

FOR LEASE: MIXED USE COMMERCIAL SPACE



ROOSEVELT CENTRE

CLYDE AVENUE | STATE COLLEGE | PA

LEASE RATE: FROM \$12.00-\$16.00 /SF/YR



7/20/2020, 3:06:57 PM

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AVAILABLE SPACES

Suite	Rate	Size	Type
2591-2	\$14.00 /sf/yr	2,750sf	LEASED
2595-1	\$16.00 /sf/yr	4,257sf	Prof. Office
2595-2	\$12.00 /sf/yr	2,200sf	Office/Indust.

PROPERTY OVERVIEW

AVAILABLE FOR QUICK OCCUPANCY: Clean flex space available for light-industrial, R&D and/or general office use. The property is conveniently located near the Nittany Mall with easy access to E. College Avenue, Shiloh Road and I-99 interchange at Shiloh Road.

Well maintained with most spaces containing private entrances, loading docks, high ceilings, slab-on-grade construction, and fully paved parking lots. Industrial/Office-grade utilities extended to each building and each tenant space is separately metered for water, electric and natural gas. Landlord is responsible for building maintenance and service which is included in the affordable lease rate. 2 spaces of 2,200sf and 4,257sf are available for quick occupancy. The spaces are adjoining and can be combined for a total of 6,500sf +/- of usable space.

Property & Space Details

LEASE RATE:	\$12.00-\$16.00 /sf/year
LEASE TERM:	Negotiable
MUNICIPALITY:	College Township
ZONING:	I-1 w/ Corridor Overlay Dist.
PERMITTED USES:	Office, Lt. Manufacturing, Flex
CLEAR HEIGHT:	14' - 18'
AIR CONDITIONING:	Forced Air; Heat Pump
POWER:	277, 3-Phase
GRADE DOORS:	1-10'x10' door in 2595-Suite 2
HVAC:	Forced Air; Heat Pump
MEZZANINE:	Partial
PARKING:	Paved, Off-Street



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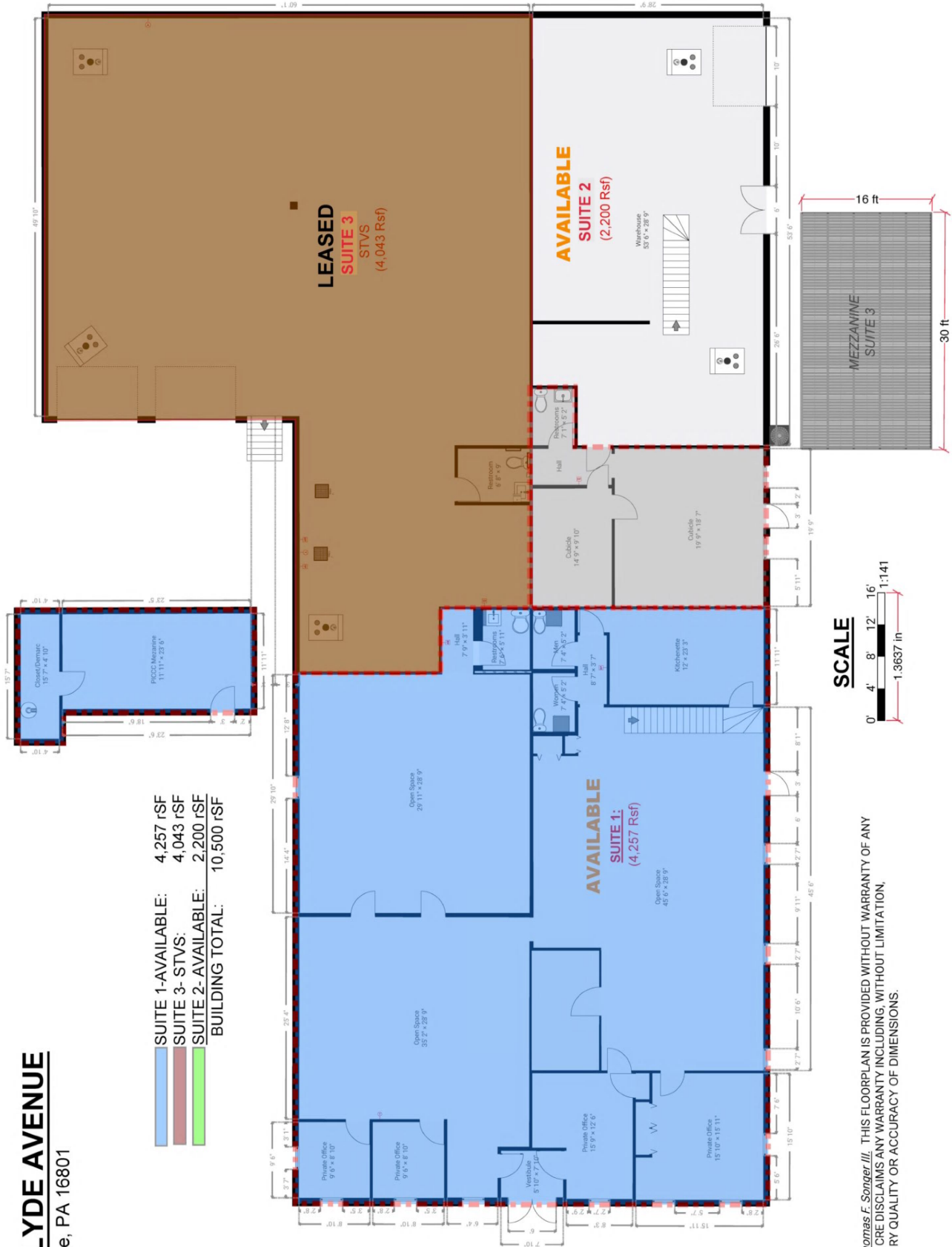
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FLOOR PLAN - SUITE 1 & 2 AVAILABLE

Roosevelt Centre
2595 Clyde Avenue | State College, PA 16801

2595 CLYDE AVENUE

State College, PA 16801



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