

CALDER WAY

Downtown Properties

www.StateCollegeDowntownProperties.com

204 E. Calder Way, Suite 206F | State College | PA |



FEATURING

- ◆ A premier office location in the heart of downtown State College.
- ◆ Across from Penn State's University Park campus.
- ◆ Excellent pedestrian and vehicular traffic.
- ◆ Conveniently close to municipal parking, *Centennial Walkway*, restaurants and variety of services.

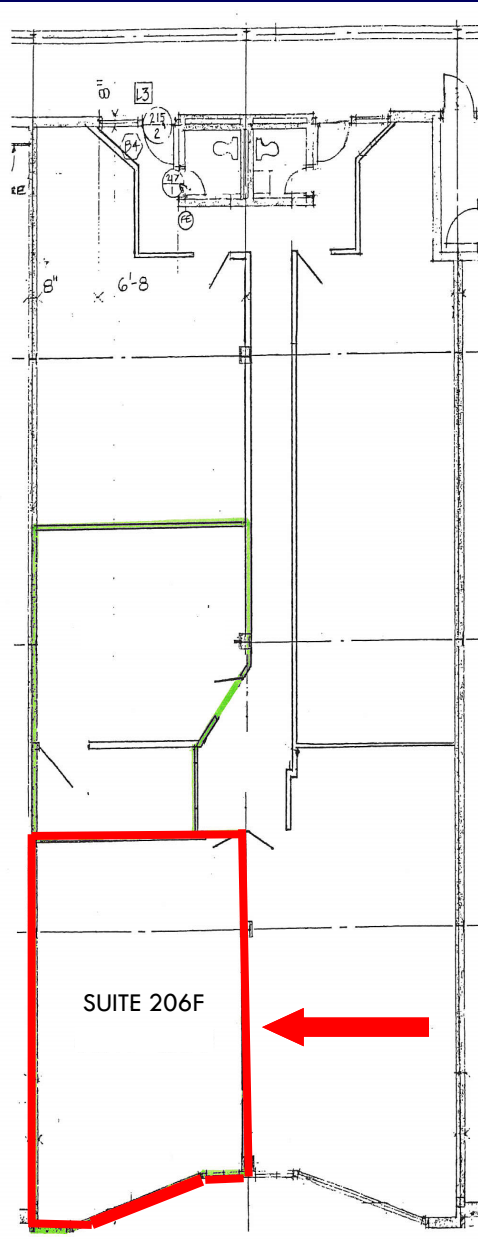


State College ...The Best Times of Your Life

204 E. Calder Way, Suite 206 F

State College, PA

FLOOR PLAN



Spacious Floor Plan

510 sq. ft.

Rent: \$512

Tax: \$69

Insurance: \$14

CAM: \$97

TOTAL: \$692



INDUSTRIAL-COMMERCIAL REALTY, LLC. 814.234.6004

248 East Calder Way, Suite 301
State College, PA 16801

Contact: Gordon J. Hanczar
814.234.6004 Ext. 207 FAX: 814.234.9093
Gordon@apartmentsdowntown.com

All information furnished regarding property for rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of rental or other conditions, prior sale, lease or financing or withdrawal, without notice. No liability of any kind shall be imposed on the parties herein.

204 E. Calder Way, Suite 206 F

State College, PA

Demographics & Information *Source: 2011 U.S. Census **Estimated Calculation

Where to Find Information

- ◆ Central PA Convention & Visitor's Bureau—www.visitpennstate.org
- ◆ Chamber of Business & Industry of Centre County—www.cbicc.org
- ◆ SCORE Central PA Chapter—www.scorepa.org
- ◆ Penn State University—www.psu.edu

Demographics*

- ◆ Area population 201,000
- ◆ Centre County area 1,112 square miles
- ◆ Women 47%**
- ◆ Men 53%**
- ◆ Medium Household Income \$48,250
- ◆ Housing Units (2010) 64,200
- ◆ Median Residential Value \$181,500
- ◆ Homeownership Rate 59.4%
- ◆ Bachelor's degree or higher,
Percentage of persons age 25+ (2010) 41.3%

Local Highlights

- ◆ State College rated by Forbes among "Best Places for Small Businesses" and by Time, US News, City Data among "Best Places" to live, launch and retire.
- ◆ Central PA Festival of Arts, 4th Fest, First Night, sports, arts and music and countless performances at the Bryce Jordon Center.
- ◆ Hiking, fishing, hunting, camping, biking, canoeing, skiing, and golfing close by.
- ◆ Recognized school systems for outstanding academics and sports.

INDUSTRIAL-COMMERCIAL REALTY, LLC. 814.234.6004

248 East Calder Way, Suite 301
State College, PA 16801

Contact: Gordon J. Hanczar
814.234.6004 Ext. 207 FAX: 814.234.9093
Gordon@apartmentsdowntown.com

204 E. Calder Way, Suite 206 F State College, PA

AREA MAP



- ◆ Prime office located in the heart of Downtown State College.
- ◆ State College rated by Forbes among Best Places for Small Businesses and by Time, US News, City Data among “Best Places” to live, launch and retire.

INDUSTRIAL-COMMERCIAL REALTY, LLC. 814.234.6004

**248 East Calder Way, Suite 301
State College, PA 16801**

**Contact: Gordon J. Hanczar
814.234.6004 Ext. 207 FAX: 814.234.9093
Gordon@apartmentsdowntown.com**

All information furnished regarding property for rental is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of rental or other conditions, prior sale, lease or financing or withdrawal, without notice. No liability of any kind shall be imposed on the parties herein.