



KALMAN CORPORATE CENTRE

**3006 Research Drive
State College PA 16801**



FEATURES & AMENITIES:

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- Building Near 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: 1775

Lease Rate: \$1,992/Month

Terms: Negotiable

Availability: 2024

Included in lease rate:

Local Property Taxes, Insurance, Grounds and
Interior Maintenance, Snow & Lawn Care
Sewer & Water, Trash

Tenant Pays: Electric, Gas and Janitorial

Utilities: Public Water/Sewer/Electric/Gas/
Phone/Internet

Parking: Free On site

Municipality: Ferguson Twp.

Region: Cato Park

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



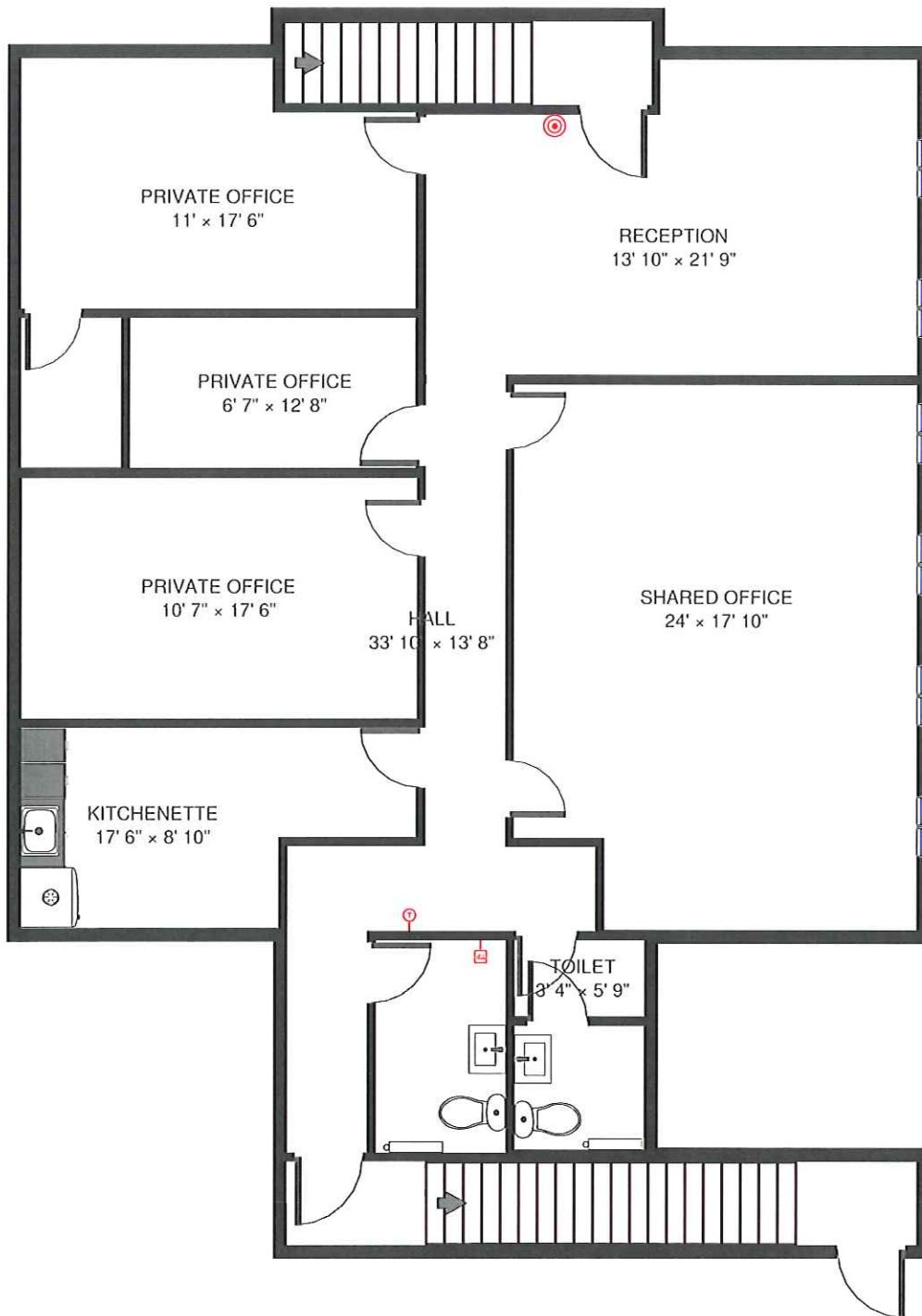
FOR MORE INFORMATION PLEASE CONTACT

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2nd Floor



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