



For sublease

310 Innovation Boulevard, State College, PA 16803
13,500 SF Available through 2/28/2033

Property highlights



High quality: Master Planned Class A professional office and research park campus setting.



5-minute proximity to: Neighborhood retail, numerous dining establishments and Penn State University campus.



Free CATA public bus transportation service **every 15 minutes to/from** University Park and surrounding community.



15 minutes to University Park Airport.



Major research institution: Home to Penn State University, providing access to a highly educated workforce and research partnerships.



Strong talent pool: Large student population and a steady stream of graduates in various fields, including engineering, technology and business.



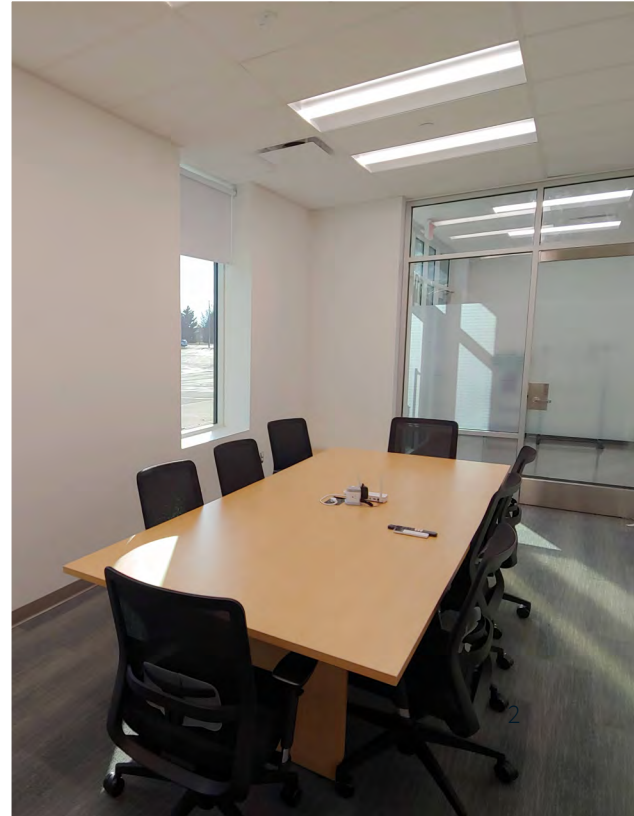
Innovation hub: Presence of innovation centers and incubators, fostering a culture of entrepreneurship and technological advancement.



Growing tech sector: Emerging as a technology hub, attracting startups and established companies in fields like software development and biotechnology.



Collaborative business environment: Strong ties between the university, local government and business community create opportunities for partnerships and growth.



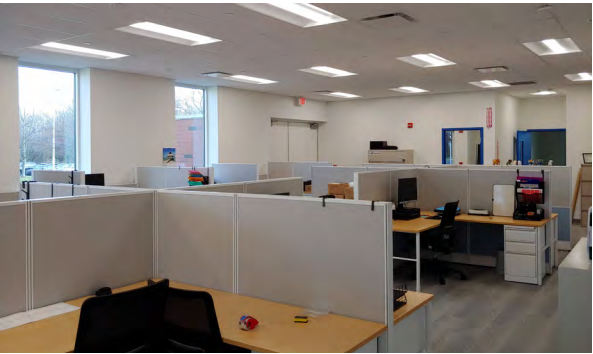
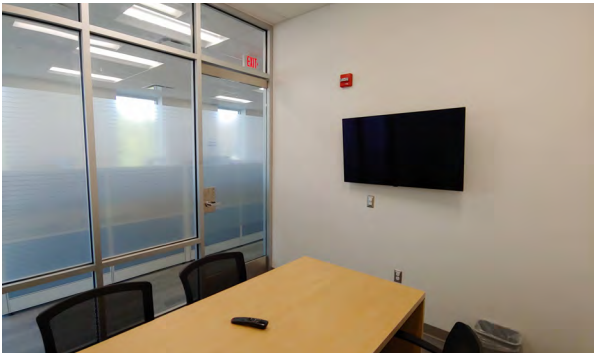
Versatile floor
plan for integrated
cGMP manufacturing

Area (RSF)	Category
2,499	Cleanrooms + Envelope (Controlled air space)
1,300	ISO7 Mfg Space
134	ISO7 Gowning
516	Controlled not classified (CNC) (Parts of Envelope)
549	Total ISO8 (Parts of envelope)
3,178	Lab space
372	Magnetite Lab (aka non-cleanroom Mfg space)
2,322	Office Areas
877	Warehouse
4,255	Other/Supporting/Corridor Areas (difference from 13500)
13,500	Total RSF

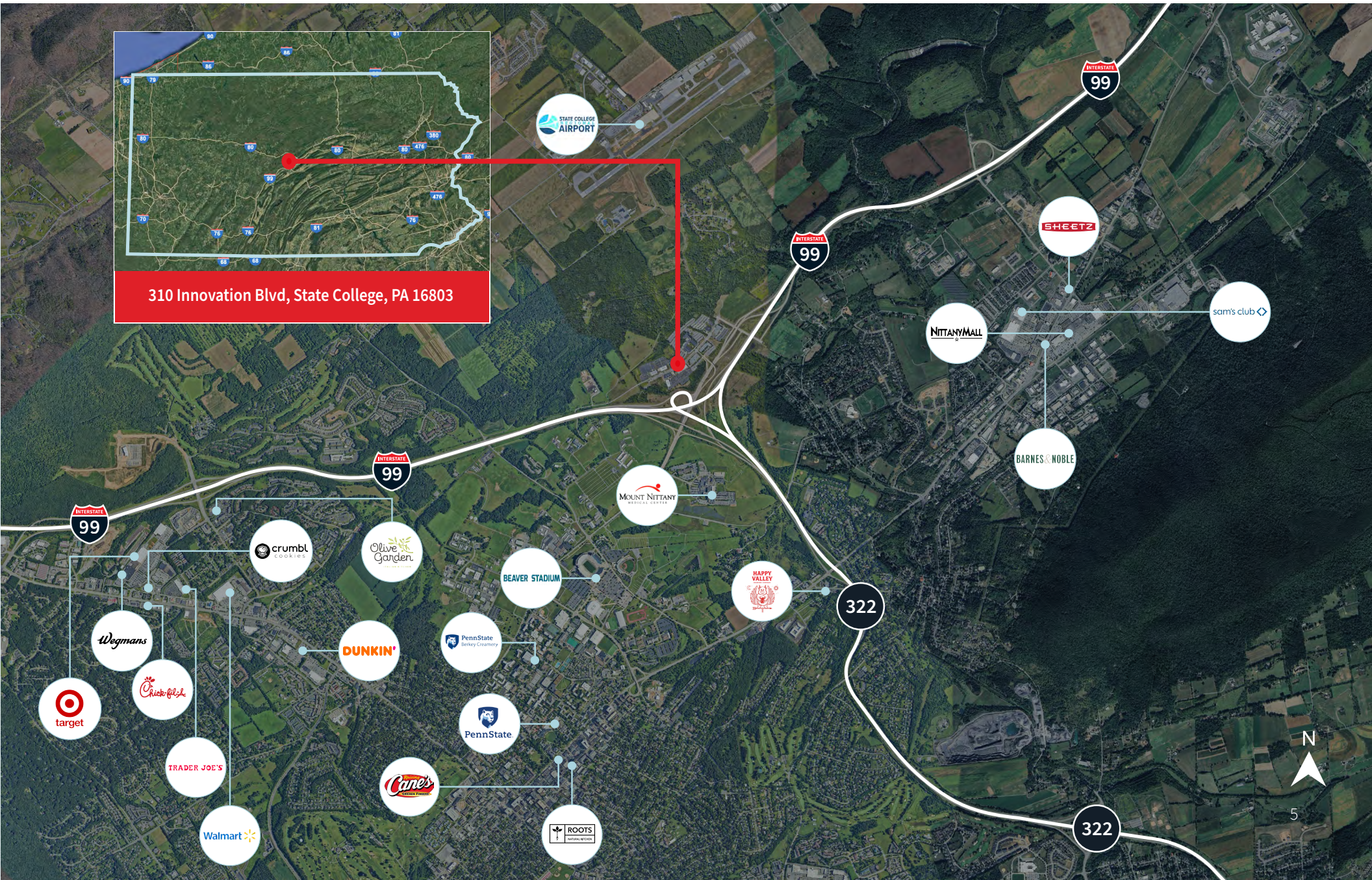


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Property photos



Location highlights



Thank you

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