



2571 Park Centre Blvd. Suite 1
State College, PA 16801

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DETAILS:

Lease Area: Upper—2,245sf

Lease Rate: \$3,900/month w/furniture As Is

Terms: 2 year min. with right to renew.

Availability: September/October 2024

Included in lease rate:

Local Property Taxes

Insurance

Grounds Maintenance

Interior Maintenance

Snow & Lawn Care

Water, Trash

Common Area Restrooms

Utilities: Public Water/Sewer

Tenant Pays: Electric, Sewer, Internet,
Phone and Janitorial

Use: Professional, Medical, Financial Offices,

Light Industrial, R&D, See attached uses.

Parking: On site

Municipality: Ferguson Twp.

Region: Bristol Park

Zoning: IRD

FEATURES & AMENITIES:

- Class A Office Space
- See attached Plan
- Building located on Park Centre Blvd.
- Private Individual Access
- Private offices, reception area, Furniture Available
- Can add 3 offices as shown on plan
- ADA/Handicap Accessible
- Independent HVAC system with programmable thermostat
- Public water and sewer
- 3 miles from Penn State Campus and downtown State College.
- 5 miles from I-99
- Easy access to Rt. 26 (West College Ave.); Western Inner Loop (Blue Course Drive); White Hall Road
- CATA bus stop nearby
- Public sidewalks adjacent to property
- Owner will Assist with renovation costs

FOR MORE INFORMATION PLEASE CONTACT

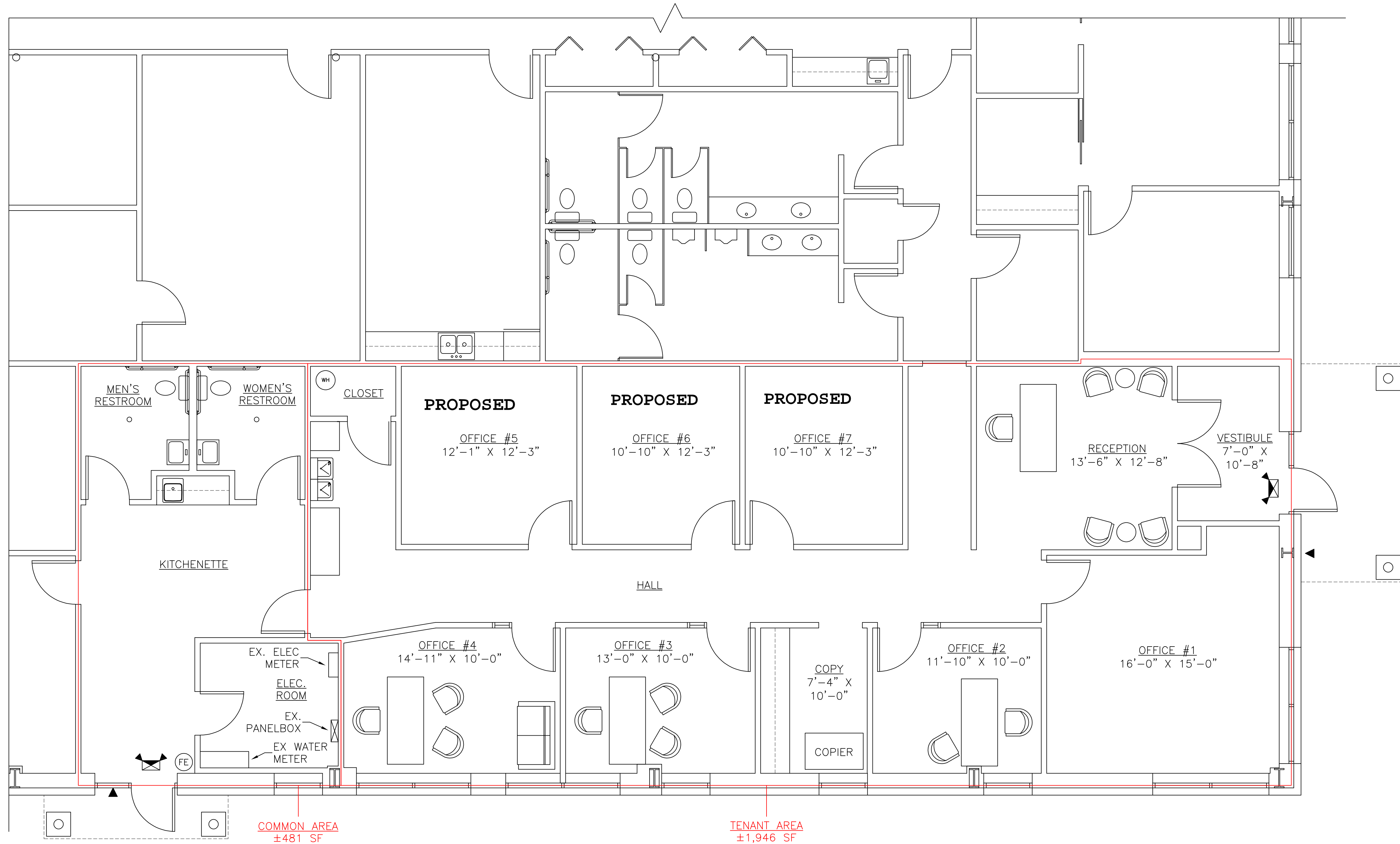
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EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



COMMON AREA
±481 SF

TENANT AREA
±1,946 SF

ALBERT A. DROBKA ARCHITECT LLC
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA.
(814) 238-0710

PROJECT
2571 PARK CENTER BLVD., SUITE 1
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
EXISTING
FLOOR PLAN

DATE
06/20/24

SCALE
AS NOTED

DRAWN BY:
MTM

CHECKED BY
AAD

SHEET NO.

A1

PROJECT #

024-97

2571 Park Centre Blvd. Suite 1 Pictures 05 30 2024



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