



INTRODUCING

A newly constructed mixed use building in downtown State College, Pa.



HIGHLAND HOLDING GROUP, INC., Developer

250 East Beaver Ave. Suite# 700, State College, Pa. 16801

For leasing information: Call (814) 237-4400 Ext. #104 or blong@highlandhg.com

Conveniently Located in the Downtown Business District



Tall glass exterior walls with 7 th floor views of mountains, campus, and downtown.





HIGHLAND HOLDING GROUP, INC.

250 East Beaver Ave. Suite# 700, State College, Pa. 16801

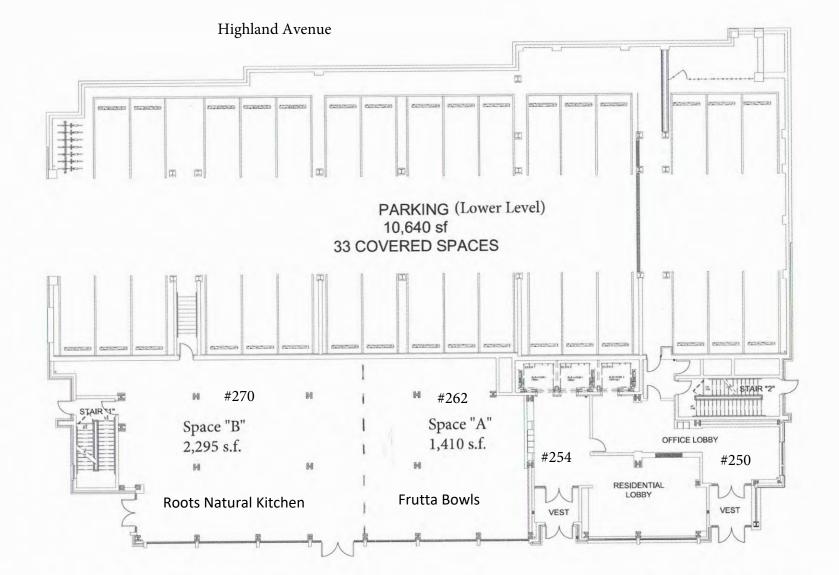
For leasing information: Call (814) 237-4400 Ext. #104 or blong@highlandhg.com





"Offices at The EDGE" Highlights

- Now available for immediate occupancy.
- "All-inclusive." One low monthly payment includes everything!
- Fully furnished with executive furniture package or group work station.
- 9 foot glass exterior walls with beautiful views of downtown, mountains, and campus.
- Private outdoor roof terrace for exclusive shared use of 7th floor occupants and guests.
- 24/7 Access with secure entry and lobby with a private elevator directly to the 7th floor.
- Shared Use of a conference room and fully equipped commercial kitchen with free beverages.
- Includes private mail box/ parcel delivery.
- Shared use of copier, printer, and fax machine. Secured confidential paper shredding service.
- Short or long term option plans available for individual office space with a locked in rates.(*)
- Environmentally-friendly. A LEED certified designed building.
- On premise bicycle racks. Public transportation nearby.
- On street public parking & municipal parking garages nearby.
- Reserved on-premise tenant parking is limited, available by separate lease (additional charge).
- 2 Ground floor restaurants with outdoor seating.



1 FIRST FLOOR PLAN

(Showing Office Lobby & Elevator)

East Beaver Avenue

HIGHLAND HOLDING GROUP, INC.

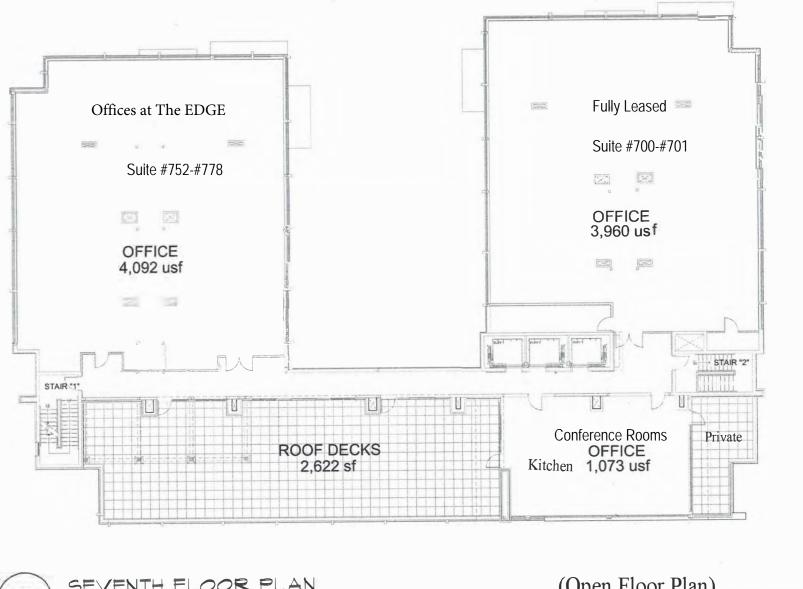
270 Walker Thrive. Swite# 2005W, State College, Pa. 16801

For more information: Call (814) 237-4400 Ext. #104 or blong@highlandhg.com

Conveniently Located in the Downtown Business District

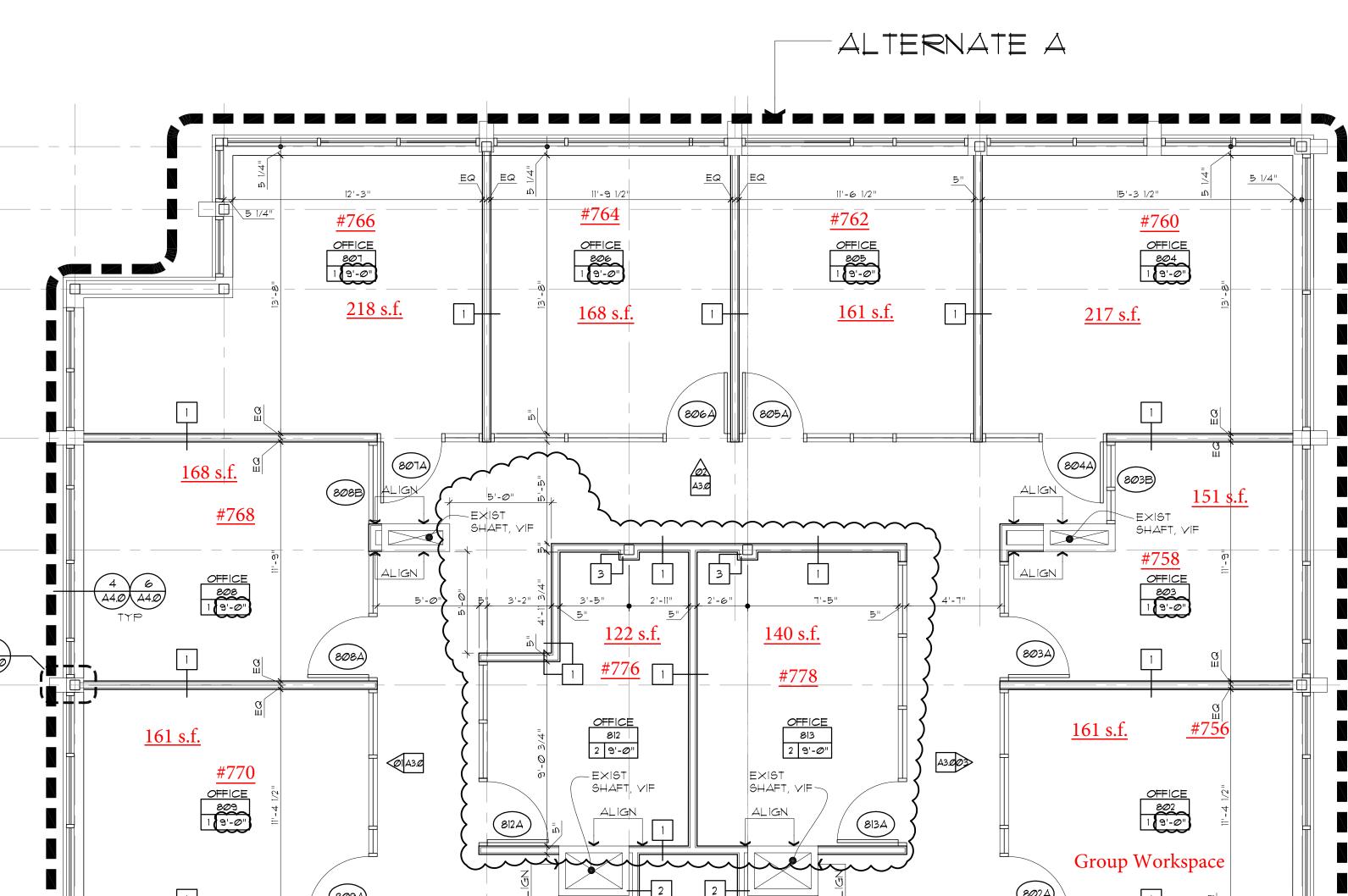
LOCUST LANE

HIGHLAND AVENUE



SEVENTH FLOOR PLAN

(Open Floor Plan)



BAR SEATING @ 3'-8" AFF:
GRANITE COUNTERTOP
SUPPORTED BY 1 1/2" SQ
TUBE STEEL (PTD).
SUPPORTS AT 48" OC MAX 4 6 A4.0 A4.0 5 A4.0 SIM

0FFICE OFFICE 112 1 9'-0" 0FFICE OFFICE
119'-0" OFFICE
109
19'-0" BREAK ROOM 115 1 9'-0" CORRIDOR
103
2 9'-0" 2 9'-0" OFFICE
116 19'-0" 0FFICE 108 19'-0" A3.014

-ADJUSTABLE

SHELVES (5)

GWB SOFFIT ABOVE (8'-0" CLG HT)

WAITING: 100 3 (9'-0"

GWB SOFFIT ABOVE (8'-6" CLG HT)

_GWB SOFFIT ABOVE (8'-0" CLG HT)

Private

CONFERENCE

ROOM

126

6 9'-0"

±17'-5"

6'-7"± OMIT CORE/SHELL PARTITION

ADJUSTABLE `

TØ2A

701 2 9'-0"

ELEV 3

<u>215 s.f</u>

CONFERENCE ROOM 727 649'-0"

_GWB SOFFIT ABOVE (8'-0" CLG HT)

Support Staff

ETR

CLOS 734 Ø 9'-Ø"

GWB SOFFIT ABOVE (8'-0" CLG HT)-

0FFICE 117 1 (9'-0"

OFFICE
TIS
1 (9'-0")

EXISTING NO WORK

_GWB SOFFIT ABOVE (8'-0" CLG HT)

T27A

FULL HT CT WALL TO MATCH EXTERIOE

334 s.f.

ELEV 2

ELEV 1

ETR

4 1/2"

ASIF

SHELVES (5)
SHELVES (5)
FLEX
SPACE
102
3 9'-0"

2'-2" 4'-3 1/2" 7'-9 1/2" 4'-3 1/2" 2'-1"

11'-6 1/2"±

±15'-3 1/2"±

0FFICE 107 1 9'-0"

OFFICE 706 1 9'-0"

EXISTING NO WORK EXIST

Private Deck

4 1/2"

ETR

EQ

OGP Architects, LLP

Leonard S. Fiore, Inc. 5506 Sixth Avenue Altoona, PA 16602 P 814.946.3686 F 814.946.5288

Design / Builder

MEP Engineers

CJL Engineering 232 Horner Street Johnstown, PA 15902 P 814.536.1651

SUITE # 700 -726

(FULLY LEASED)

Proposed: **TENANT** FITOUT 250 East Beaver Ave State College, PA

Developed By Highland Holding Group 270 Walker Drive State College, PA 16801

Revision No.

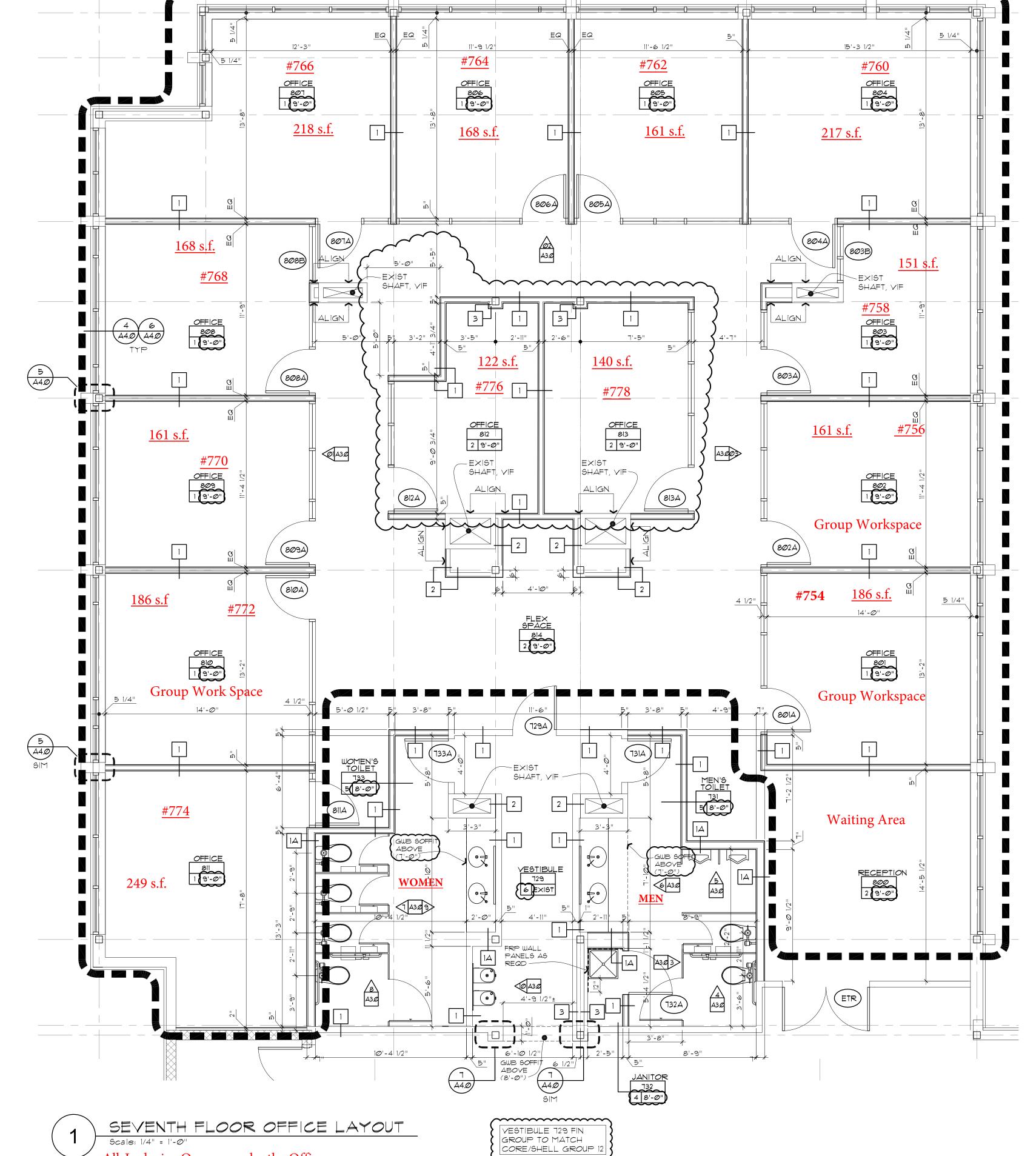
102 North Main Street Hightstown, NJ 08520 phone : (609) 448 - 3888

www.ogp-architects.com

Barry Scott Gordon, Ala PA: RA 015355B

Project. No: 16515 Scale: Date: *0*5/21/2*0*18

SEVENTH FLOOR PLAN



SUITE # 800

EAST BEAVER AVENUE

OPEN ROOF TERRACE 2,622 GROSS S.F.

- 24/7/ 365 Secure Building & Office Access.

as a Co-Sharing Work Space. Amenities includes:

All-Inclusive Occupancy by the Office or

All Utilities (includes local & L.D. phone).

- Password protected Wi-Fi. and high speed Ethernet.

- Executive Furniture Package

- Shared use of Printer, Copy. & Fax Machine.

- Open Roof Terrace with outdoor seating.

- Common Area Maintenance.

- Common Area Janitorial Services.

- Conference Room (-12 hours per month / per office*).

- Mail Box / Parcel Service.

- On Site Support Staff / Notary Public.















PLENTY OF NATURAL LIGHTING















































HIGHLAND HOLDING GROUP, INC.

250 East Beaver Ave. Suite# 700, State College, Pa. 16801 For leasing information: Call (814) 237-4400 Ext. #104 or blong@highlandhg.com