



BUCHANAN CENTRE
475 Rolling Ridge Dr.
State College, PA 16801



Lease Area: Suite 125 – 3,111sf Rentable, 2881sf Useable

Lease Rate: \$24.00/sf plus Buildout \$6,200/Month

Terms: 3 Year minimum with right to renew

Availability: 2024

Included in Lease Rate:

- Property Taxes
- Insurance
- Interior Maintenance
- Snow and Lawn Care
- Water, Trash
- Common Area Janitorial, Restrooms, Showers

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

Use: Professional, Medical, Financial Offices, Light
Industrial, R&D

Parking: Free onsite

Municipality: College Township

Zoning: Residential Office

See Attached Plan

GENERAL INFORMATION

Class A Office Space

FEATURES AND AMENITIES

- ADA/Handicap Accessible
- Independent HVAC system with programmable thermostat
- 10 FT. Ceilings
- High-Quality Finishes
- High-Speed Fiber Optics Available
- Showers in common area restrooms
- Adjacent to Large Open Space with Walking Trail
- 3 Miles from Penn State Campus, downtown State College
- 5 Miles from I-99
- CATA bus stop near by
- Sprinklered with Standby Generator
- Near Restaurants, Hotels, Retail Shopping
- Key Fob Access
- Video Cameras in Common Areas
- Electric Charging Station for Electric Vehicles
- Owner will assist with renovation costs
- NO Triple Net Charges
- Office furniture available



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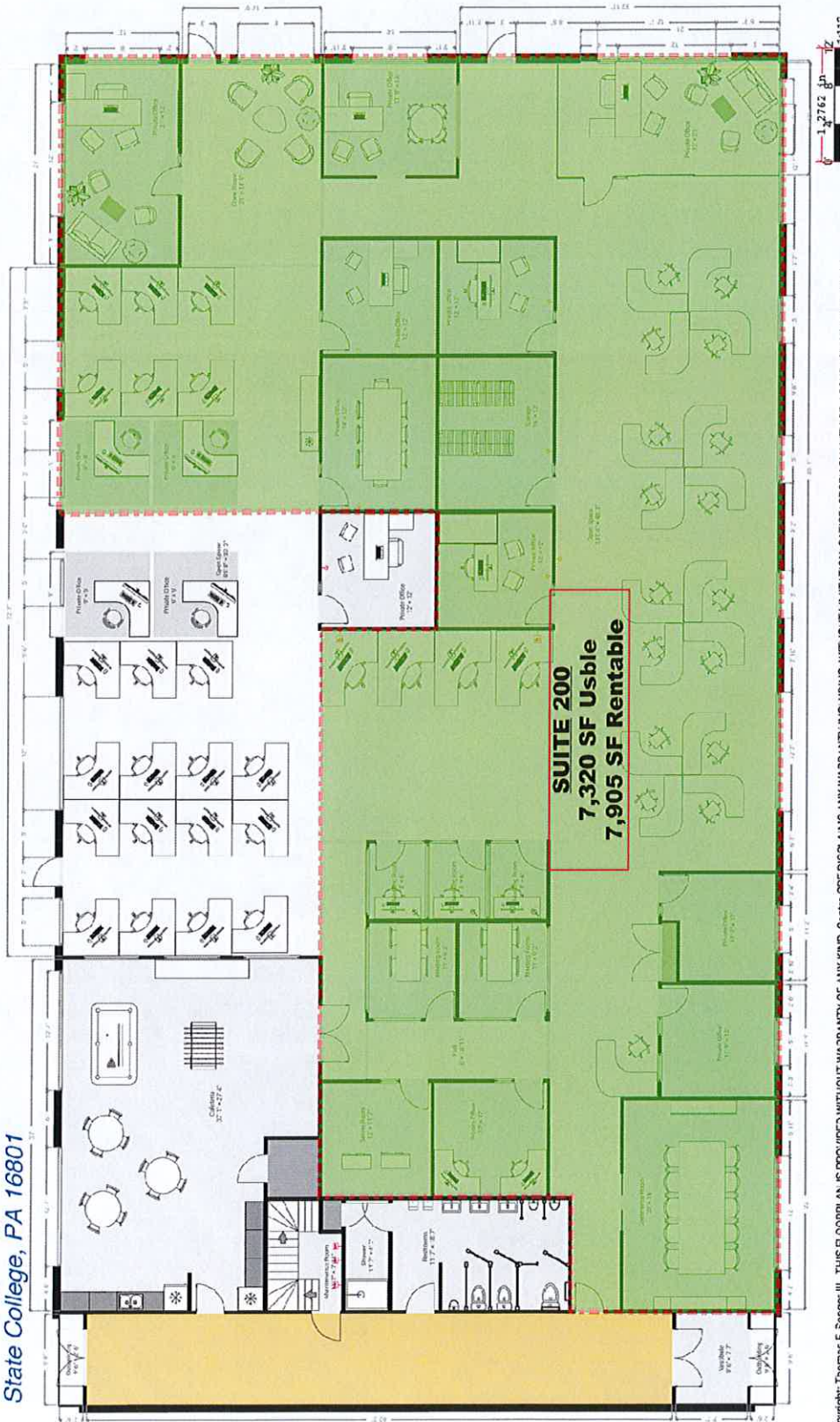
BUCHANAN CENTRE – 475 ROLLING RIDGE DR., SUITE 125





EXHIBIT A – FLOOR PLAN

BUCHANAN CENTRE
475 Rolling Ridge Drive
State College, PA 16801



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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.