



INTRODUCING



A newly constructed mixed use building in downtown State College, Pa.
Now Available! – "*Offices at The EDGE*" - Class A office space at 250 East Beaver Ave.



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.



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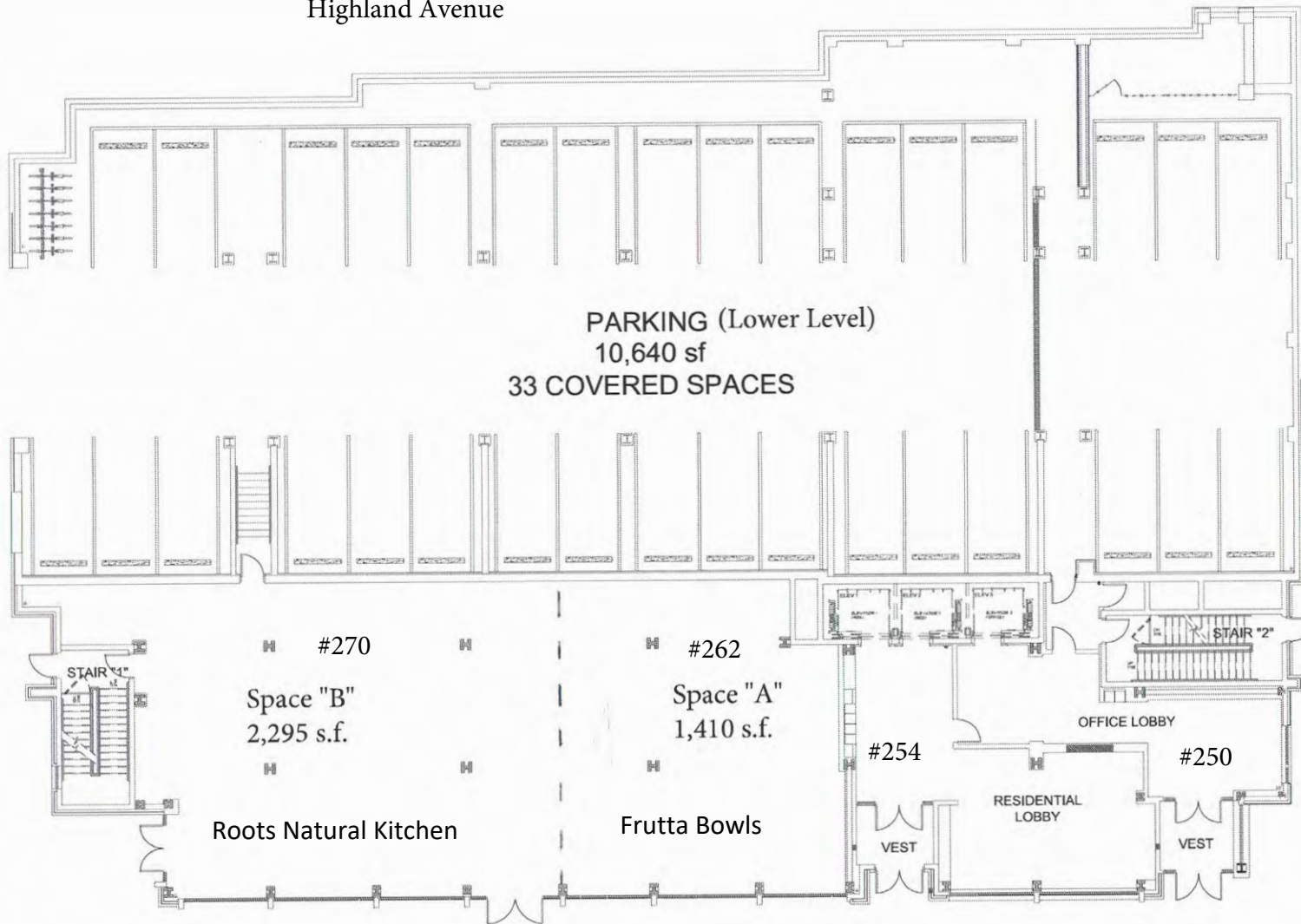
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"Offices at The EDGE" Highlights

- **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. AND MORE!!!!!!**

Highland Avenue



Locust Lane

1

FIRST FLOOR PLAN

(Showing Office Lobby & Elevator)

East Beaver Avenue

HIGHLAND HOLDING GROUP, INC.

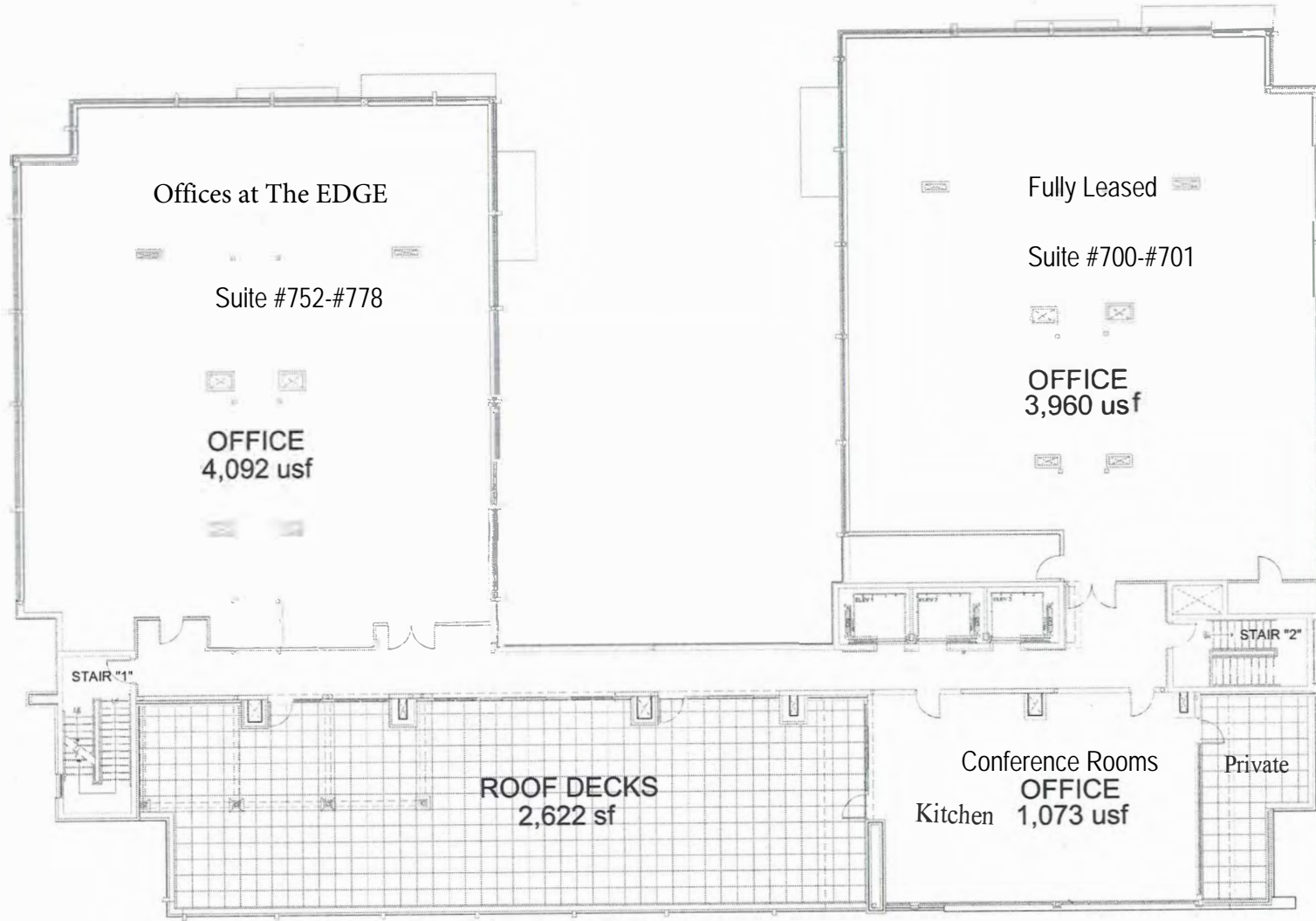
270 Walker Drive, Suite # 200SW, State College, Pa. 16801

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HIGHLAND AVENUE

LOCUST LANE



7

SEVENTH FLOOR PLAN

(Open Floor Plan)

EAST BEAVER AVENUE

A photograph of a modern building entrance. The building has a mix of grey, white, and green-tinted glass panels. A glass entrance door is visible, with the number '728' above it. A concrete sidewalk leads to the entrance. A white van is parked on the street to the left. A black lamppost is in the foreground. The text 'Entrance >' is overlaid in red, pointing towards the glass doors.

Entrance >







Reception Area w/ Beverage Bar



EVERY OFFICE COMES WITH PRIVACY BLINDS AND SUNSCREENS .

PLENTY OF
NATURAL
LIGHTING



LARGE CONFERENCE ROOM
W/ WIFI, CONFERENCE
PHONE, AND TV /
POWER POINT
MONITOR





#754



#754 & #756

4-6 person
group space



#768 & #770



#760



#760



#762



#768, & #770



#778

776 & #778



#766



#766





Kitchen with Hot & Cold Beverage Bar













Ox Blue



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