



PROFESSIONAL OFFICE BUILDING 450 WINDMERE DRIVE STATE COLLEGE, PA 16801



CLASS A OFFICE SPACE
Available for Rent 2,157SF

FEATURES & AMENITIES:

DETAILS

Lease Area: 2,157sf

Lease Rate: \$3,600.00/Month

Terms: Minimum 2 Year

Available: February 1, 2025

Included in Lease Rate:

Local Property Taxes

Insurance

Grounds Maintenance

Snow and Lawn Care

Sewer, Water/Trash

Tenant Responsible For

Electric, Phone, Internet and Cable

Parking: Free on site

Municipality: College Township

Region: Windmere Park

Zoning: Professional, Medical, Financial Offices,

Light Industrial, R&D

FOR MORE INFORMATION:

- Class A Office Space
- ADA/Handicap Accessible
- Windmere Park, 3 miles from Penn State Campus and downtown State College
- 5 miles from I-99
- CATA bus stops nearby
- Private Entrance



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450 WINDMERE DR. SUITE 150



ZONING

200 Attachment 10

Township of College

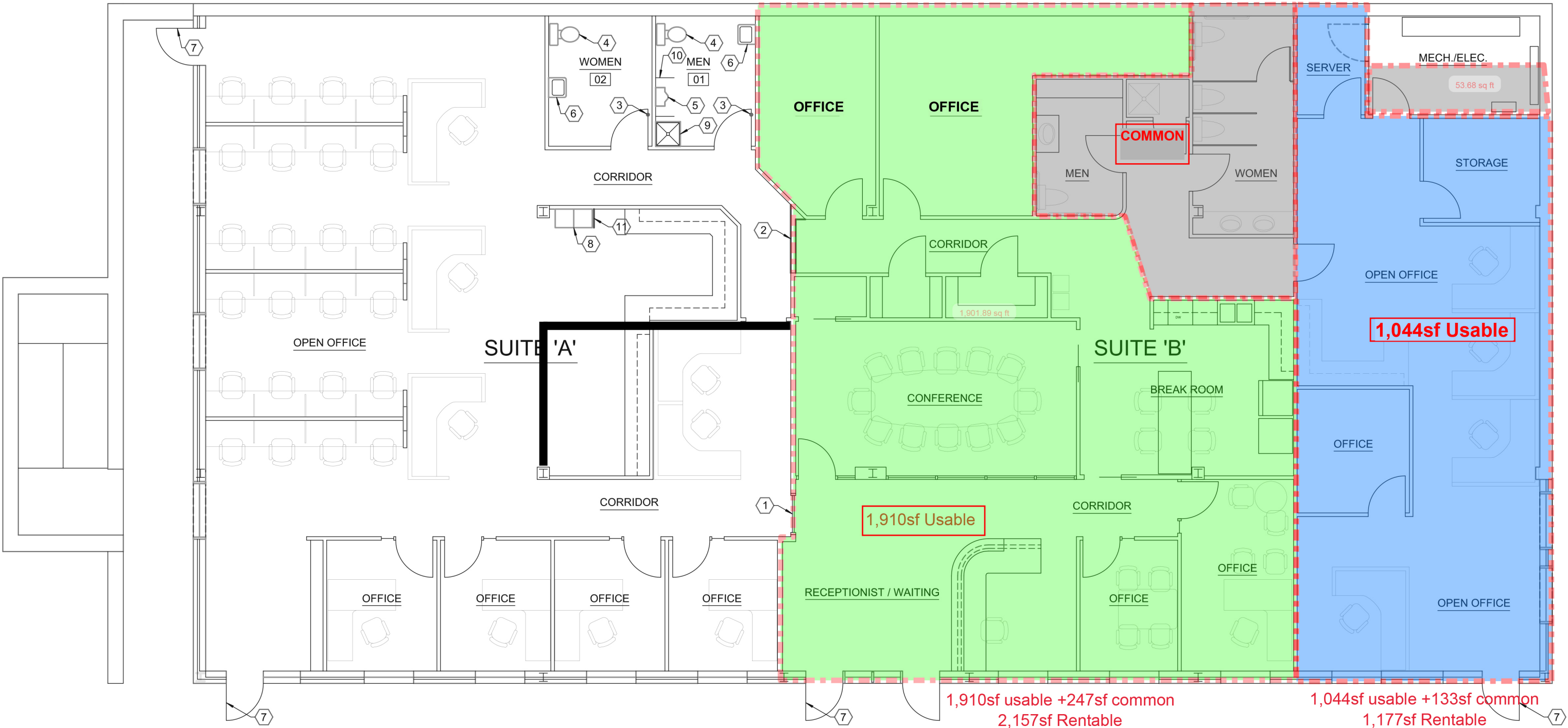
Criteria and Standards for the Residential-Office District (R-O)

[Amended 6-23-1994 by Ord. No. O-94-03; 5-17-2001 by Ord. No. O-01-03; 8-7-2003 by Ord. No. O-03-13; 9-7-2006 by Ord. No. O-06-15; 7-5-2007 by Ord. No. O-07-12; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 2-20-2014 by Ord. No. O-14-01; 3-19-2015 by Ord. No. O-15-03]

Permitted Uses	Lot Requirements The following lot requirements shall be met for each primary use:		Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	
Land and structures may be used for only the following:¹						
Primary Uses						
(1) All permitted uses of the Two-Family Residential District						
(2) Ambulance, fire and police services and facilities						
(3) Bed-and-breakfast homes; see also § 200-11R						
(4) Bed-and-breakfast inns; see also § 200-11R						
(5) Commercial cemeteries						
(6) Funeral homes and mortuaries						
(7) Hospitals						
(8) Indoor recreational facilities						
(9) Medical offices and clinics						
(10) Office uses						
(11) Parks and recreation areas						
(12) Places of assembly; see also § 200-11F						
(13) Public libraries and museums; art galleries and reading rooms						
(14) Public or private institutions of higher education						
(15) Public or private nursery, kindergarten, elementary and secondary schools; see also § 200-11M						
(16) Studios for instruction in music, performing, visual and media arts; photographic and handicraft studios						
(17) Veterinary offices and clinics						
Accessory Uses						
(17) Home occupations						
(18) Customary uses accessory to the above, excluding alcoholic license; essential services						
(19) Crematories, as an accessory use to funeral homes and mortuaries						
See Two-Family Residential District Regulations.						
	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this section and chapter.	150	30% (buildings) 60% (total impervious)	50	50 from residential lots; 15 from all others	35
						65
						35
See primary use to which it is accessory.						

NOTES:

- (1) All drive-through facilities as either primary and accessory use are expressly prohibited from the Residential-Office District.
- (2) Where a conflict exists for a permitted use listed as a permitted use in both the R-2 and R-O charts; the more lenient restrictions shall apply.



1,910sf Usable

1,044sf Usable

1,910sf usable + 247sf common
2,157sf Rentable

1,044sf usable + 133sf common
1,177sf Rentable

53.68 sq ft

1,901.89 sq ft