



CATO OFFICE CENTRE

1981 Cato Ave.



SUITE 2 OR 3

LEASE SEPERATELY OR TOGETHER

AVAILABLE—SEPTEMBER 2022

DETAILS:

Lease Area: Lower Level—Suites 2 & 3
Each Suite is 1,020sf

Lease Rate: Negotiable

Terms: 1 Year Minimum

Availability: September 15, 2022

Included in lease rate:

Local Property Taxes

Insurance

Grounds Maintenance

Interior Maintenance

Snow & Lawn Care

Water, Trash, Electric

Utilities: Public Water/Sewer

Tenant Pay: Electric, Sewer, Gas, Phone, Internet and Cable

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

Parking: On site

Municipality: Ferguson Twp.

Region: Cato Park

Zoning: Light Industrial, R&D

Room (s): See Attached Plan

FEATURES & AMENITIES:

- ◆ Building within Cato Office Centre
- ◆ Private Individual Access
- ◆ General Office/Medical/R&D
- ◆ Private office, reception area, system furniture
- ◆ ADA/Handicap Accessible
- ◆ Independent HVAC system with programmable thermostat
- ◆ Public water and sewer
- ◆ 3 miles from Penn State Campus and downtown State College.
- ◆ 5 miles from I-99
- ◆ Easy access to Rt. 26 (West College Ave.); Western Inner Loop (Blue Course Drive); White Hall Road
- ◆ CATA bus stop nearby

FOR MORE INFORMATION PLEASE CONTACT

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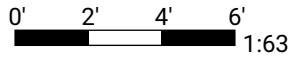


Cato Building A

1981 Cato Avenue
State College, PA 16801

SUITES 2 & 3

SCALE



SUITE 2

SUITE 3



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