



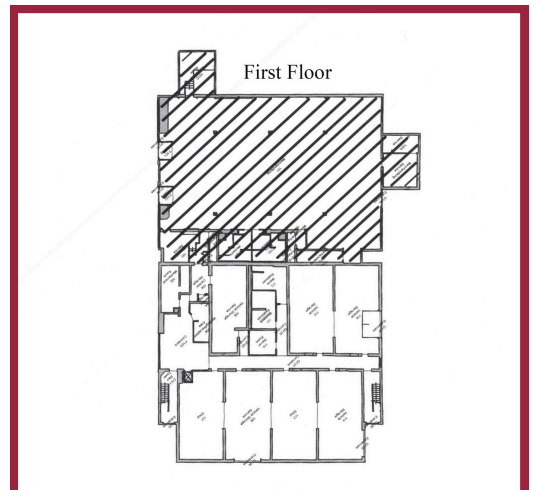
**1445 W. College Avenue,
State College, PA 16801**

Building features:

- Conveniently located just minutes from the heart of downtown State College
- Ample on-site parking for staff and visitors.
- Easily accessible via the CATA bus route.
- Various restaurants and retail options nearby.

Available Space Offers:

- 13,377 sq. ft. of versatile space across two floors
- Endless potential for flexibility and space.
- Ideal layout with multiple large office and storage rooms.
- Equipped with several roll-up work bays – perfect for logistics, workshops, or light industrial use
- Wheelchair-accessible lift ensures inclusivity and convenience for all



CALL NOW 814-272-2000