

Office Condo

110 Regent Court, Suite 200

**FOR
SALE**

Office Condo in Professional Building

PROPERTY HIGHLIGHTS

Visible Directly from South Atherton Corridor
Major feeder road into State College

Signage Available

Elevator access proximate to your office

Roof terrace connected into Suite

Two (2) Designated covered parking spaces included; other parking available for clients

1.2 Miles from 322 Bypass

Area of Business Growth

Sheetz, IHOP, Giant, Redline Car Wash, Jersey Mike's Subs, Pizza Hut

Proximity to Penn State/ All of State College

Easy access for clients, associates & visitors

Nearby bike/walking paths & bus stops



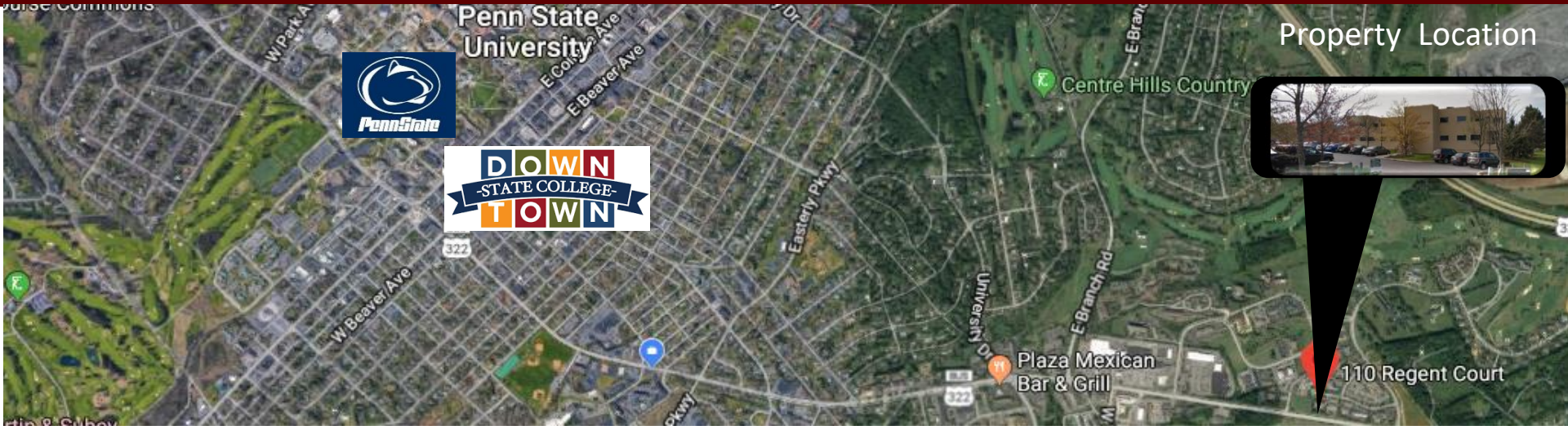
1421+/- SF

Per County Records

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commercialstatecollege.com

Located in busy office park on main thoroughfare to downtown State College



Property Summary

110 Regent Court, Suite 200

SUMMARY

Zoning: Residential Office

Traffic Count: 23,721 annual daily traffic S Atherton St

LOCATION & PROPERTY FEATURES

- Abundant natural light
- Perfect for start up and ongoing businesses
- Great proximity to other businesses, retail shops, restaurants & housing
- Renovated common area bathrooms very proximate to suite
- Clean sizeable common kitchen area with ample seating



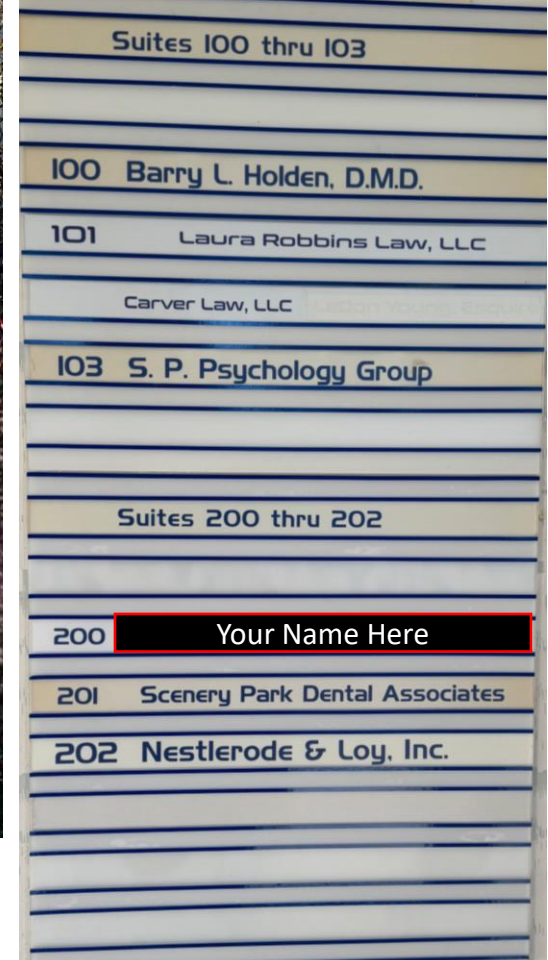
Condominium Association maintains:

- Building Monument Sign
- Multiple Directory Signs within Building

Your Sign
Here



Interior Directory Sign in Vestibule

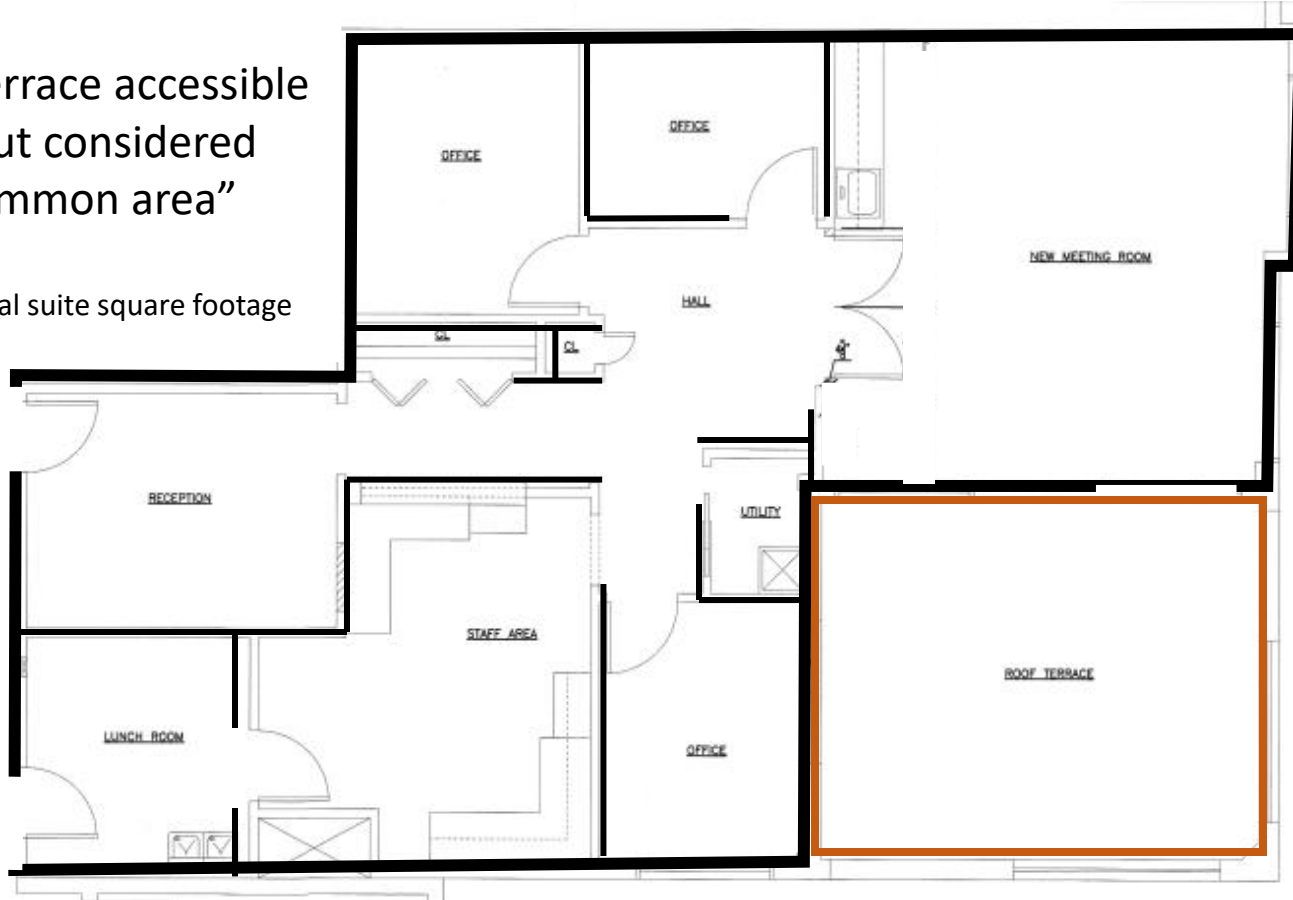


Floor Plan

3 Offices, Staff Area, Large Meeting Room, Reception, Private Roof Terrace, and Lunch Room

Private roof terrace accessible to owner but considered condo "common area"

*not included in total suite square footage

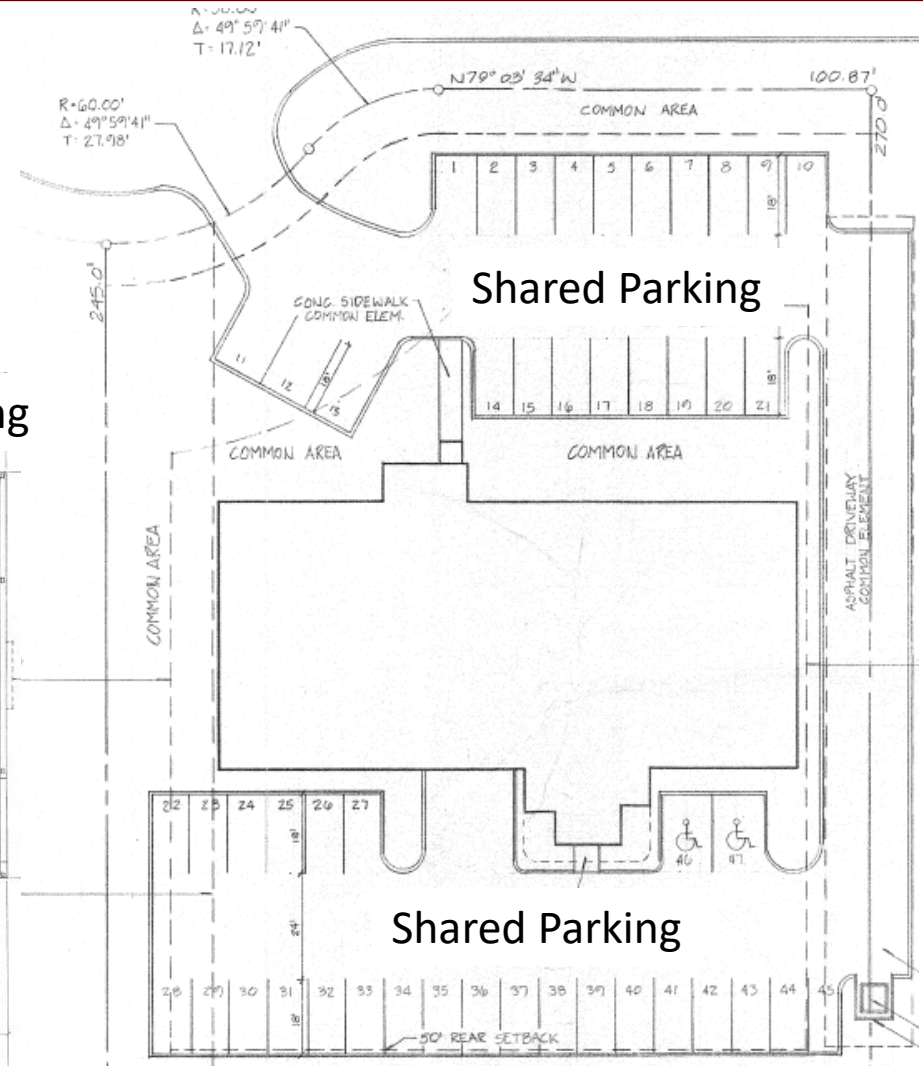
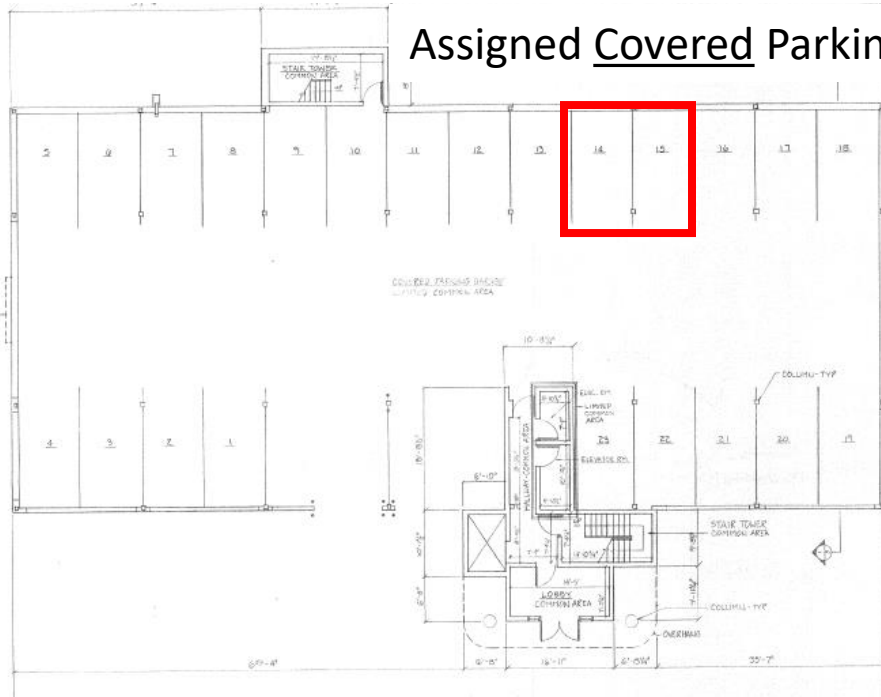


Not to scale. For planning purposes only.

2 assigned covered parking spaces included in Sale

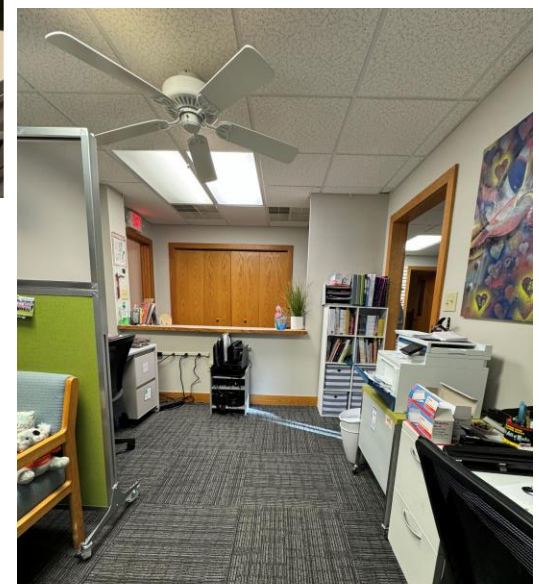
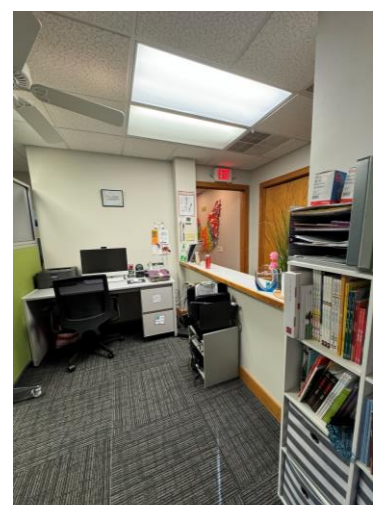
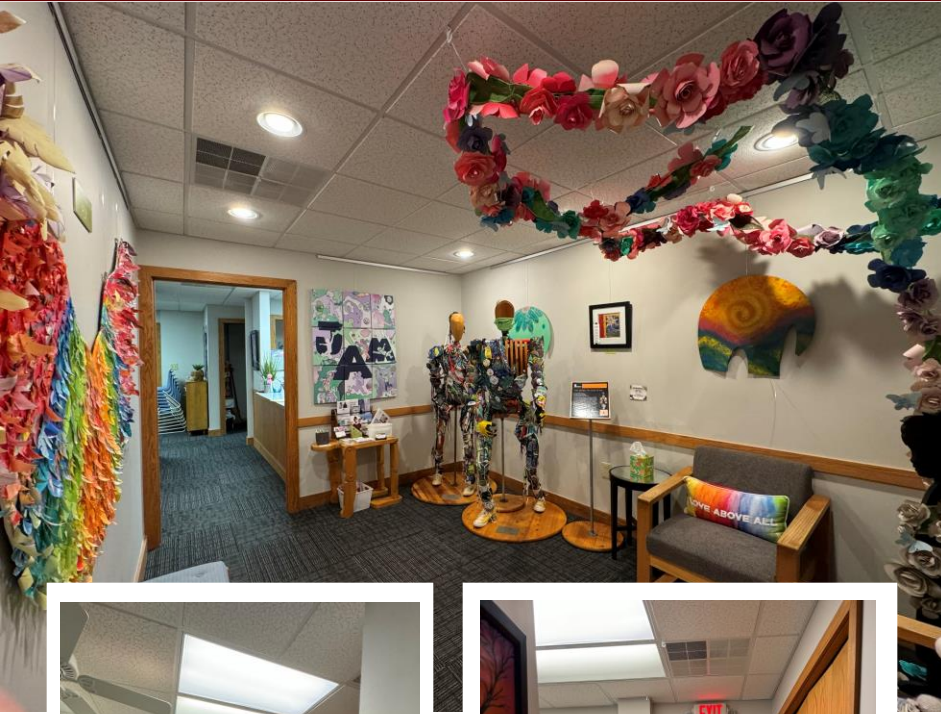
All 47 uncovered parking spaces are shared common area to the building

Assigned Covered Parking

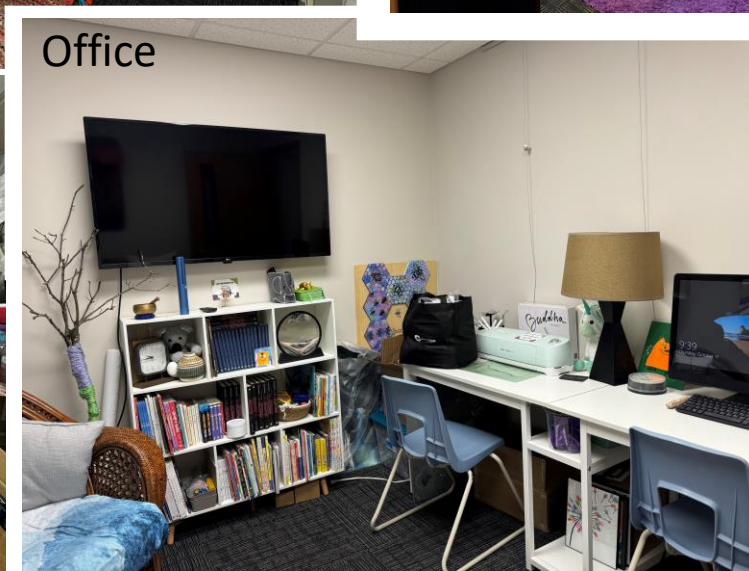
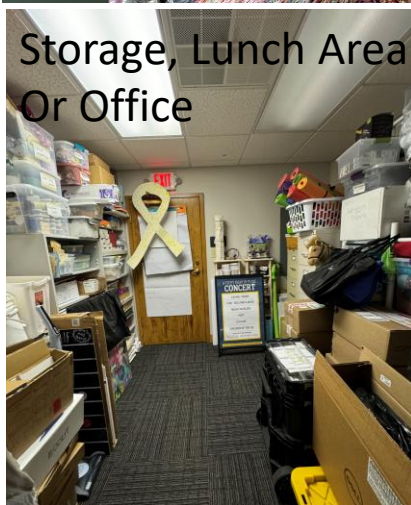
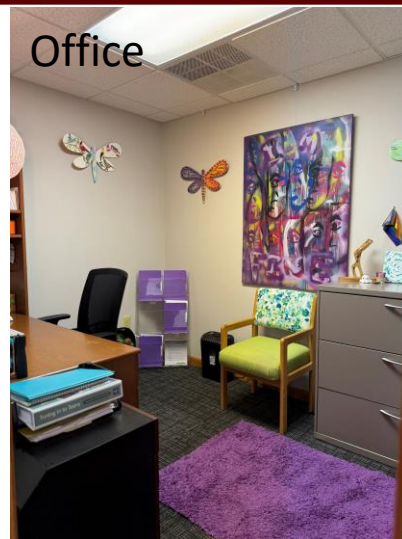


Interior Pictures

Waiting Room, Reception, Hall with Storage Closet



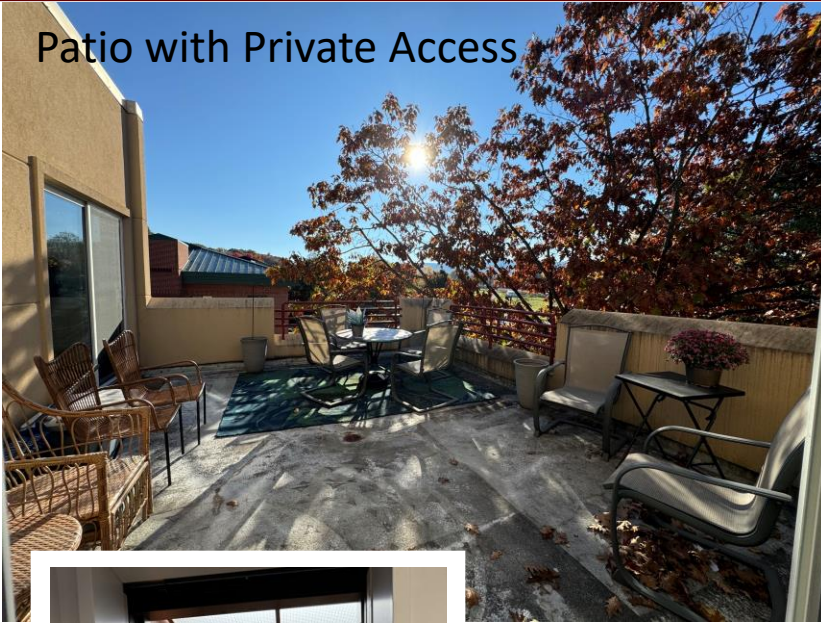
Interior Pictures (Continued)



Common Areas

Abundant on-site parking & large common area lunch/break room

Patio with Private Access



Common Lunch Room



Elevator



Patio

Parking Lot



Exterior



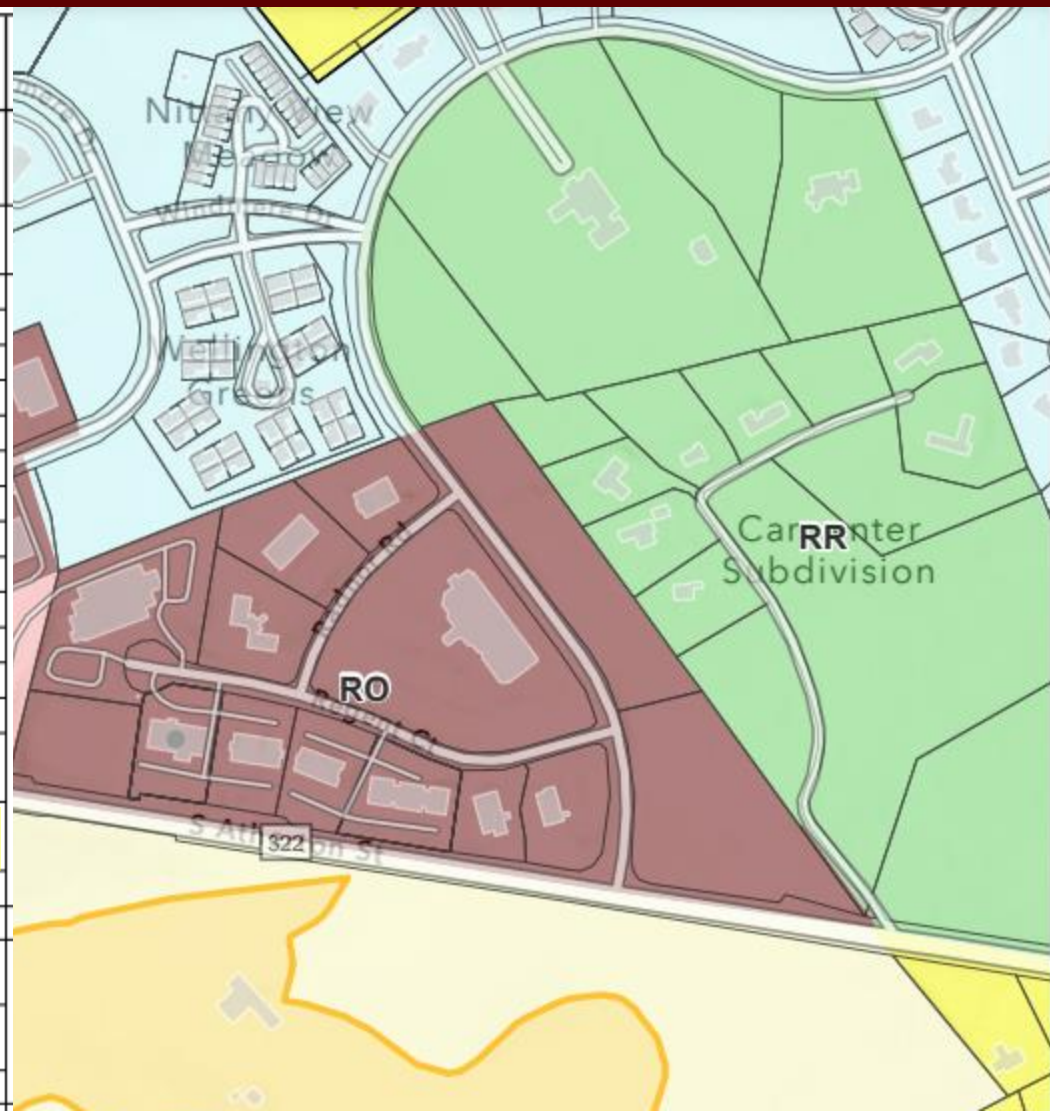
Scenery Park Tenants



Residential Office (R/O) Zoning

College Township

Permitted Uses	
Land and structures may be used for only the following:¹	
Primary Uses	
(1)	All permitted uses of the Two-Family Residential District
(2)	Ambulance, fire and police services and facilities
(3)	Bed-and-breakfast homes; see also § 200-11R
(4)	Bed-and-breakfast inns; see also § 200-11R
(5)	Commercial cemeteries
(6)	Funeral homes and mortuaries
(7)	Hospitals
(8)	Indoor recreational facilities
(9)	Medical offices and clinics
(10)	Office uses
(11)	Parks and recreation areas
(12)	Places of assembly; see also § 200-11F
(13)	Public libraries and museums; art galleries and reading rooms
(14)	Public or private institutions of higher education
(15)	Public or private nursery, kindergarten, elementary and secondary schools; see also § 200-11M
(16)	Studios for instruction in music, performing, visual and media arts; photographic and handicraft studios
(17)	Veterinary offices and clinics
(18)	Wireless communications facility
Accessory Uses	
(19)	Home occupations
(20)	Customary uses accessory to the above, excluding alcoholic license; essential services
(21)	Crematories, as an accessory use to funeral homes and mortuaries



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 trail system**

Census Info

➤ Population.....	162,805
➤ Area in Square Miles.....	1,112
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$48,262
➤ Median Home value	\$212,300
➤ Home ownership rate.....	61.4%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	41.3%
➤ Total number of firms.....	11,078

- Source: United States Census Bureau
 - Census.gov population Estimates for 2018