



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



AVAILABLE

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

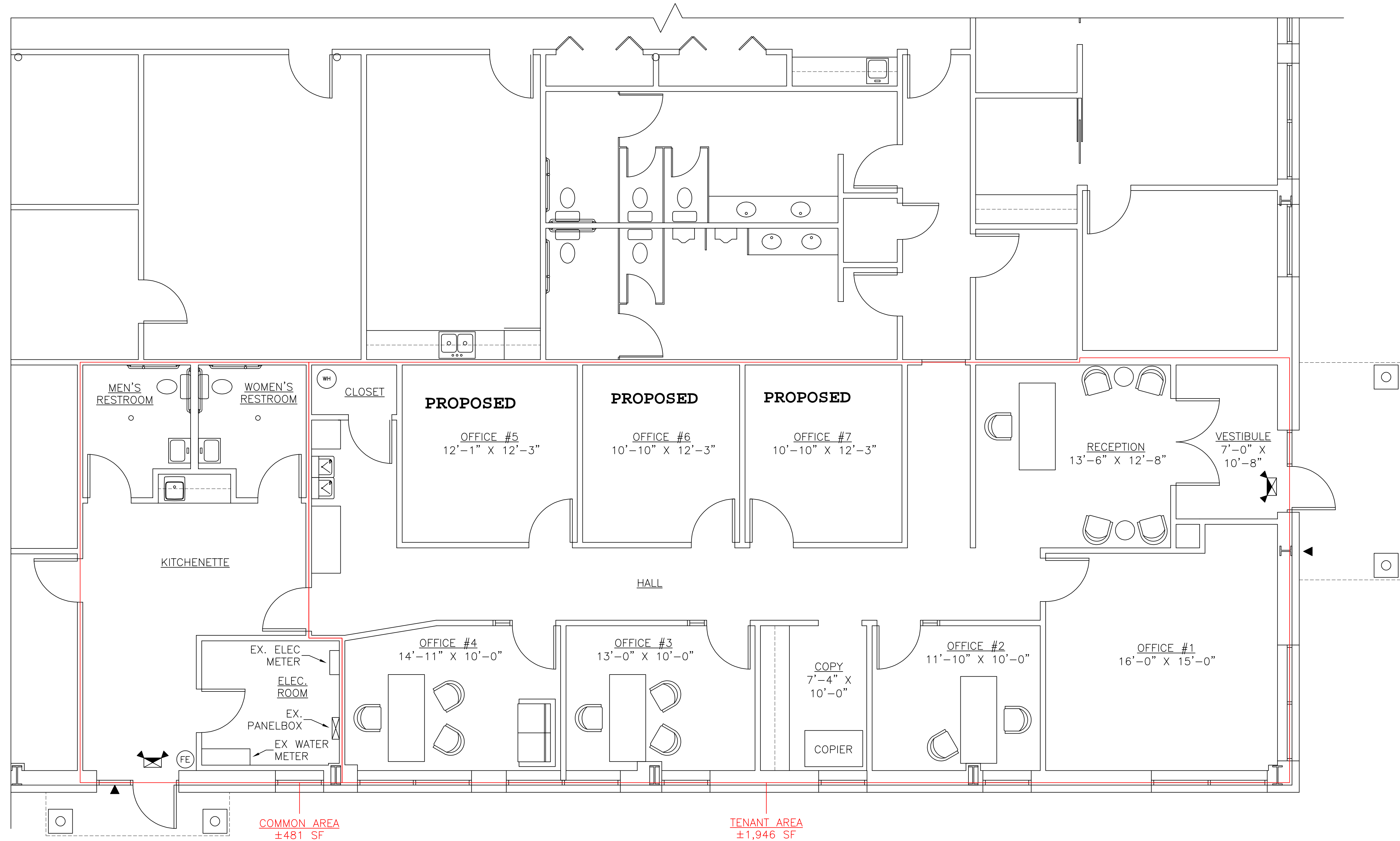
FEATURES & AMENITIES:

- 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



Thomas F. Songer II, P.E. Phone: 814-231-2800 x 1
Cindy L Woodring Phone: 814-231-2800 x 2
1951 Pine Hall Road Fax: 814-231-2802
Suite 150 Email: tfsonger@torrongroup.com
State College, PA 16801 Email: Cwoodring@torrongroup.com
WEB: www.torrongroup.com

Tommy Songer
BHGRE Commercial— GSA Realty
Phone: 814 404-7284
t3songer@gsarealty.com



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



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

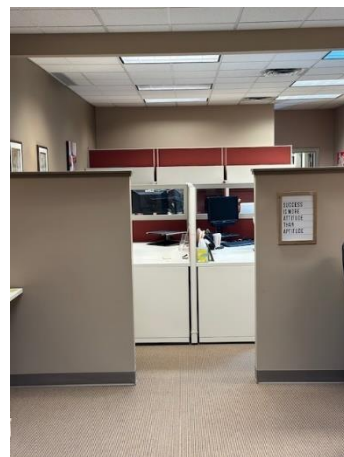
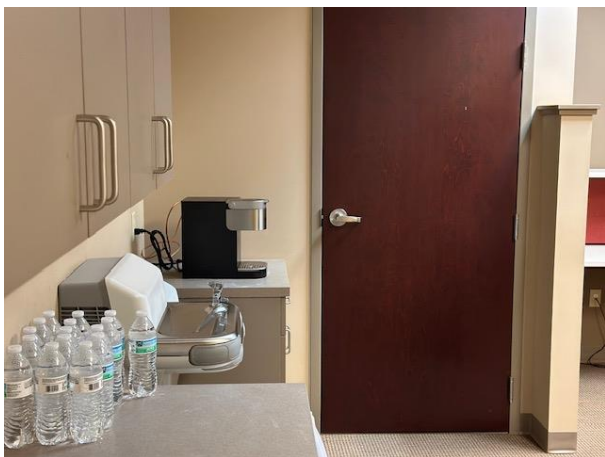
SHEET NO.

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