



# **Cato Office Centre**

1981 Cato Ave.  
State College, PA, 16801



**November 1, 2024**

**1981 Cato Ave. Suites 2 & 3**

**Can be rented separately or together.**

## **DETAILS:**

**Lease Area:** 2,040sf

Can be two (2) Suites of 1,020 each

**Lease Rate:** \$1,450 per suite

**Terms:** 2 year min. with right to renew.

**Availability:** Immediately

Included in lease rate:

Local Property Taxes

Insurance

Grounds Maintenance

Interior Maintenance

Snow & Lawn Care

Sewer & Water, Trash

Common Area Restrooms

**Utilities:** Public Water/Sewer/Gas

**Tenant Pays:** Electric, Gas, Internet, Phone  
and Janitorial

**Uses:** Professional, Medical, Financial Offices,  
Light Industrial, R&D, See attached uses.

**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
- High Ceilings, Many Windows
- Free Parking
- Common Area Restrooms
- Public sidewalks and hike/bikeway nearby
- ADA/Handicap Accessible
- Independent HVAC system with programmable thermostat
- Public water, sewer and gas
- 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
- Owner will Assist with renovation costs
- NO Triple Net Charges
- Close to Gigi's, Subway, Waffle Shop

## **FOR MORE INFORMATION PLEASE CONTACT**

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# Cato Office Park-Building A

## Ground Floor Plan

### SUITE 2 1,020 sf

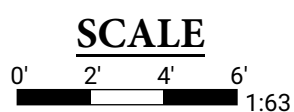
### SUITE 3 1,020 sf



PARKING

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