

330 INNOVATION BOULEVARD

330 Innovation Boulevard, State College, PA 16803



\$18.00 SF/YR | OFFICE BUILDING

PROPERTY OVERVIEW

Here's the Class A office that you have been waiting for that won't break the budget!

Join an ecosystem where business, education, and research come together. A network of resources available at Innovation Park supports early-stage entrepreneurs and established businesses alike. Class A space just a few miles from the University Park Airport and directly off of Interstate-99, the Park is easily accessible for travelers.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	600	31,256	46,286
Total Population	1,454	94,515	131,063
Average HH Income	\$87,651	\$56,955	\$63,345

PROPERTY HIGHLIGHTS

- Fully furnished, Class A, office space
- Lease a large professional office or easily subdivide it into a smaller space
- Large glass board room with views of Tussey Mountain
- Several small and medium conference & meeting rooms
- Large, professional waiting & reception area
- Large kitchenette/lunch room with full-sized refrigerator, dishwasher, and more
- Many private and shared offices with large windows
- Large workrooms and open spaces for a bullpen or cubicles



FOR LEASE



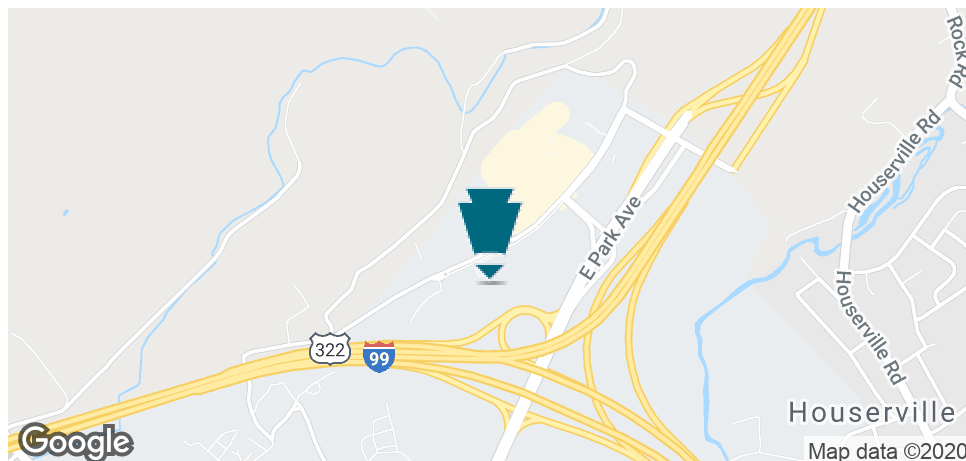
REACH OUT!

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EXECUTIVE SUMMARY

2,000 - 9,353 SF | OFFICE BUILDING



OFFERING SUMMARY

Available SF:	2,000 - 9,353 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0 Acres
Year Built:	2007
Building Size:	9,353 SF
Zoning:	CX
Market:	State College

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- Shared common area restrooms
- Plenty of surface parking

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ADDITIONAL PHOTOS

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NEIGHBORHOOD MAP

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Map data ©2020

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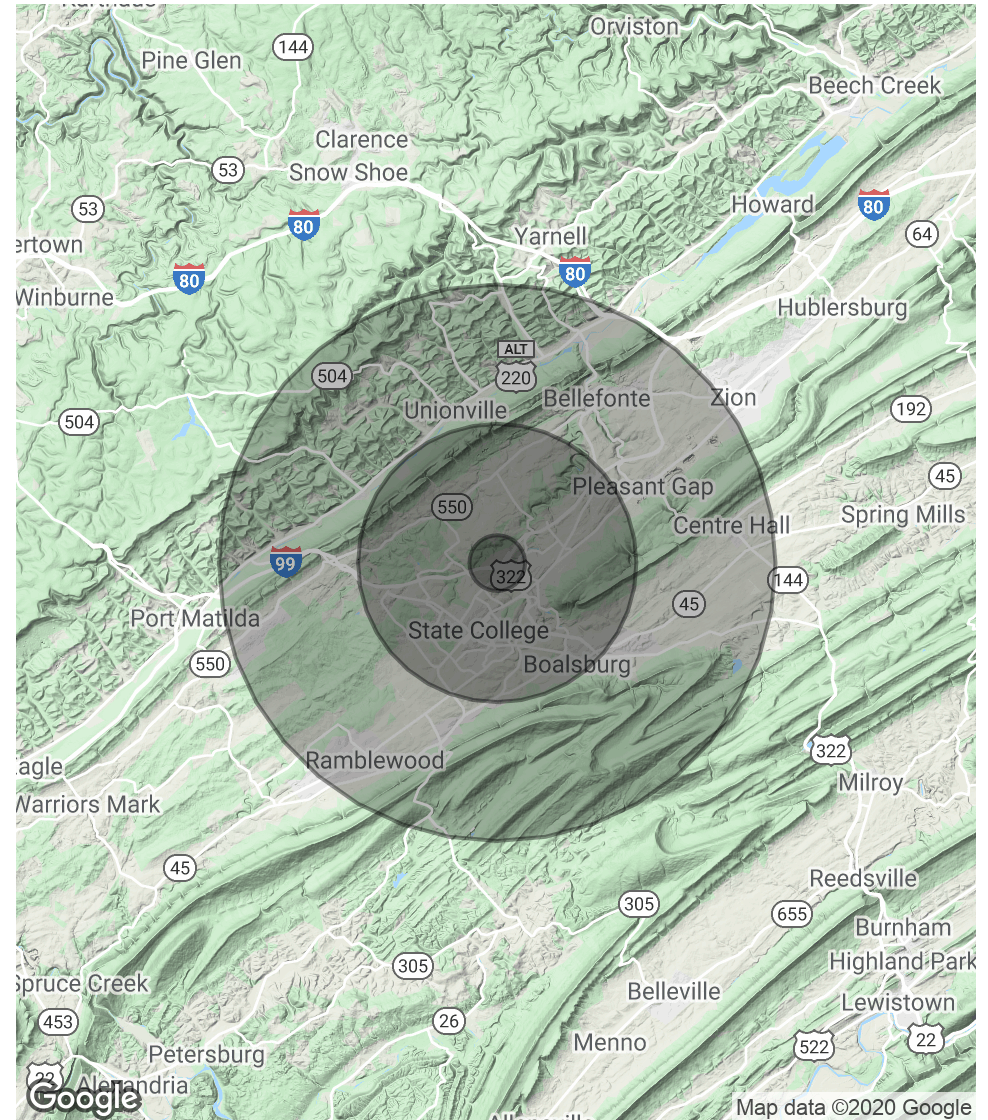
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,454	94,515	131,063
Median age	37.5	27.8	30.8
Median age (Male)	35.5	27.3	30.1
Median age (Female)	39.1	27.9	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	600	31,256	46,286
# of persons per HH	2.4	3.0	2.8
Average HH income	\$87,651	\$56,955	\$63,345
Average house value		\$255,388	\$260,479

* Demographic data derived from 2010 US Census



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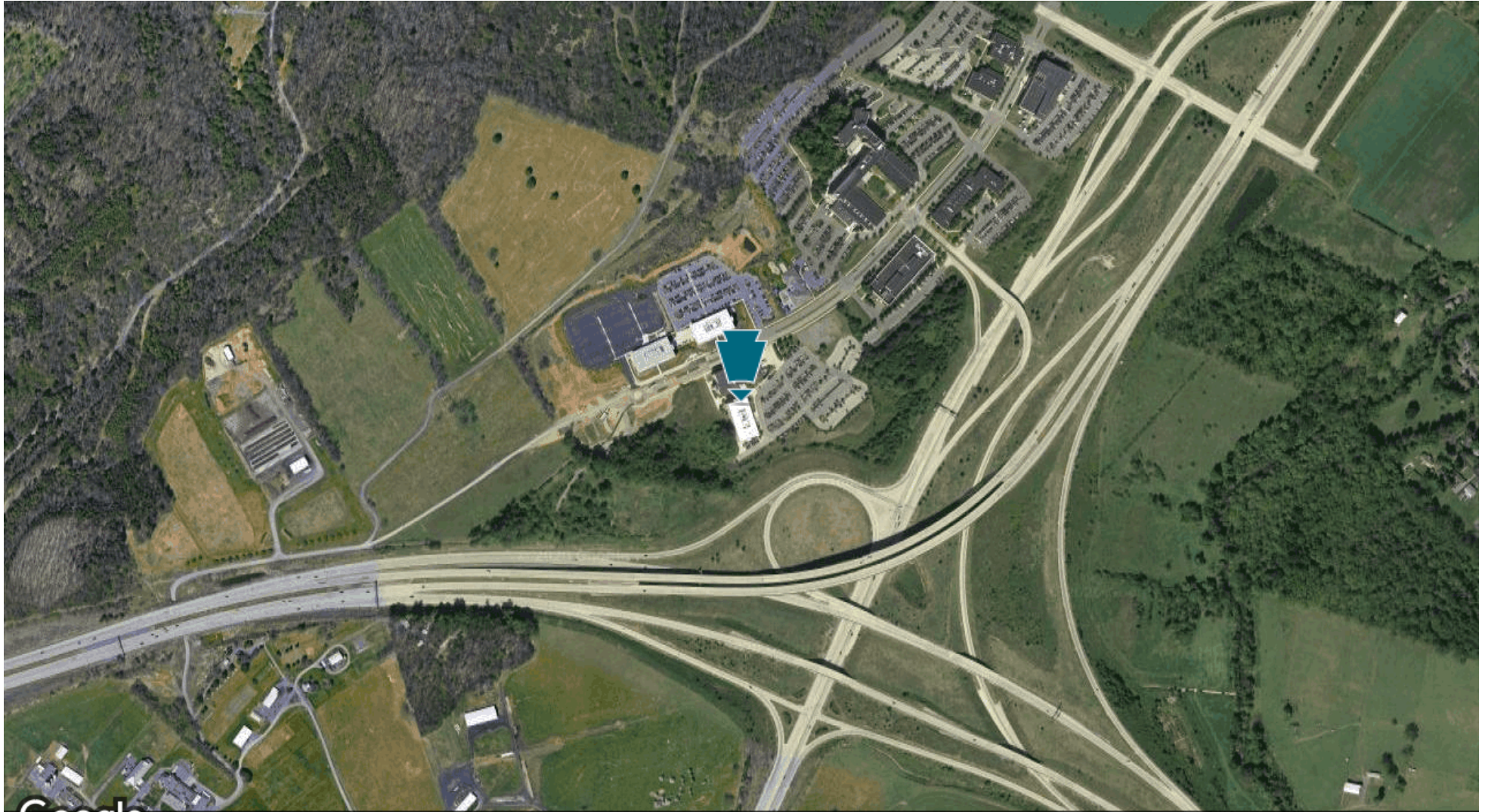
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AERIAL MAPS



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Google

Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency

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