

2505 GREEN TECH DRIVE - SUITE 3-A

2,225 SF OFFIC SPACE



FOR LEASE

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LOCATION OVERVIEW

The Property is located in the Patton Township, along Green Tech Drive in the Patton Forest Corporat Park, State College, Pennsylvania, within only a few miles of downtown State College and the growing North Atherton Street corridor. The location allows for service to the property users in the surrounding Huntingdon, Blair, and Mifflin County markets, as well as the nearby centers of State College, Bellefonte, Pleasant Gap, and Centre Hall in the Centre County market.



NEARBY CITIES	DISTANCE	DRIVING TIME
Altoona	50 miles	51 min.
Lewistown	28 miles	33 min.
State College	2 miles	5 min.
Bellefonte	14 miles	20 min.

PROPERTY DETAILS

SUMMARY OF PROPERTY DETAILS

PROPERTY ADDRESS	2505 GREEN TECH DRIVE, STE. A-3 STATE COLLEGE, PA 16803	TAX PARCEL NO.	PART OF 18-024-,001-,0000-
PROPERTY TYPE	TRADITIONAL OFFICE	ZONING	INDUSTRIAL (WITH I-99 INTERCHANGE OVERLAY)
PRICE	\$23.00/SF NNN	TOTAL SPACE SIZE	2,225 SF +/-



BUILDING PHOTOS



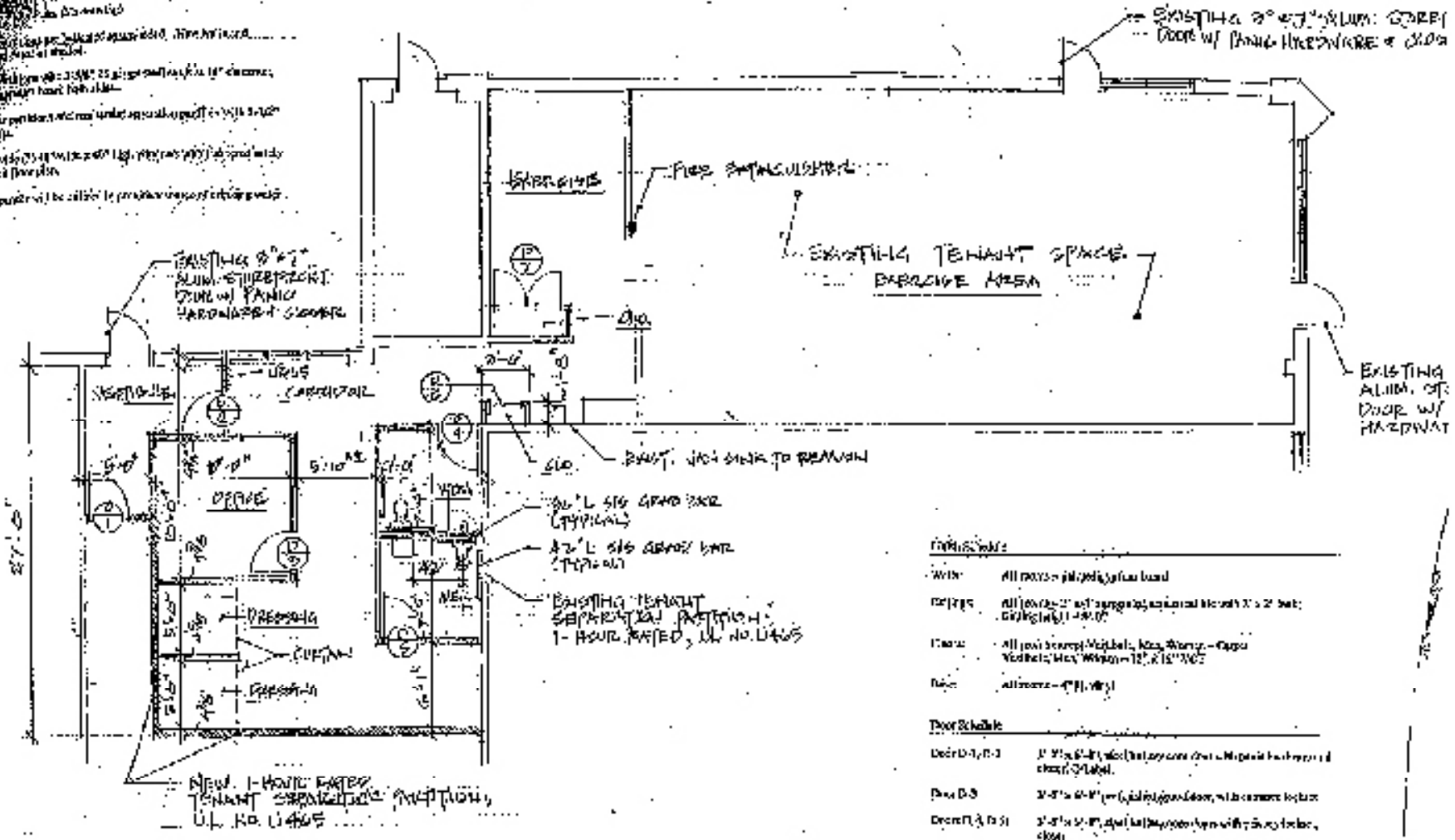
BUILDING PHOTOS



FLOOR PLAN

Sq. Ft. 2225

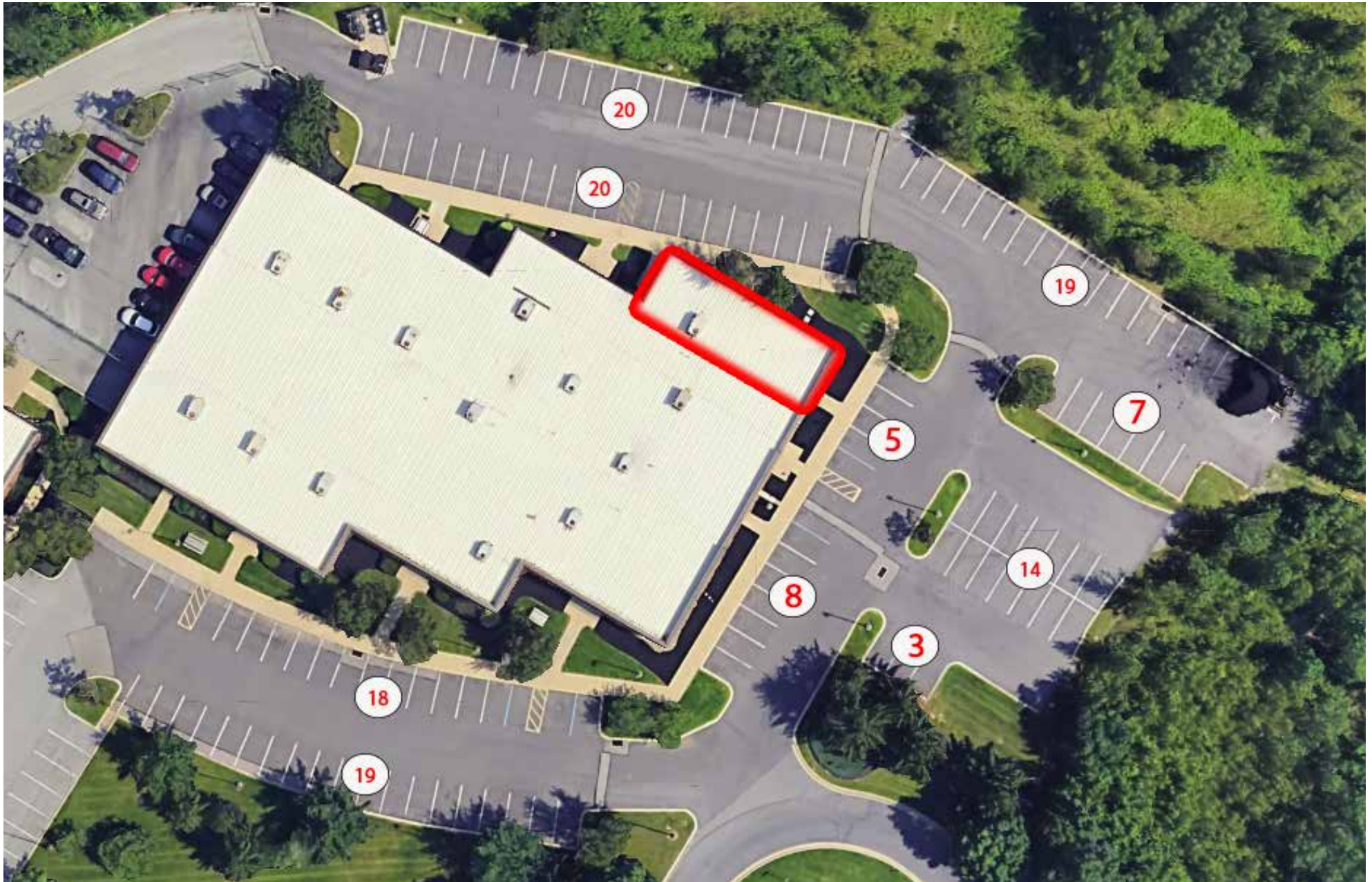
1. All work shall be in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for the protection of existing work.
 4. The contractor shall be responsible for the removal of all debris.
 5. The contractor shall be responsible for the cleanup of the site.
 6. The contractor shall be responsible for the final inspection.



Finishes	
Walls	All areas - 1/2" gypsum board
Ceilings	All areas - 2" x 4" acoustic mineral wool 1" x 2" cells; Grid 16" x 16"
Floors	All areas - 3/4" thick tile, 12" x 12" - Carpet; Vitrified tile 12" x 12" - 1/2" thick
Doors	All doors - 1 3/4" thick
Door Schedule	
Door D-1, D-2	1 3/4" thick solid core door with panic bar and exit device
Door D-3	1 3/4" thick solid core door with panic bar
Door D-4, D-5	1 3/4" thick solid core door with panic bar, close
Door D-6	1 3/4" thick solid core door with panic bar, close

FLOOR PLAN

PARKING AREA



AREA MAP





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