

WINDMERE

474 Windmere Drive, State College, PA 16801



\$16.00 - 18.00 SF/YR | OFFICE BUILDING

PROPERTY OVERVIEW

Join 474 Windmere, which is a class B++ office building in a quiet setting close to downtown, Boalsburg, Lemont, and Rt. 322. Located off S Atherton in a beautiful development mixed with modern office buildings and residential housing. Professional co-tenants with a good mix of businesses and medical users. Professionally landscaped grounds with mature trees. Plenty of convenient surface parking.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,052	28,051	44,408
Total Population	2,364	86,519	127,512
Average HH Income	\$80,278	\$58,396	\$63,469

PROPERTY HIGHLIGHTS

- Professional Class B++ office space
- Conveniently located close to shops and restaurant areas
- Strong, long-term co-tenants
- Great layouts that are ready for your business's personalization
- Choose the space that works for you
- Tenant improvement allowances considered



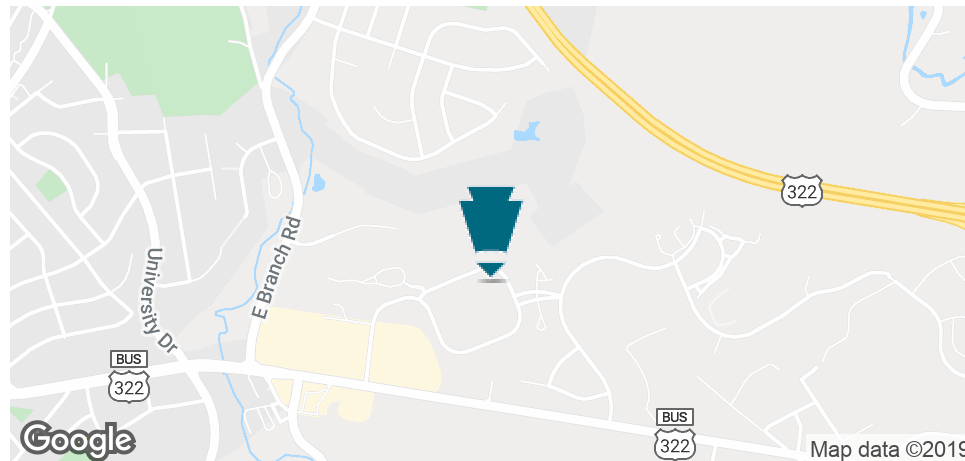
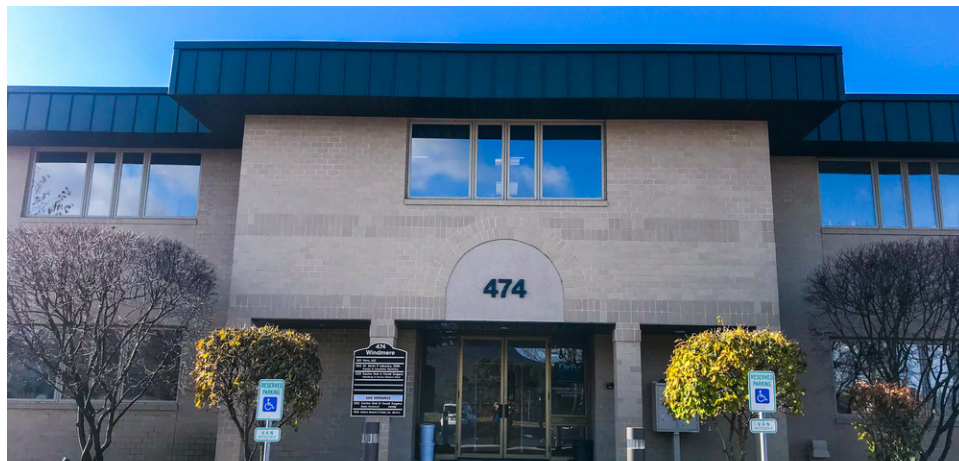
REACH OUT!

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EXECUTIVE SUMMARY



1,915 - 9,164 SF | OFFICE BUILDING



OFFERING SUMMARY

Available SF: 1,915 - 9,164 SF

Lease Rate: \$16.00 - 18.00 SF/yr
(NNN)

Lot Size: 1.37 Acres

Year Built: 1990

Building Size: 17,688 SF

Zoning: Commercial

LOCATION OVERVIEW

State College highlights/facts:

- One of the most educated U.S. cities with 63% of the population having degree(s)
- Large, entry-level population
- County population of 159,178

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 201	Negotiable	1,915 - 9,164 SF
Suite 100	\$16.00 SF/yr	5,511 - 7,426 SF
Suite 301	\$18.00 SF/yr	2,157 SF

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ADDITIONAL PHOTOS

1,915 - 9,164 SF | OFFICE BUILDING



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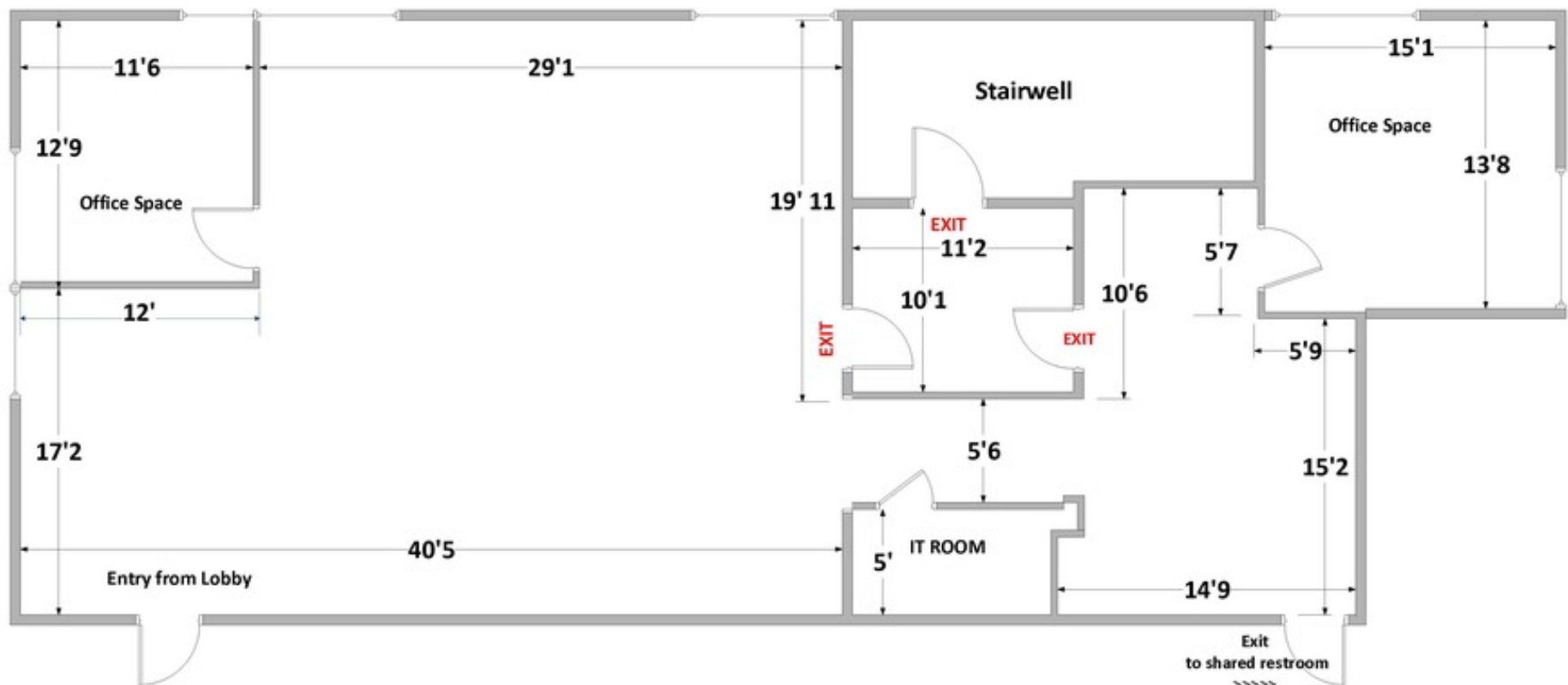
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FLOOR PLANS

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474 Windmere
HRG vacant space
2,283 Sq ft.



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