

For Lease



UNIVERSITY
REALTY

Office/Commercial Space
2330 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

Description:

- ± 1,400sf Office/Commercial Space
 - Current floorplan is setup as an office with an overhead door that leads to a drive-in workshop with 1 to 2 private offices
 - Most recent use was as an insurance adjuster's office
- 12' overhead door that leads to workshop can be converted to finished office space

Location:

- Commercial Boulevard across from the Giant Grocery Store on East College Ave.
- College Township, Centre County

Parking:

- In common use of approximately 50 spaces
- Landlord maintains parking areas for cleaning and snow/ice removal

Lease Terms:

- \$14.00 per square foot per year "As Is"
 - Landlord is willing to make renovations or improvements to meet any tenant.
- Fixed yearly increases.
- Landlord pays for electricity
- Available Immediately

Exclusive Agent:

COLDWELL BANKER UNIVERSITY REALTY

126 East Foster Avenue

State College, PA 16801

(814) 237-6543

Paul A. Moomaw, MBA, REALTOR

The information contained herein is obtained from the best sources available, but is not guaranteed by COLDWELL BANKER UNIVERSITY REALTY. Prospective purchasers or lessees should check all data to their satisfaction. This offering is subject to errors, omissions, changes and withdrawal without notice.

