



Cato Office Centre

Building A - Lower

1981 Cato Ave.
State College, PA, 16801



AVAILABLE IMMEDIATELY

1981 Cato Ave. Suites 2 & 3

Can be rented separately or together.

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

DETAILS:

Lease Area: 2,040sf

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

Lease Rate: Negotiable

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

For a virtual tour, see: <https://my.matterport.com/show/?m=wSHHw4zZgix>



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AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Recreation Facilities for Employees, Faculty & Students	P
2	Administrative Office Buildings (associated with the Uses in this Area and Bulk Category)	P
2	Food Catering	P
2	Micro-Distillery/Brewery (Beverage Production Facilities)	P
2	Light Manufacturing, Assembly, Processing, Production and Fabrication	P
2	Research, Development, Engineering or Testing Laboratory	P
2	Self-Service Storage Facility	P
2	Archival Libraries	P
3	Amusement Arcades	P
3	Archery and Shooting Ranges, Indoor	P
3	Bowling Alleys	P
3	Business, Professional and Financial Offices	P
3	Child/Day Care Centers	P
3	Clinics and Medical and Dental Offices	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Health and Athletic Clubs	P
3	Pet Care Services Facility	C
3	Schools, Commercial	P
3	Sport and Field Complexes	P
3	Sporting and Entertainment Arenas and Stadiums	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tutoring and Study Centers	P
4	Community Gardens	P
4	Emergency Services	P
4	Essential Services – Type 1	P
4	Potable Water Pump Station Facilities	C
4	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
4	Telecommunications Switching Facility	P
5	Communications Towers	P

Cato Office Park-Building A

Ground Floor Plan

SUITE 2 1,020 sf

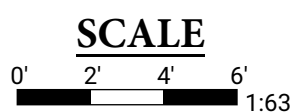
SUITE 3 1,020 sf



PARKING

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