

# Class A Office Space for Lease

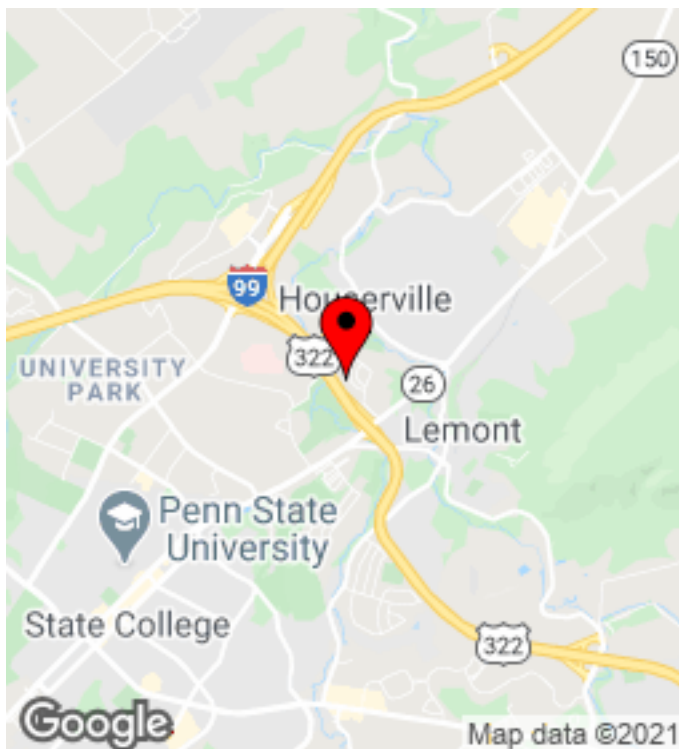
Lease Rates: \$24/sf/yr

366 Walker Drive  
State College, PA 16801

FOR LEASE



366 Walker Drive



## Property Highlights

- **ONLY 1 SPACE REMAINS!**
- Class A Office Property - Space for Lease and Available Immediately
- Access and visibility from Mt. Nittany Expressway; 3 Miles to the Penn State main campus and downtown State College
- Open floor plates provide maximum floor plan flexibility
- Lease rates include everything except tenant's utilities and interior cleaning



## PROPERTY DESCRIPTION

Washington Centre  
366 Walker Drive | State College, PA 16801



### Class A Office Property Ready for Lease

Show your A Game for your clients and employees. This property is a Class A office property that has a nice mix of open space and private offices, good for a variety of uses including office, high-tech, medical, law, government and other uses. There is a total of 2,389 sf of space on the 3rd floor

Lease rate includes everything but your utilities so you can concentrate on your business and let us take care of the management. The landlord will help prospective tenants develop concept floor plans at no charge to make sure the space is a good fit for your business needs and workflow.

Plenty of free parking and easy access/visibility off of SR322 Bypass/Mt. Nittany Expressway and East College Avenue. Give me a call today to see the space and make this the year you finally get into the office space you and your company deserve.

# SECTION I

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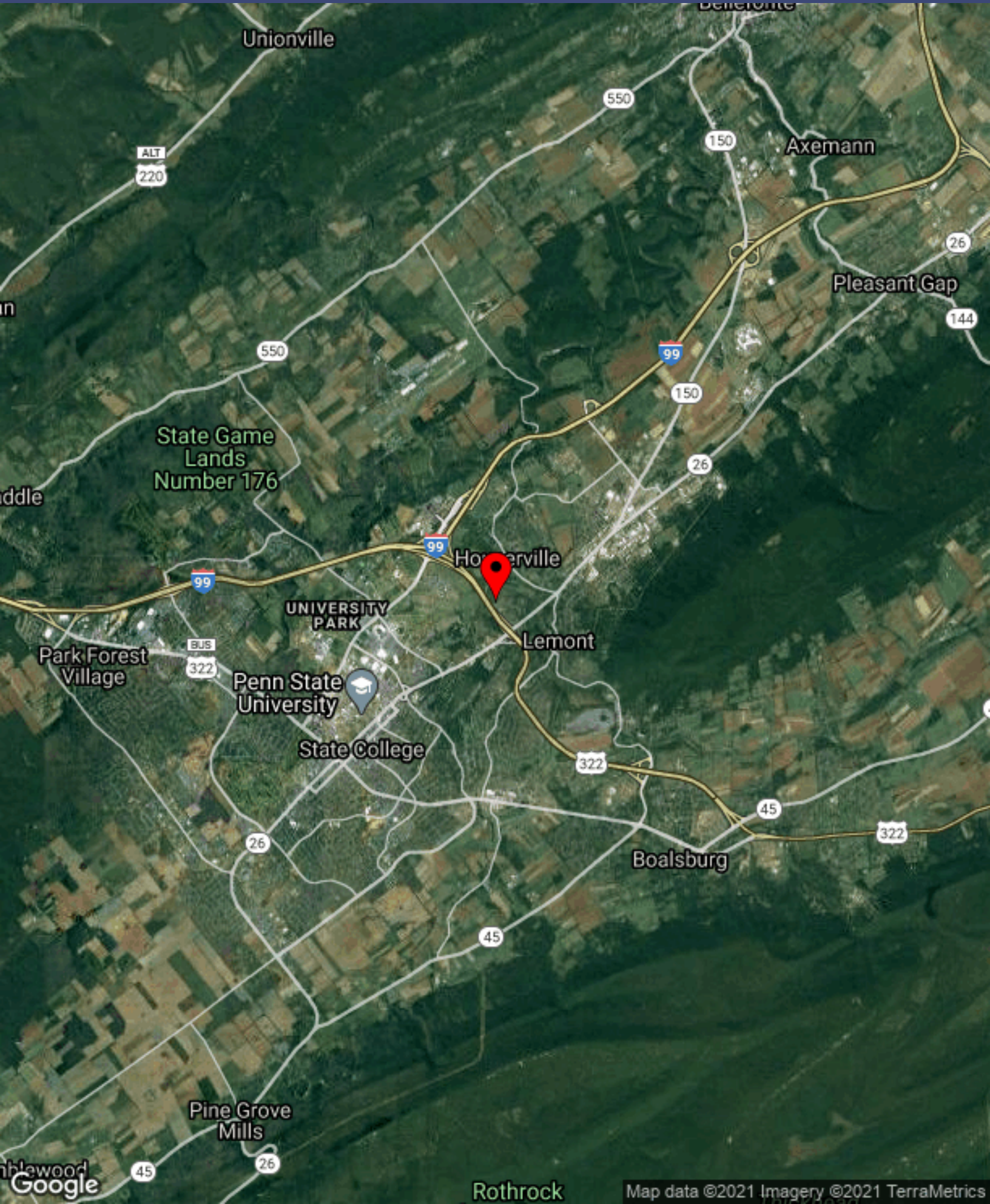
## Location Maps





# REGIONAL MAP

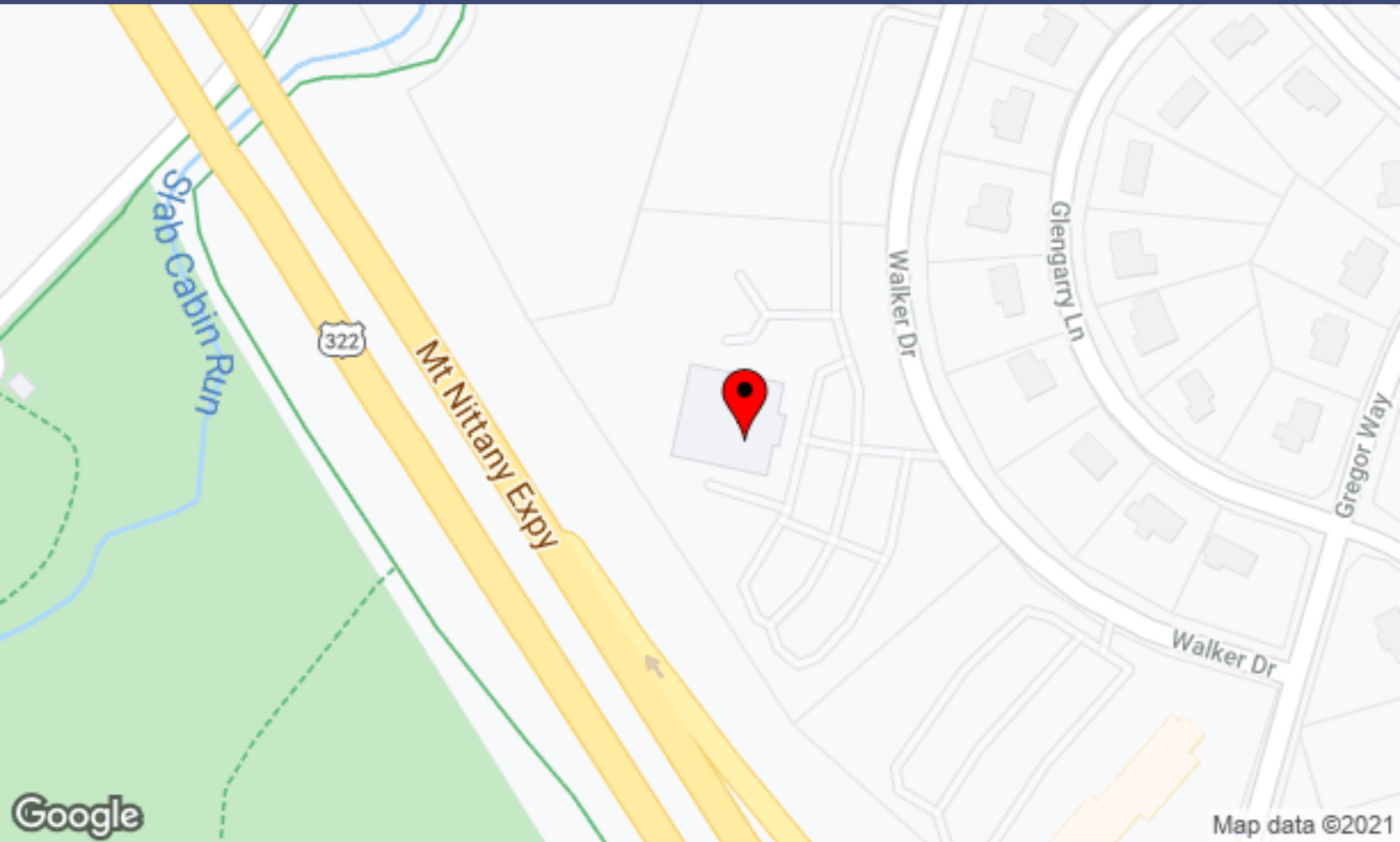
Washington Centre  
366 Walker Drive | State College, PA 16801





# LOCATION MAP

Washington Centre  
366 Walker Drive | State College, PA 16801



# SECTION II

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## Floor Plans



# AVAILABLE SPACES

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
245	2,500 sf	5 Years		Office	<b>LEASED</b>	<b>No</b>
310	3,578 sf	5 Years		Office	<b>LEASED</b>	<b>No</b>
320	2,369 sf	5 Years		Office	<b>LEASED</b>	<b>No</b>
330	2,765 sf	5 Years		Office	<b>LEASED</b>	<b>No</b>
350	2,389 sf	5 years	\$21.00 /sf/yr	Office	<b>Available</b>	<b>Yes</b>

## Space Features

- **Only 2,389 square feet available**
- Abundant glass and natural light
- Class-A office property visible from US322
- Easy access to I-99/I-80, PSU, State College
- Professionally managed
- Lease rate includes everything but Utilities
- No Triple-Net (NNN) or CAM charges
- Space planning and build-out services available

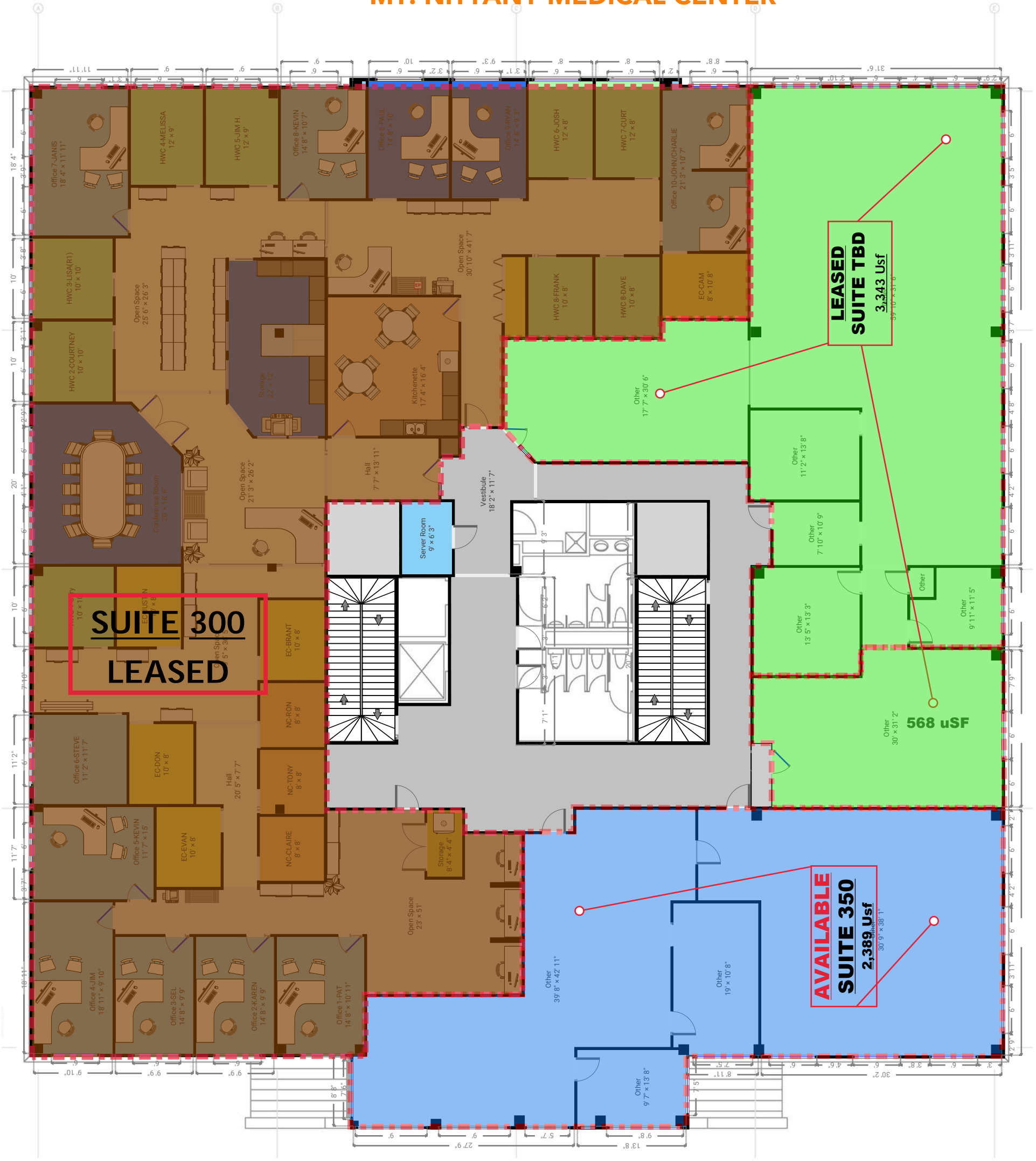
## Location Overview

Just off SR 322 Mt. Nittany Expressway; 3 miles to Penn State Campus and Downtown State College; One exit from Innovation Park; Easy access to I-99 to I-80.



# WASHINGTON CENTRE 3RD FLOOR PLAN

MT. NITTANY MEDICAL CENTER



SR 322 BYPASS

**SUITE 300  
LEASED**

**LEASED  
SUITE TBD  
3,343 Usf**

**AVAILABLE  
SUITE 350  
2,389 Usf**

568 uSF

## AVAILABLE SUITES

### LEASED

#### SUITE TBD

STE TBD USABLE: 2,775 Usf  
Add: Yellow Adj.: 568 Usf  
Common Load: 585 sf

Total Rentable: 3,928 Rsf

### SUITE 350-AVAILABLE

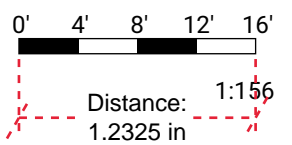
STE 350 USABLE: 2,389 Usf  
Common Load: 418 sf

Total Rentable: 2,807 Rsf

**MAIN ENTRANCE  
(2ND FLOOR)**

**PARKING LOT**

## SCALE



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# SECTION III

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## Photos and Demographics



# PROPERTY PHOTOS

Washington Centre  
366 Walker Drive | State College, PA 16801





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# PROPERTY PHOTOS

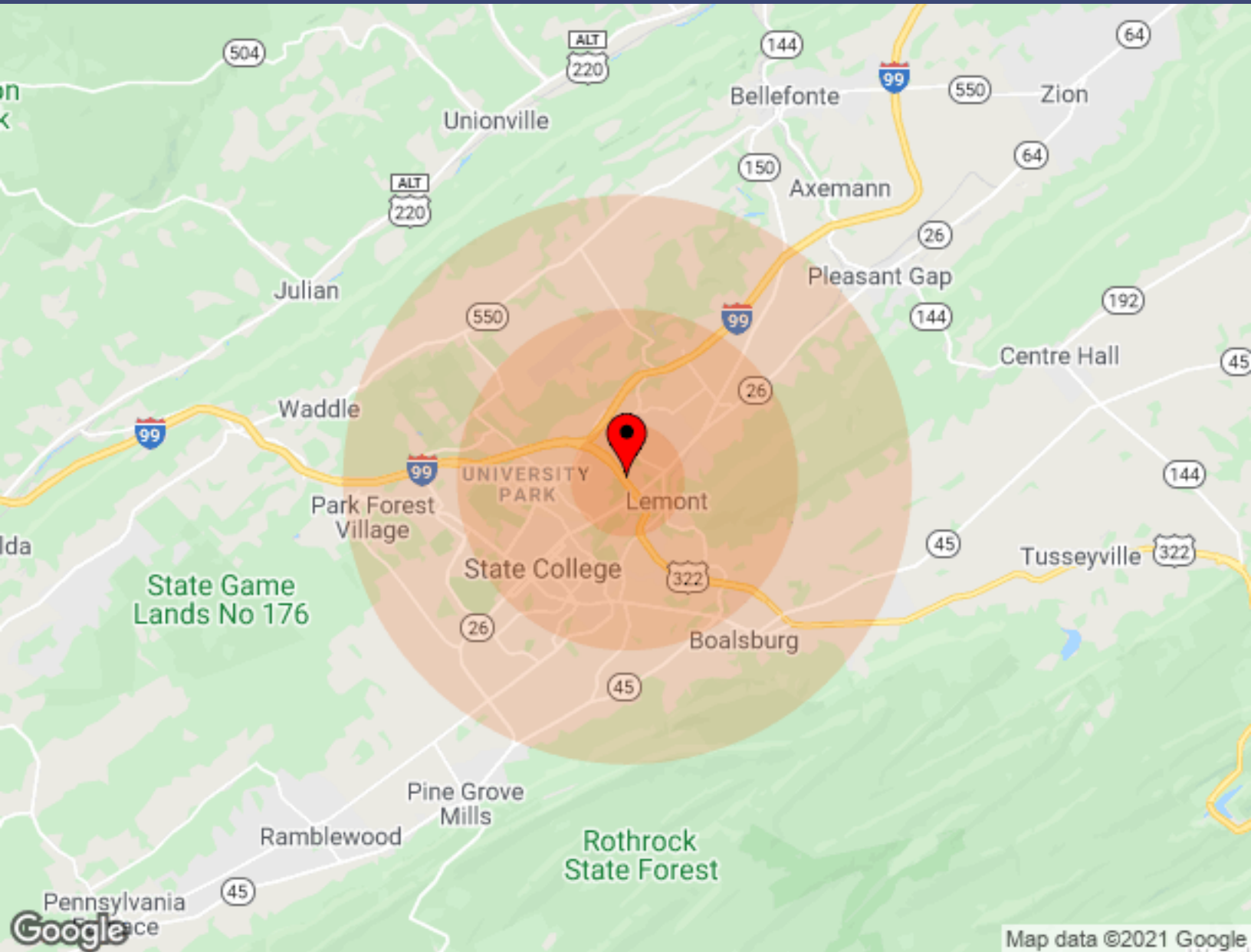
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# DEMOGRAPHICS

Washington Centre  
366 Walker Drive | State College, PA 16801



Population	1 Mile	3 Miles	5 Miles
Male	785	26,699	44,859
Female	905	25,685	41,387
Total Population	1,690	52,384	86,246
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	236	4,011	7,619
Ages 15-24	192	4,314	7,649
Ages 55-64	249	3,636	7,954
Ages 65+	284	5,723	10,947
Race	1 Mile	3 Miles	5 Miles
White	1,637	46,445	73,739
Black	25	1,383	3,650
Am In/AK Nat	N/A	10	14
Hawaiian	N/A	1	3
Hispanic	19	1,454	2,444
Multi-Racial	48	2,322	4,534

Income	1 Mile	3 Miles	5 Miles
Median	\$61,610	\$34,908	\$47,673
< \$15,000	76	4,826	6,988
\$15,000-\$24,999	59	2,555	4,192
\$25,000-\$34,999	42	1,456	2,720
\$35,000-\$49,999	143	1,689	3,827
\$50,000-\$74,999	92	1,984	4,498
\$75,000-\$99,999	165	1,172	2,685
\$10,000-\$149,999	147	1,560	3,147
\$150,000-\$199,999	22	480	822
> \$200,000	6	553	977
Housing	1 Mile	3 Miles	5 Miles
Total Units	769	15,730	29,225
Occupied	731	14,953	27,874
Owner Occupied	486	4,990	11,056
Renter Occupied	245	9,963	16,818
Vacant	38	777	1,351

# Centre CRE Team Members

Ferguson Square  
2766 West College Avenue | State College, PA 16801



## **Thomas Songer, CCIM, PE, MCNE**

Principal, Broker

Centre CRE | State College, PA

P: 814.237.8786 M: 814.404.7284

[www.CentreCRE.com](http://www.CentreCRE.com)

I am a commercial real estate associate broker, focused on the Central Pennsylvania market, Centre County, State College and areas surrounding the Penn State University Park Campus. I am also a registered Professional Civil Engineer with a B.S. in Environmental Engineering Technology. My years in and around real estate have given me an extensive background in commercial and residential building technologies, land development, commercial property management, investment property analysis and sustainable building practices.

I am a Certified Commercial Investment Member (CCIM) designee, a member of the state, local and national associations of Realtors, as well as our local, state and national Builders Associations. I have specific interests in building technologies, including sustainable building, development, and design, as well as building automation and management. I have also attained a Masters Certified Negotiation Expert (MCNE) designation.

I believe in being involved in my community and sit on various boards and committees for organizations that I feel are important to the unique character of our community including LifeLink Ambulance Service, Special Olympics PA Summer Games, various affordable housing committees, and builders and realtors committees.



## **Frank Savino, Commercial Realtor**

Principal, Commercial Agent

Centre CRE | State College, PA

Office: 814.237.8786 Mobile: 814.280.2672

email: [Frank@CentreCRE.com](mailto:Frank@CentreCRE.com)

[www.CentreCRE.com](http://www.CentreCRE.com)

Frank is seasoned in commercial real estate, working with local, regional and national firms. His family has lived in the State College area for 25 years, and he continuously gives back to the community. Frank has been active in Scouting in many roles, volunteered with Habitat for Humanity and United Way, and most recently was named Executive Director of Central Pennsylvania July 4th, Inc. (4th Fest).

Frank has extensive experience in manufacturing facilities based on his 25+ years with Owens Corning. He has successfully completed multiple business turn-arounds, utilizing his financial background and interpersonal skill sets, and assisted with many start-up companies finding the right real estate solution to meet their needs.

If you are looking for a representative who will be open minded and share the best of ideas so you, the client, can make an informed decision, Frank has demonstrated this over and over successfully with your interest first.