

2568 Park Center Blvd. State College, PA

Property Highlights – 2,935 to 4,955+/- SF

- Professional Business Park
- Close to bike paths
- Steps from CATA bus route
- Surrounded by abundant housing options
- Minutes from town and PSU
- Easy access to major roads and most parts of town
- Zoned IRD

For Lease



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Site Location

Located in Central Pennsylvania, in State College

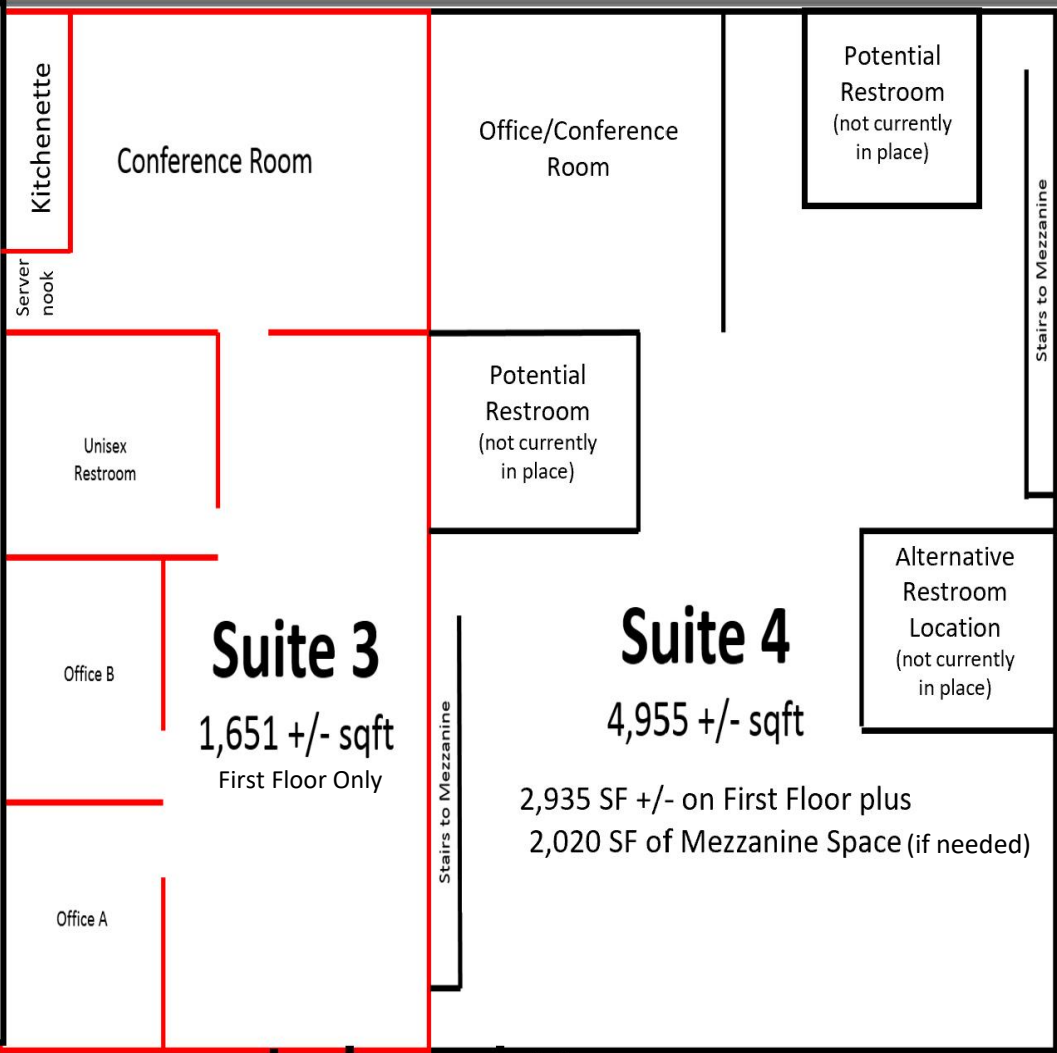
Great Central Location



Easy access to major roadways, shopping, PSU & daycare options, housing options, services and schools

Floor Plan/Space Available

Leased



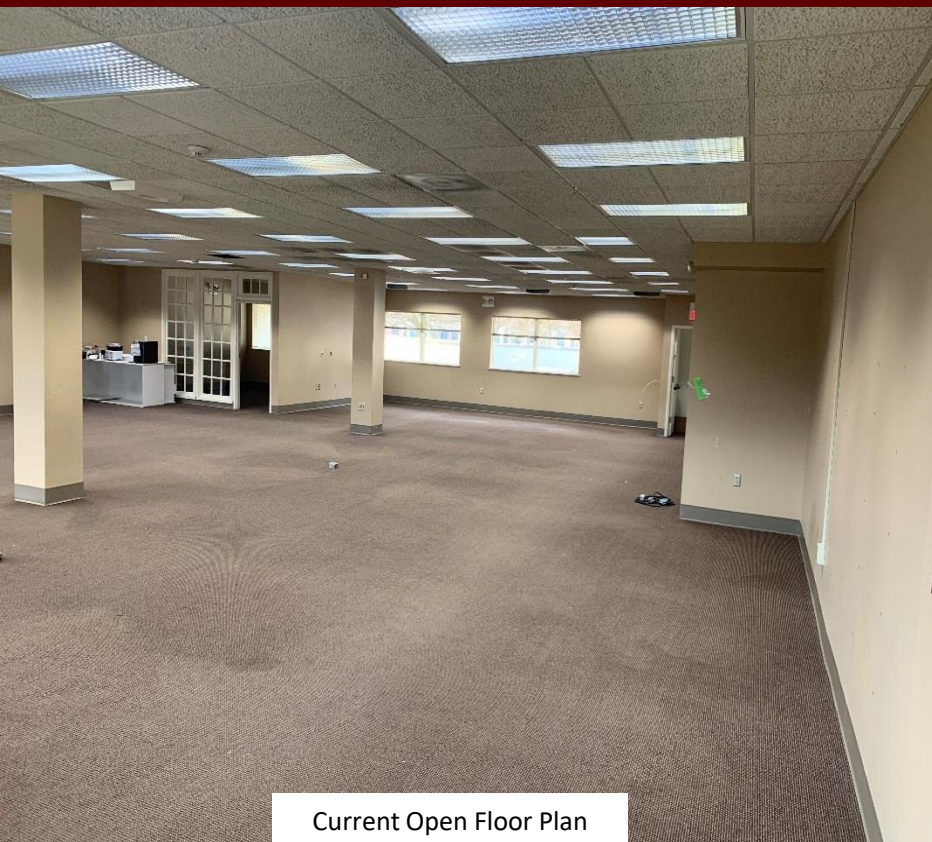
Suites 3 & 4 could also be combined

Smaller Spaces May Be Available

*Drawing not to exact scale, for illustrative purposes only

*Mezzanine is on top of Suites 3 + 4

Suite 4 – Main Level



Current Open Floor Plan



Office/Conference Room in Corner

- Abundant Lighting
- Open Span to customize to your needs

- Conference Room
- Cubicles in place (not shown), available for use

Entrance & Mezzanine

2568 Park Center Blvd.

Attractive Exterior with Easy Handicap Access and Grass Area for Potential Picnic Tables



Suite 4 Entrance



Mezzanine Above Suite 4



Mezzanine Above Suite 3

Park Center Professional Plaza Zoning - IRD

Light, Industry, Research and Development (IRD)

PRINCIPAL USES		
	Health and Athletic Clubs	P
	Pet Care Services Facility	C
	Schools, Commercial	P
Forestry	Sport and Field Complexes	P
Park and Outdoor Recreational Facilities, Neighborhood, Public	Sporting and Entertainment Arenas and Stadiums	P
Park and Outdoor Recreational Facilities, Community, Public	Studios for Instruction in Music, Performing Arts and Visual Media	P
Park and Outdoor Recreational Facilities, Regional, Public	Tutoring and Study Centers	P
Recreation Facilities for Employees, Faculty & Students	Community Gardens	P
Administrative Office Buildings (associated with the Uses in this Area and Bulk Category)	Emergency Services	P
Food Catering	Essential Services – Type 1	P
Micro-Distillery/Brewery (Beverage Production Facilities)	Potable Water Pump Station Facilities	C
Light Manufacturing, Assembly, Processing, Production and Fabrication	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
Research, Development, Engineering or Testing Laboratory	Telecommunications Switching Facility	P
Self-Service Storage Facility	Communications Towers	P
Archival Libraries		
Amusement Arcades		
Archery and Shooting Ranges, Indoor		
Bowling Alleys		
Business, Professional and Financial Offices		
Child/Day Care Centers		
Clinics and Medical and Dental Offices		
Eating and Drinking Establishments, Sit-Down		
Eating and Drinking Establishments, Takeout		



Abundant On-Site Parking



- Handicap accessible
- .2 miles from CATA bus route
- Free parking on-site (additional adjacent lot also dedicated to parking)
- Professionally landscaped
- Abundant windows allowing much natural light
- Flex space can be configured to meet your needs
- Building offered on a non-triple net basis



Bristol Center & Cato Park Area

Many business call Bristol Center/CATO Park home

Located in Ferguson Township Bristol Center and Cato Office Business park is home to many professional businesses. Part of what makes this area so attractive is the large variety of businesses that currently occupy the park, everything from Class A office space to light industrial, medical offices, hotel and restaurants.

Less than a mile away is a Sheetz and Uni-Mart convenience store for easy gas fill ups and fast food such as pizza and snacks, car wash and lube center. Subway and other restaurants nearby. "Gigi's" is a quality food and beverage provider a minute or two from this site. The area is under further development with a newly planned retail and housing neighborhood.

Location can't be beat with easy access to College Ave/Route 26 and close proximity from Science Park Road intersection. An easy ride to the 322/I-99 corridor and all parts of town.

Businesses in Cato Park

Child Daycare/Schools

- Arts Conservatory of Central PA
- Masonic Learning Center for Children with Dyslexia
- South Hills Business School Medical Labs & Professional Development
- The Learning Academy

Healthcare

- Atlas Therapy
- Centre Psychology Group
- David Curtis DMD
- Dr. Brian White, DDS
- Aaron Roan, DMD
- Hoff Chiropractic Clinic
- Lemont Physical therapy
- Nittany Dental Associates
- State College Orthodontics

Restaurants/Convenience

- Lupitas Authentic Mexican Food
- Dunkin Donuts
- Gigi's Restaurant and Wine Lounge
- Subway
- Uni-Mart Convenience Store
- Sheetz Convenience Store

Auto Dealerships

- Audi of State College
- Bobby Rahal Honda
- Mercedes-Benz of State College
- Nissan of State College
- State College Ford Lincoln
- Volkswagen of State College

Penn State University

- PSU – Applied Research Labs West I and II
- PSU – College of Engineering
- PSU – Donor Services
- PSU – Library Annex

Businesses in Proximity

Government Offices

- Centre Area Transportation Authority (CATA)
- Centre Region Council of Government (Code Administration, Parks & Recreation, Regional Planning)
- Department of Public Welfare
- Ferguson Township Municipal Building

Other Offices

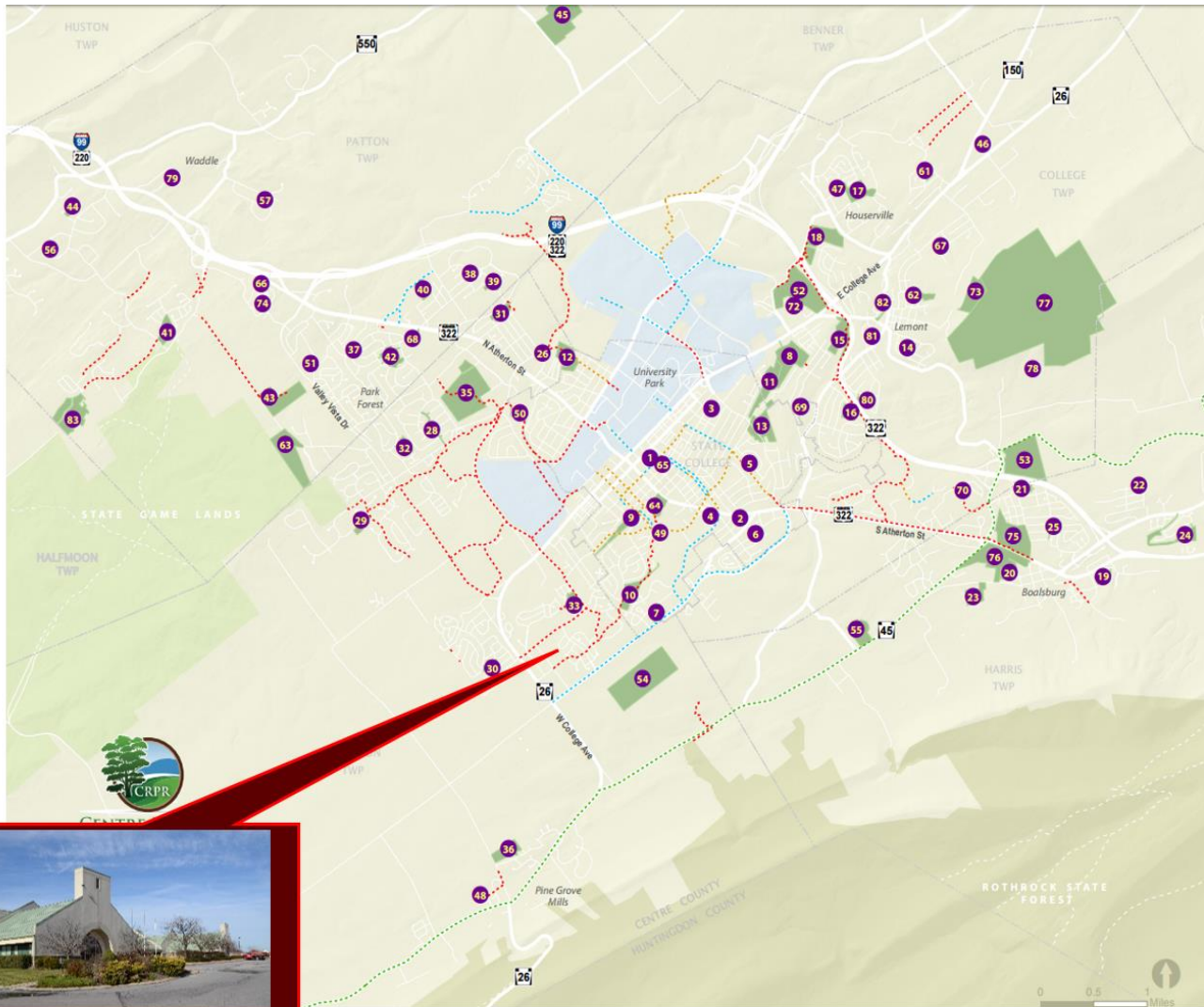
- ARM Group
- Atotech
- Borton-Lawson Engineering & Architecture
- Northwestern Mutual

- Blue White Illustrated
- Centre County Community Foundation
- Child Development and Family Council
- Collegiate Pride
- Converse Consultants
- Drohan Brick & Supply
- Falcon Capital
- Forever Broadcasting
- Hold It Self Storage
- HRG
- Hybrimetrics, Inc.
- Ikon Office Solutions
- Ledgers by Lisa
- Manpower
- Mazza Law Group

- McMillian Computer Solutions Inc.
- Microdata Systems
- MPI Research
- Nittany Budget Hotel
- Paradigm Properties Group
- PBCI Allen Mechanical & Electrical
- Penn Terra Engineering
- Pennoni Consulting Engineers
- Quinn and Associates Inc.
- Sol TEC Innovations
- State College Housing Inspections
- Sutherland Global Logistics Inc.
- Todd Giddings and Associates
- Tri-Tech Wagner
- Uni-Tec Engineers
- Valvoline Instant Oil Change
- Venture Publishing
- WESCO

Parks & Bike Paths

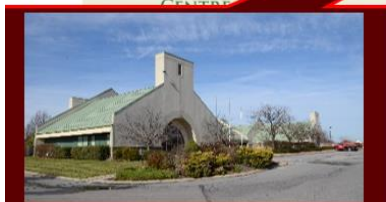
Per Centre Region Parks & Recreation



MAP KEY

- 46 Park Boundary & Number
- Municipal Boundary
- US & State Routes
- Municipal Roads
- Shared Use Path
- Bike Lane
- Bike Route
- BicyclePA Route G

- | | |
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| <p>STATE COLLEGE BOROUGH</p> <ol style="list-style-type: none"> 1. Sidney Friedman Parklet 2. Nittany Village Park 3. East Fairmount Park 4. South Hills Park 5. Smithfield Park 6. Tusseyview Park 7. High Point Park 9. Holmes Foster Park 10. Orchard Park 12. Sunset Park 13. Lederer Park 26. Overlook Heights Park 49. William L. Welch Community Pool 64. Community Field 65. Memorial Field 70. Fieldstone Park <p>COLLEGE TOWNSHIP</p> <ol style="list-style-type: none"> 8. Thompson Woods Preserve 11. Walnut Springs Park 14. Nittany Orchard Park 15. Slab Cabin Park 16. Daleview Park 17. Fogelman Fields 18. Spring Creek Park 46. Centre Region Active Adult Center 47. Houserville Elementary Ball Fields 52. Millbrook Marsh Nature Center 53. Oak Hall Regional Park 61. Penn Hills Park 62. Mountaineer Park 67. Mount Nittany Terrace Park 69. Shamrock Avenue Park 72. The Fen - Clearwater Conservancy 73. Stony Batter Natural Area 77. Mount Nittany Conservancy 80. Oak Grove Park 81. Illiana Glenn Park 82. Cairns Crossing Park <p>HALFMOON TOWNSHIP</p> <ol style="list-style-type: none"> 59. Autumn Meadow Park 60. Halfmoon Municipal Park | <p>FERGUSON TOWNSHIP</p> <ol style="list-style-type: none"> 27. Meadows Park 28. Park Hills Park 29. Greenbriar Saybrook Park 30. Autumnwood Park 31. Suburban Park 32. Homestead Park 33. Haymarket Park 34. Fairbrook Park 35. Tom Tudek Memorial Park 36. Cecil Irvin Park 48. Ferguson Elementary Ball Fields 50. Radio Park Elementary Ball Fields 54. Whitehall Regional Park <p>PATTON TOWNSHIP</p> <ol style="list-style-type: none"> 37. Park Forest Tot Lot 38. Oakwood Park 39. Marjorie Mae Park 40. Woodycrest Park 41. Graysdale Park 42. Green Hollow Park 43. Circleville Park 44. Ambleside Park 45. Bernel Road Park 51. Park Forest Community Pool 56. Graycain Park 57. Cedar Cliff Park 63. Patton Woods 66. Ghaner Drive Parklet 68. Northbrook Green 74. Carnegie Drive Tot Lot 79. Ridgeman Parklet 83. Gray's Woods Park <p>HARRIS TOWNSHIP</p> <ol style="list-style-type: none"> 19. Country Place Park 20. Blue Spring Park 21. Nittany View Park 22. Kaywood Park 23. Stan Yoder Memorial Preserve 24. Eugene Fatick Memorial Park 25. Harpster Park 55. John Hess Softball Complex 75. Pennsylvania Military Museum 76. Boal Mansion |
|--|--|
- Yellow denotes parks not managed by CRPR



Centre County – Local Information

Centre County Pa

www.centrecountypa.gov

Central PA Convention & Visitor's Bureau

www.visitpennstate.org

Chamber of Business & Industry of Centre County

www.cbicc.org

Penn State University

www.psu.edu

Centre Daily Times

www.centredaily.com



Did You Know?

- State College named one of the 10 best places for entrepreneurs
- State College was voted safer than 83% of the cities in the United States
- State College ranked #9 most cycle friendly city in the United States in 2015
- State College was listed as the 2nd smartest city in the country by Luminosity.com
- State College received an A+ grade by Niche in their 2017 best places to live study
- State College is one of the top places in the country that millennials are buying homes according to realtor.com
- Penn State was rated the 15th best college town in the United States in 2017
- Penn State University was ranked 14th for Top Public Schools & ranked 50th in National Universities



State College & Surrounding Area

- Nestled in Centre County, Pennsylvania. Home of Penn State University. Venues for sports, arts, and national entertainment shows.
- State College is a fantastic family town offering year round activities for all age groups.
- Within 4 hours traveling distance to NYC, Philadelphia, DC, Baltimore, and Pittsburgh.
 - Direct Mega bus trips to New York City, Pittsburgh, and Philadelphia
 - Passenger trains available from Huntingdon, Tyrone, Lewistown and Harrisburg
- Central Pennsylvania and State College celebrates year-round with festivals and other attractions.
 - Central PA “4th Fest” – One of the top rated fireworks displays in the nation.
 - Central Pennsylvania Festival of the Arts (Arts Fest) – Held annually in July.
 - People’s Choice Festival -25 years of art, music and fun.
 - First Night State College (New Years Eve) – Ice sculpting, and other family friendly activities.
- Abundant hiking, biking and walking paths, fishing, camping, canoeing, challenging golf courses, as well as Frisbee golf, local ski slopes, horse back riding and a Go Cart track.
- Medical services offered by Mount Nittany Hospital, Geisinger, Hershey, and local physicians with walk-in care facilities
- University Park Airport - Direct flights to Chicago, Philadelphia, Detroit and Washington

Centre County Demographic & Facts

State College & Surrounding Areas



By: Data USA

- **Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com**
- **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 and hiking trail system**

Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ Median Home value	\$242,700
➤ Home ownership rate.....	62.5%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	45.8%
➤ Total number of firms.....	12,182

- Source: United States Census Bureau
 - Census.gov population Estimates for 2020