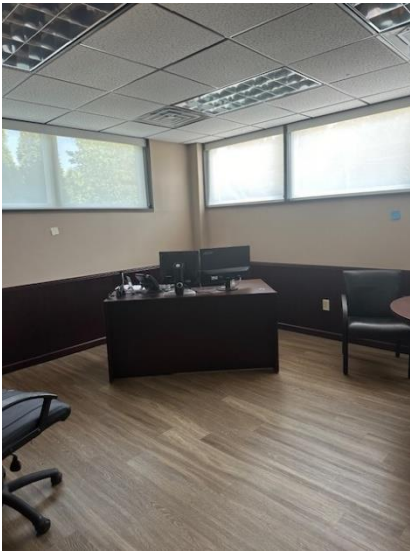
- Contemporary Single Story Brick Office Building
- 3 Miles from Penn State Campus and downtown State College
- 5 Miles to I-99
- Easy access to Rt. 26 (West College Ave.); Western Inner Loop (Blue Course Dr.) and Science Park Rd.
- Two (2) Private Entrances
- CATA bus stop nearby
- Independent HVAC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

Cindy L. Woodring  
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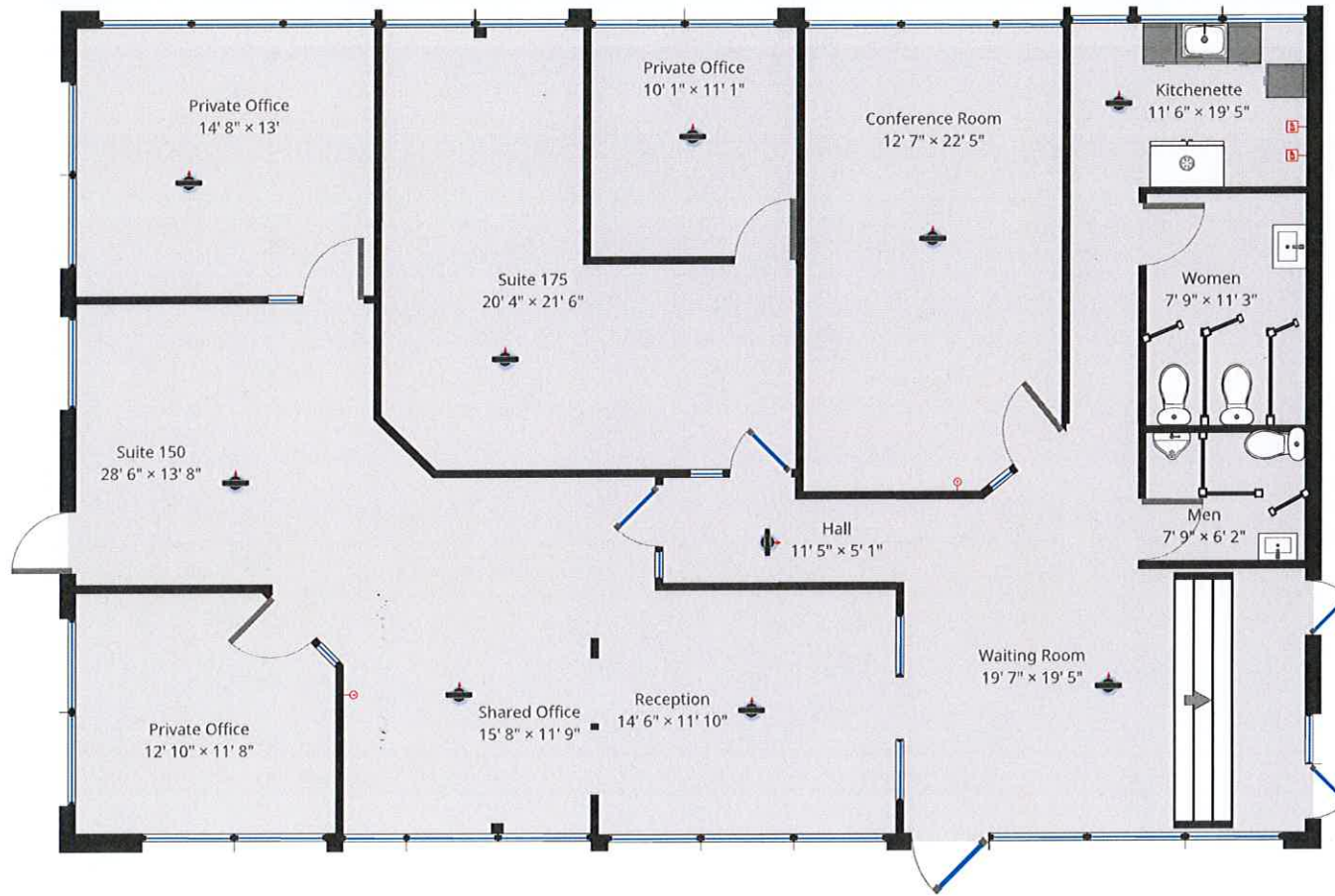
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# SUITE 150 FLOOR PLAN

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

## Torrion Centre Suite 150 Floor Plans



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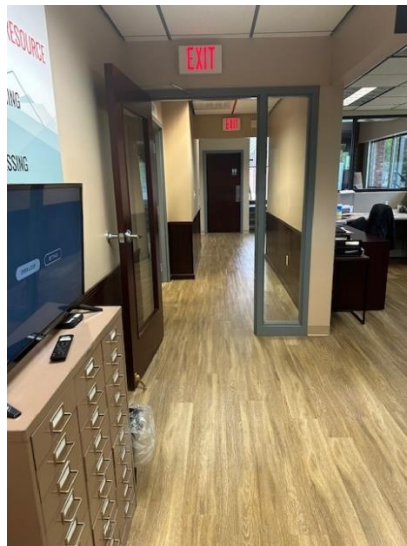
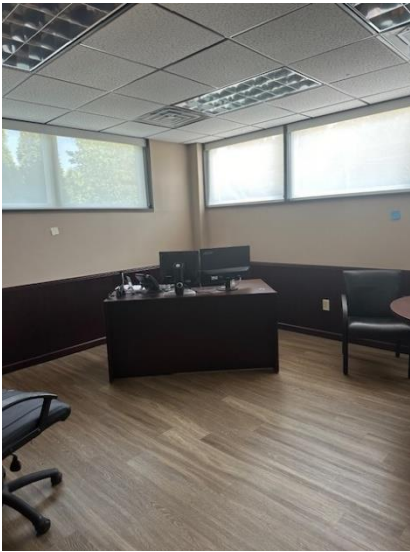


THOMAS SONGER, CCIM, OTHER  
(814) 237-5384  
t3songer@gsarealty.com



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

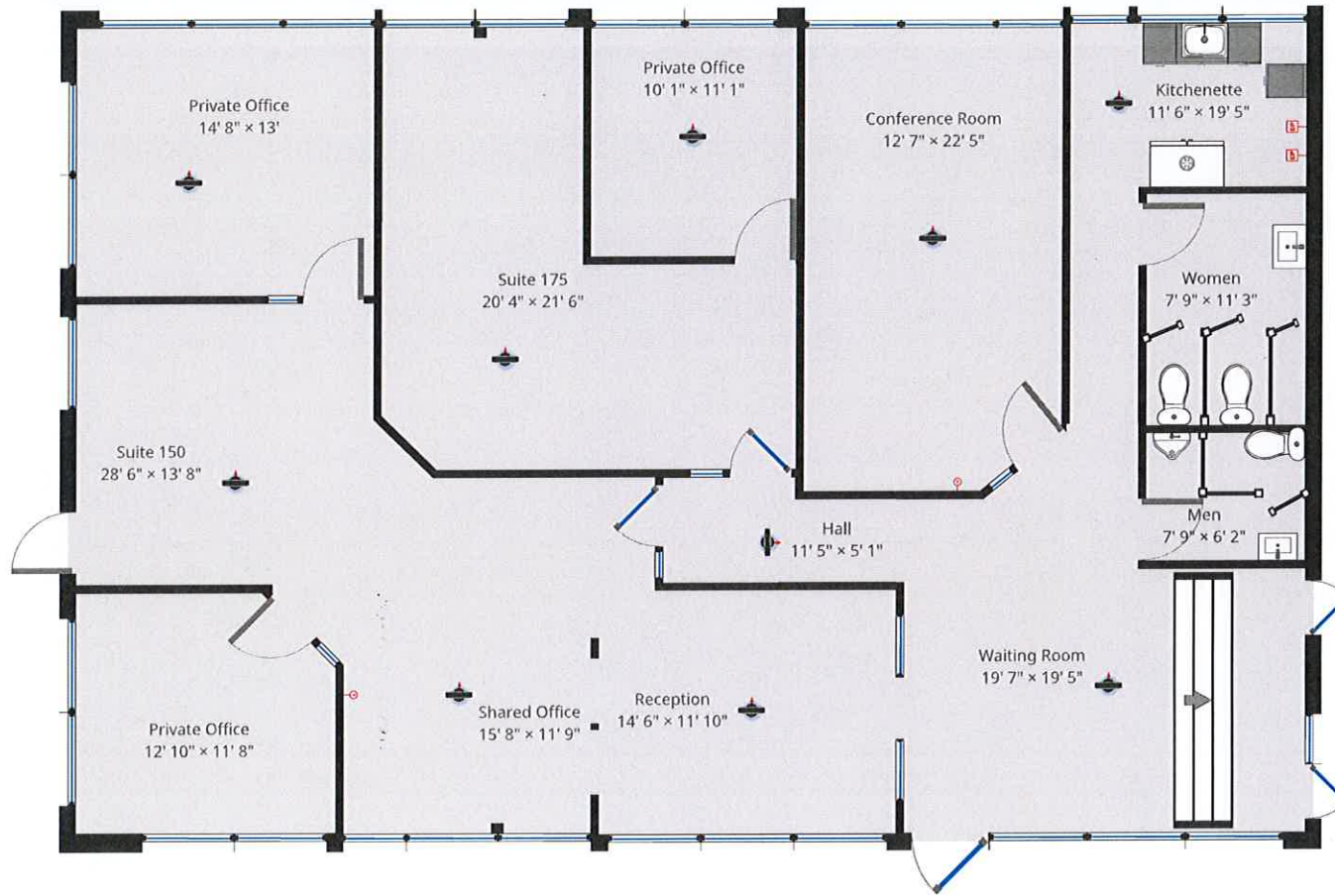
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