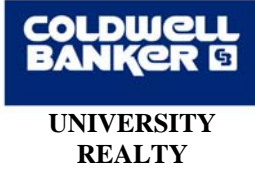


# For Lease



Commercial Space  
2301 Commercial Boulevard  
State College, PA 16801

126 EAST FOSTER AVENUE  
STATE COLLEGE, PA 16801

BUS. (814) 237-6543  
FAX (814) 234-2920  
WEB SITE [www.cbur.com](http://www.cbur.com)

## Description:

- ± 4,000sf Commercial Space
  - Current floorplan is open with a cashier's desk and offices.
  - Current use is Retail & Delivery
- 12' overhead door
- Double glass entry doors.
- Signage is available on East College Avenue as well as Commercial Boulevard

## Location:

- Commercial Boulevard across from the Giant Grocery Store on East College Ave.
- College Township, Centre County
- Visibility from East College Avenue/SR 26

## Parking:

- In common use of approximately 31 spaces
- Landlord maintains parking areas for cleaning and snow/ice removal

## Lease Terms:

- \$10.00 per square foot per year "As Is"
  - Landlord is willing to make renovations or improvements to meet any tenant.
- Fixed yearly increases.
- Tenant pays utilities
- Available January 1<sup>st</sup>, 2008

*Exclusive Agent:*  
**COLDWELL BANKER UNIVERSITY REALTY**  
126 East Foster Avenue  
State College, PA 16801  
(814) 237-6543  
**Paul A. Moomaw, MBA, REALTOR**

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