



Torrón Centre

1951 Pine Hall Rd., Suite 100
State College, PA, 16801



June 2023

FEATURES & AMENITIES:

- Contemporary Single Story Brick Office Building
- 3 Miles from Penn State Campus and downtown State College
- 5 Miles to I-99
- Easy access to Rt. 26 (West College Ave.); Western Inner Loop (Blue Course Dr.) and Science Park Rd.
- Private Entrance
- CATA bus stop nearby
- Independent HVAC system with programmable thermostat

DETAILS:

Lease Area: 3,200sf—Usable and Terms: Min. 2 Year, right to renew

Rental Rate: \$18/sf

Availability: June 2023

Included in lease rate:

Local Property Taxes

Insurance

Grounds Maintenance

Interior Maintenance

Snow & Lawn Care, Water,

Trash

Utilities: Public Water/Sewer, High Speed Internet

Use: Professional, Medical, Financial Offices, Light Industrial and R&D

Parking: Free and Ample Parking

Municipality: Ferguson Twp.

Zoning: Light Industrial, Research and Development

Refer to floor plan attached



FOR MORE INFORMATION PLEASE CONTACT

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