

TROMBLEY

REAL ESTATE
COMMERCIAL SERVICES

COMMERCIALSTATECOLLEGE.COM 814-861-3000

MEMBER
CCIM

Quality Office Space

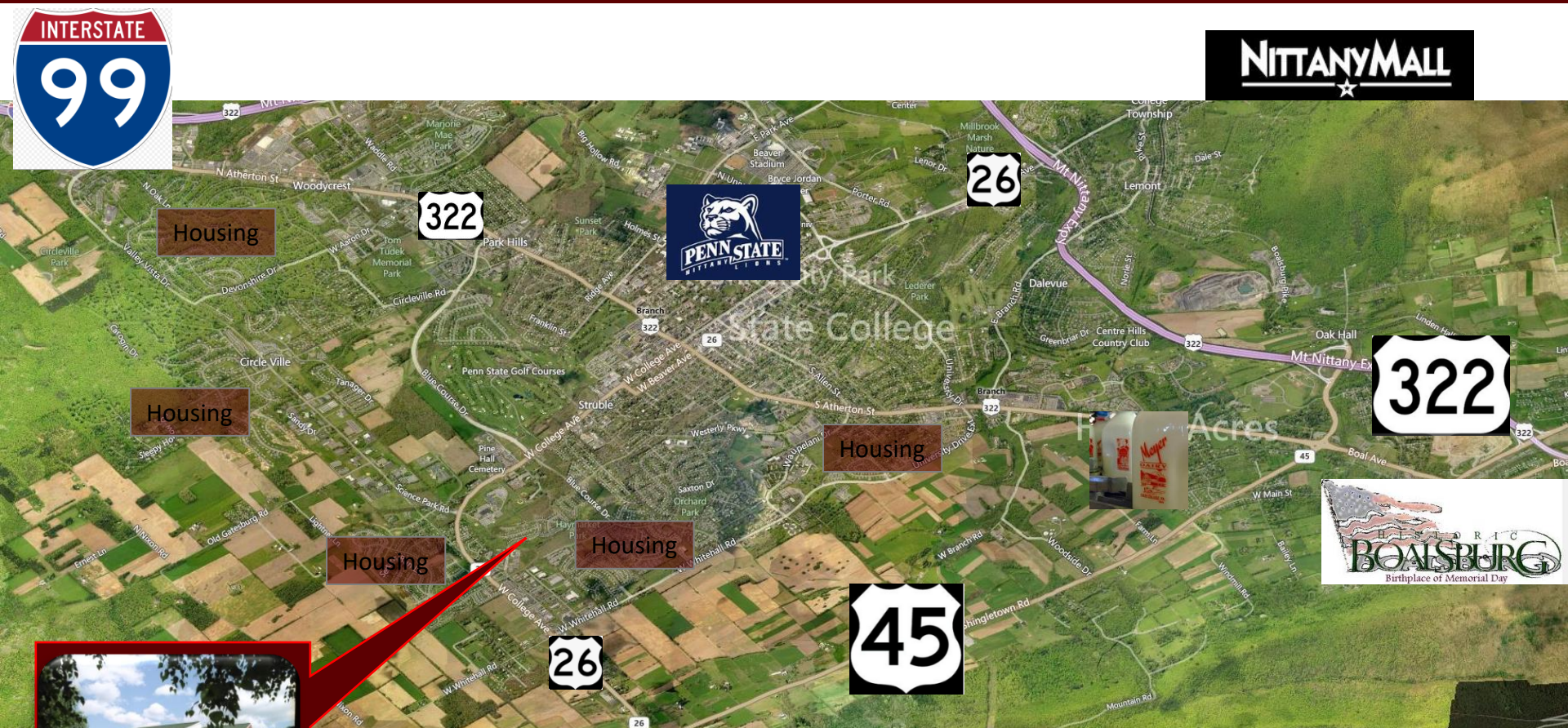
3075 Enterprise Drive, State College, PA

2,133 +/- SF

For Lease



Near Major Roadways & Housing

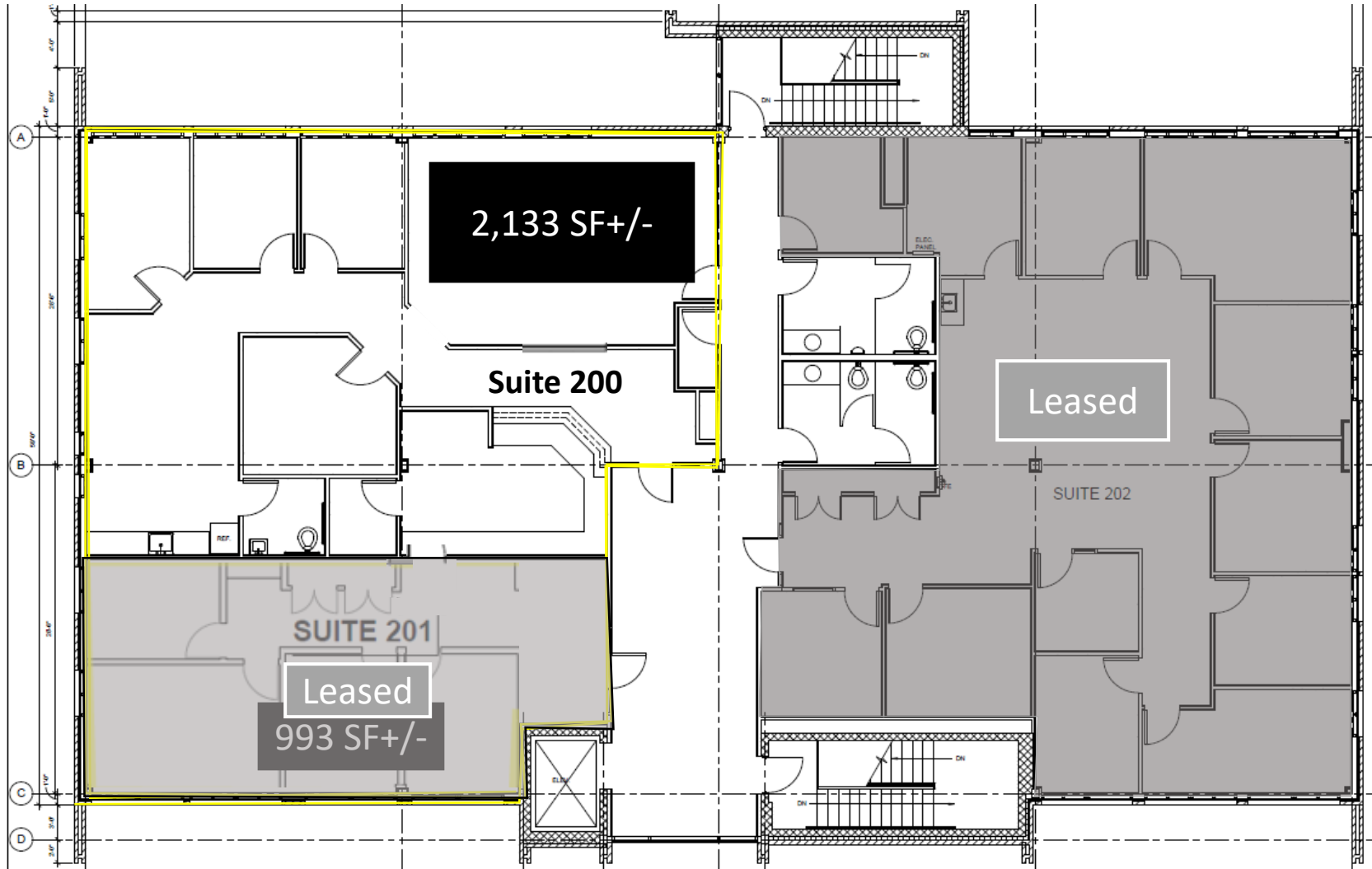


Easy access to major roadways, shopping, Penn State, housing, services, and schools.

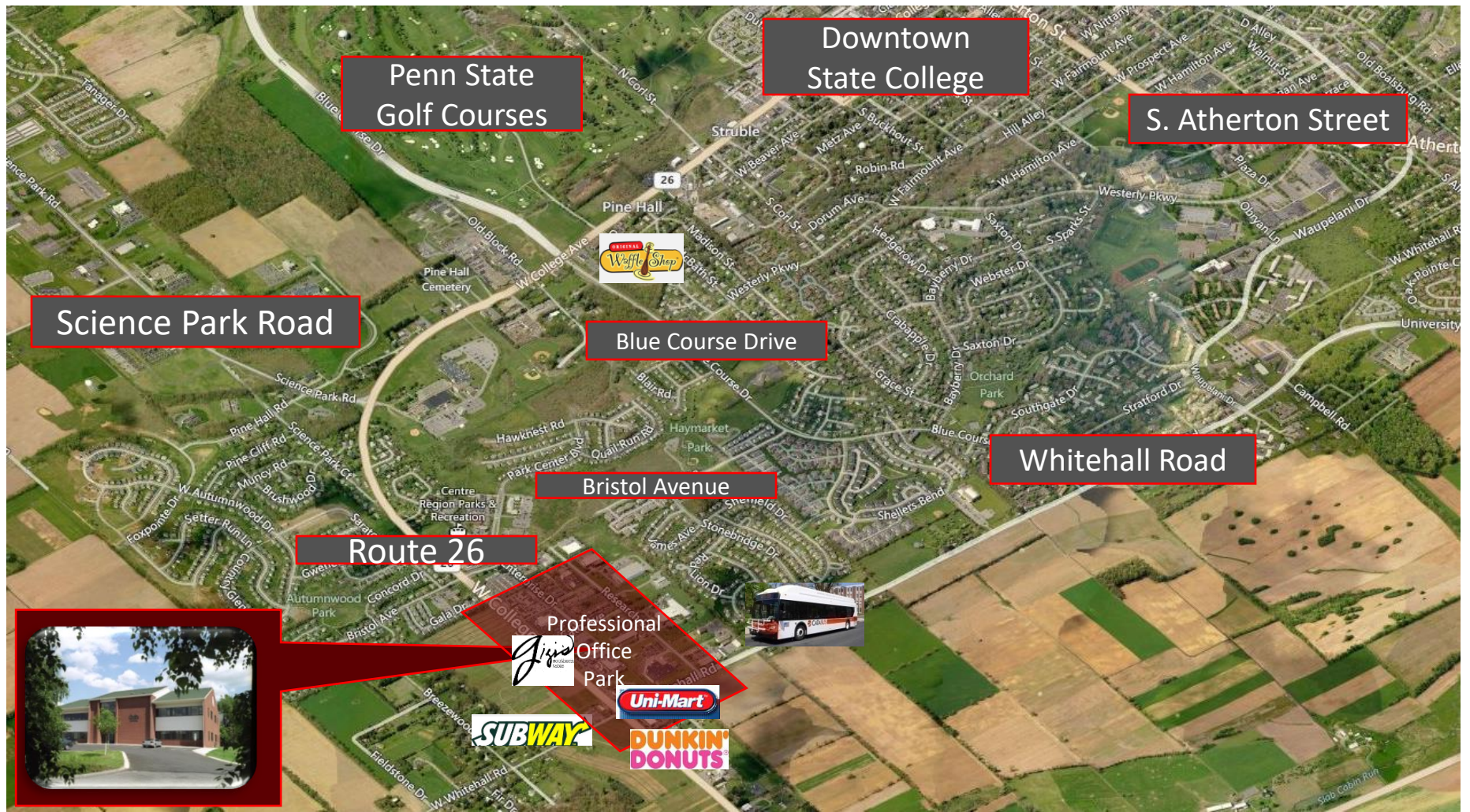
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Office Layout 2,133 SF +/- Available

2,133 SF +/- with 4 offices, large conference room, and reception area



Easy Access to and from State College

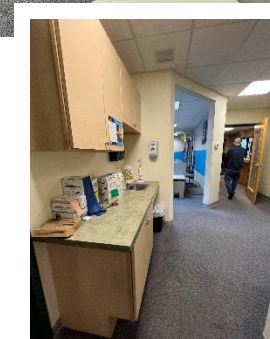
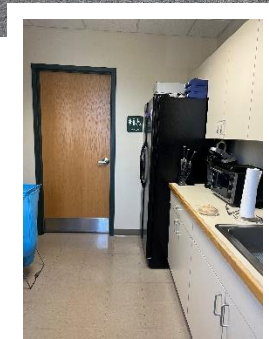
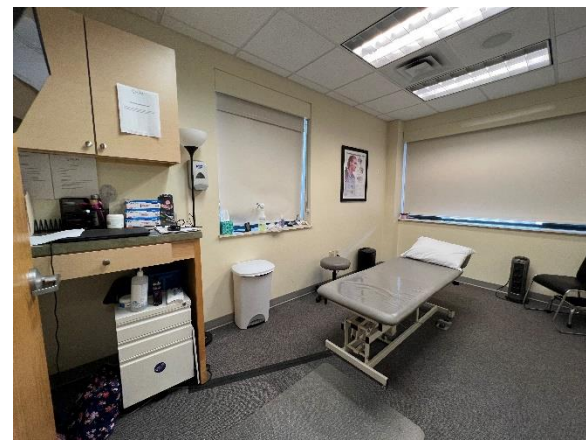
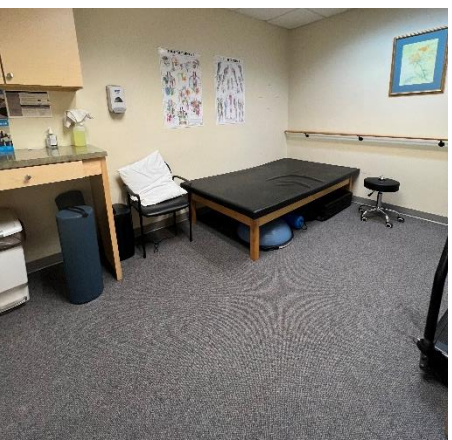
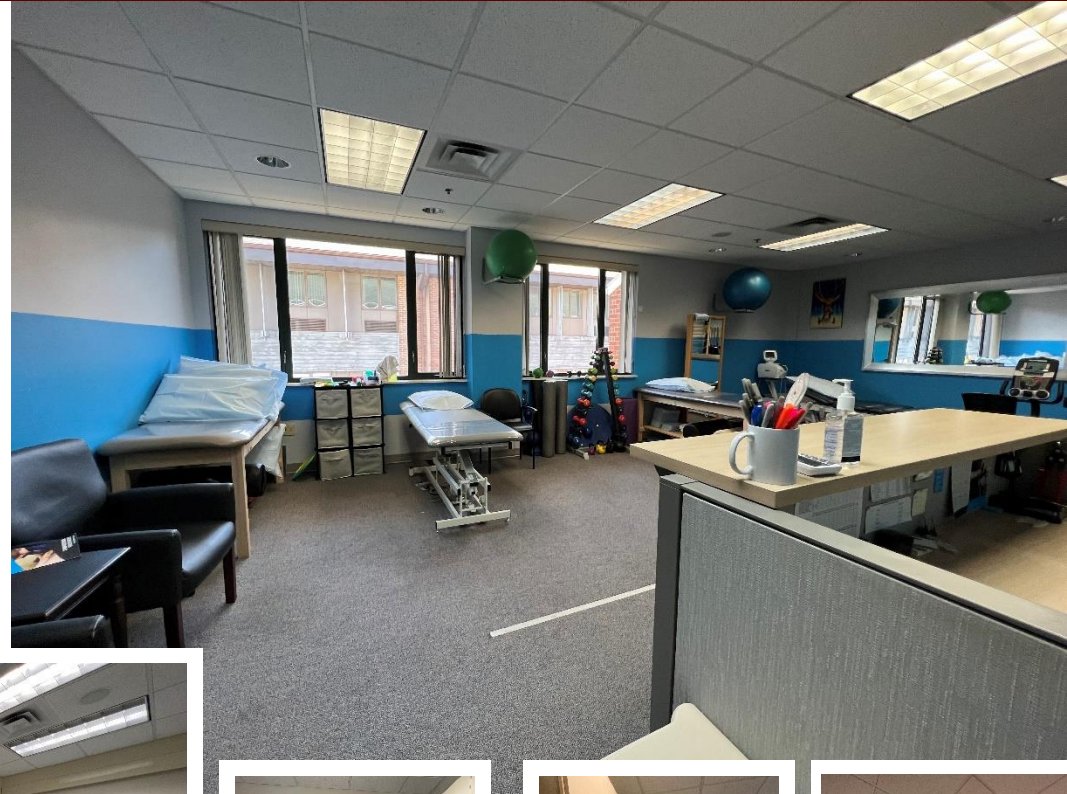


Common Areas

Well Designed Space with Welcoming Common Areas & Convenient Parking



Inviting Reception Area, Large Flex Space, and Separate Offices

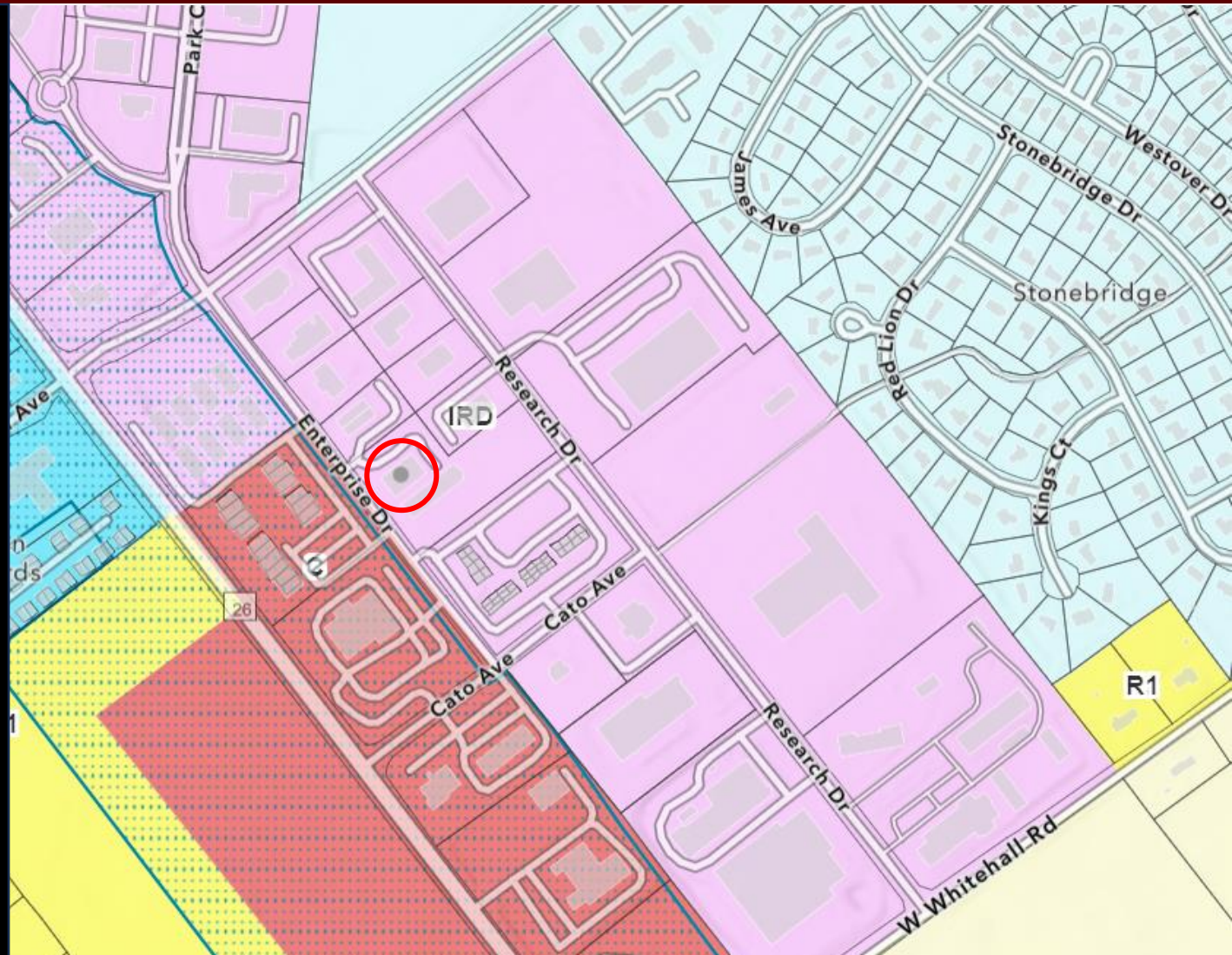


Ferguson Township IRD Zoning Uses

Permitted Uses include:

Business, professional and financial offices, clinics, medical and dental offices.

For a full list of uses:
<https://ecode360.com/attachment/FE3697/FE3697-027o%20205.15.pdf>



Centre County Demographic & Facts

State College & Surrounding Areas



By: Data USA

- **Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com**
- **University Park Airport – Direct flights to Chicago, Philadelphia, Detroit and Washington**
- **25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4th Fest**
- **Penn State football Saturdays make State College become the third largest town in PA**
 - **State College was ranked No. 1 as the least stressful city in the US by Psychology Today**
 - **1.5 to 2 million annual visitors to Happy Valley**
 - **Abundant biking and hiking trail system**

Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ Median Home value	\$242,700
➤ Home ownership rate.....	62.5%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	45.8%
➤ Total number of firms.....	12,182

- Source: United States Census Bureau
 - Census.gov population Estimates for 2020