

Southwood Office Condo

1372 S. Atherton Street

Attractive 1st Floor Office Condo Suite

For Lease



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Property Summary

1372 South Atherton Street

SUMMARY

- Zoning: (CP2)-Planned Commercial District
- First Floor Office Suite
- Abundant natural light
- Client Parking and Street Parking Available
- Perfect for start up, small ongoing business, or blended remote/office needs
- Great proximity to downtown and other areas
- Professional Building in State College, PA – Home of Penn State



Southwood Office Condo

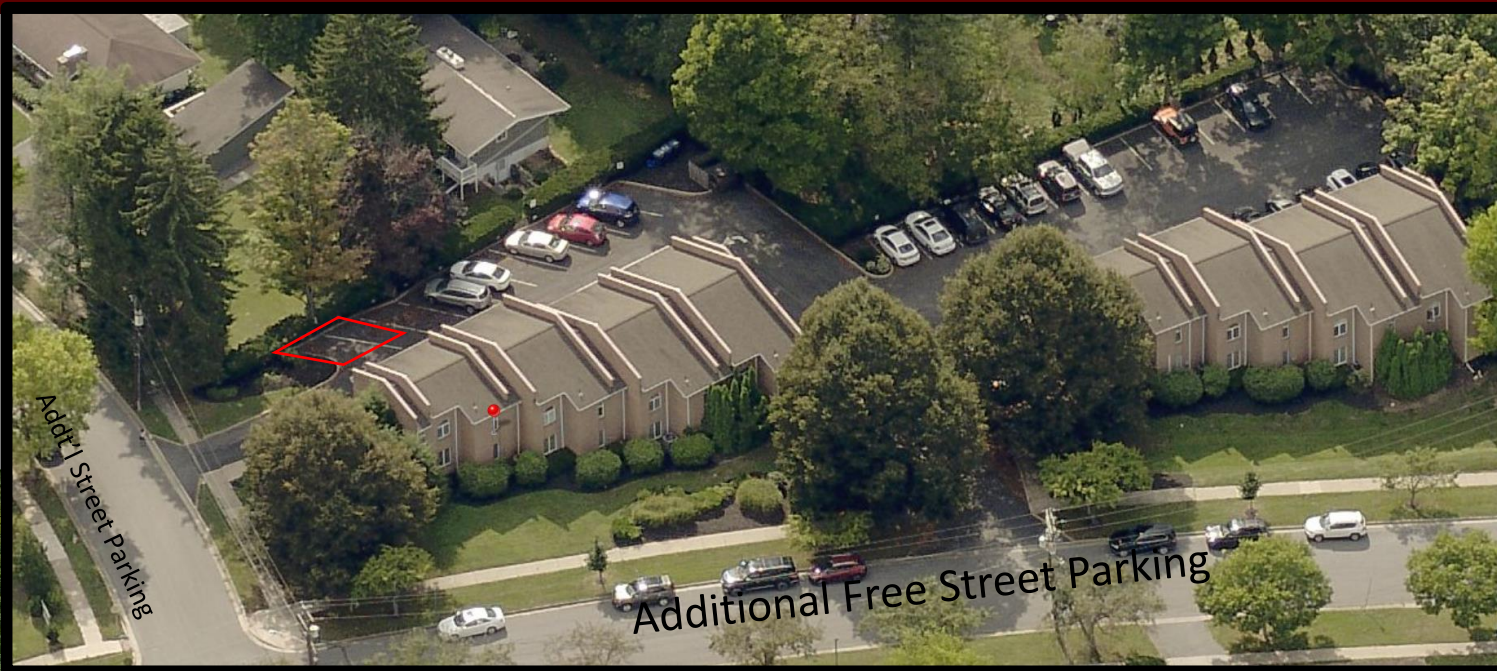
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Open area with coffee station, and on-site bathroom



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1372 South Atherton Parking - Designated



- Two (2) parking spaces included in lease
- Designated Parking Spots
- Easy access to additional street parking



**Designated
Parking for
Your
Business**

Planned Commercial District (CP2) Zoning

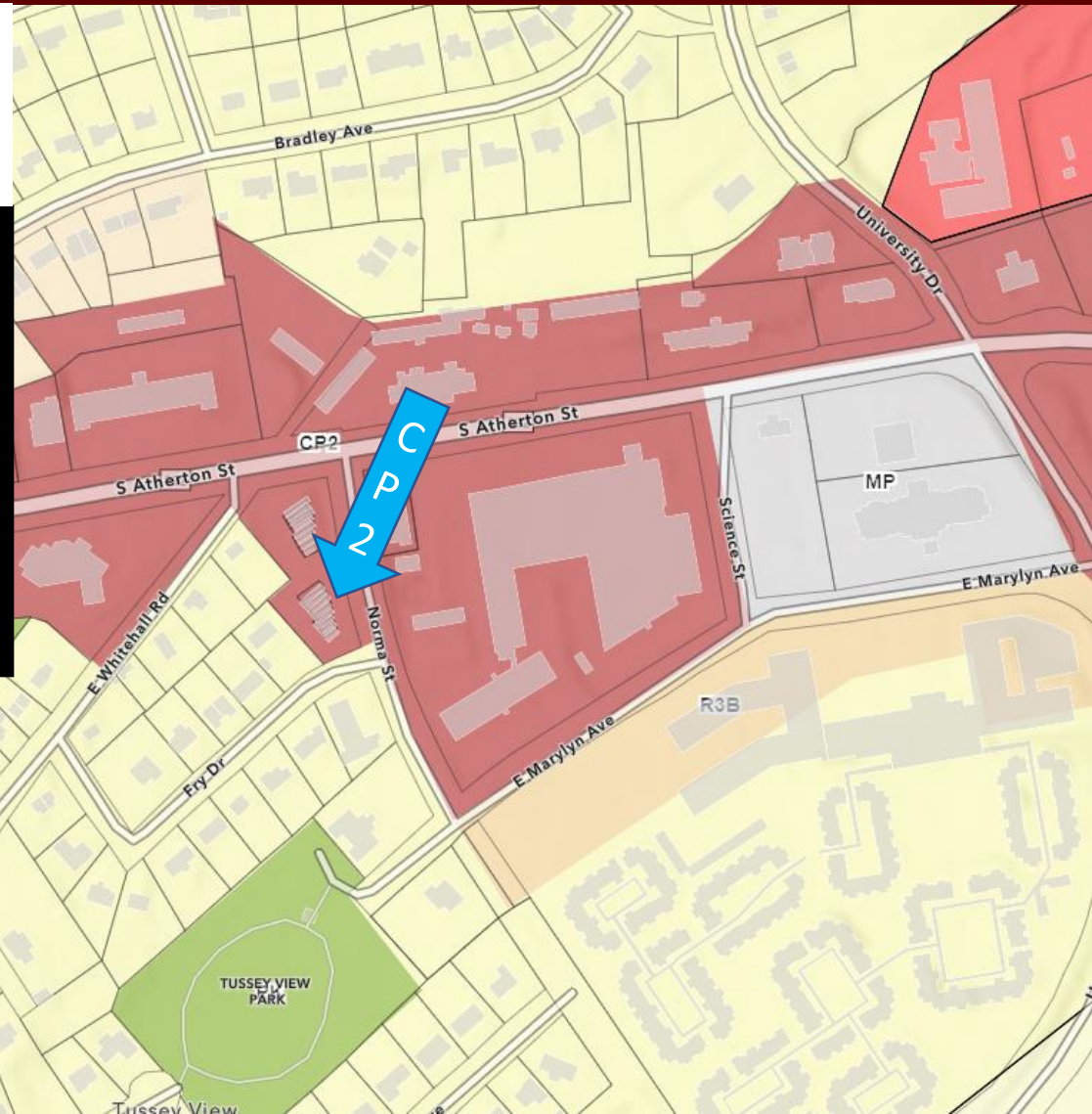
CP2 in State College Borough
Full Zoning Details can be found at:

<https://ecode360.com/32911553>

or can be emailed upon request.

Perfect Professional Office/Studio

- Law Office
- Accountant's Office
- Financial Professional
- Engineer/Architect
- Real Estate/Title Professionals
- Mortgage Broker
- Advertising/PR Firm



Centre County Demographic & Facts

State College & Surrounding Areas



By: Data USA

- Best US City for Entrepreneurs to Live and Launch by Entrepreneur.com
- University Park Airport – Direct flights to Chicago, Philadelphia, Detroit and Washington
- 25 major festivals, including one of the most well-known and largest art festivals in the U.S., the Central Pennsylvania Festival for the Arts. & Central Pa 4th Fest
- Penn State football Saturdays make State College become the third largest town in PA
- State College was ranked No. 1 as the least stressful city in the US by Psychology Today
- 1.5 to 2 million annual visitors to Happy Valley
- Abundant biking and hiking trail system

Census Info

➤ Population.....	157,527
➤ Area in Square Miles.....	1,109
➤ Female.....	47%
➤ Male.....	53%
➤ Median Household Income.....	\$61,921
➤ Median Home value	\$242,700
➤ Home ownership rate.....	62.5%
➤ Bachelor's degree or higher, pct. of persons age 25+, 2010.....	45.8%
➤ Total number of firms.....	12,182

- Source: United States Census Bureau
 - Census.gov population Estimates for 2020