

Cato Office Park-Building D

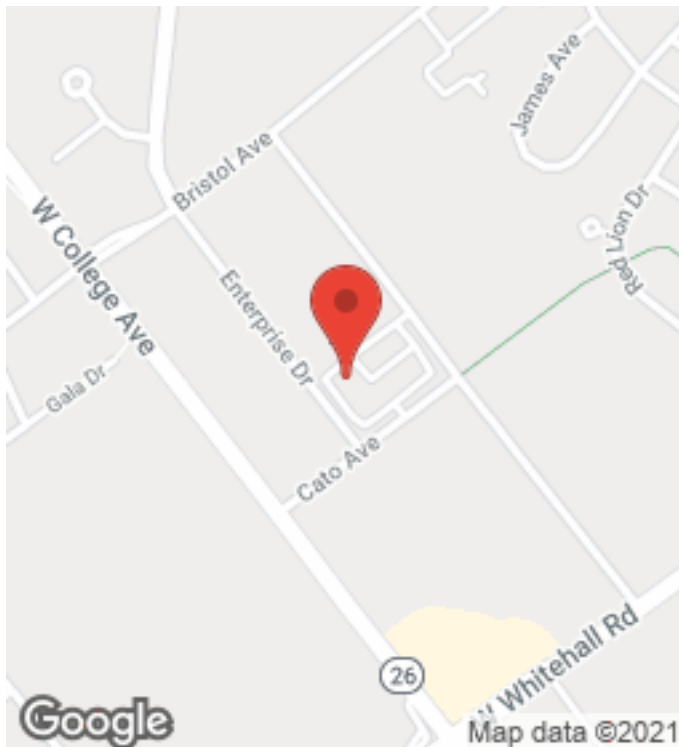
For Lease: \$16.50 /sf/yr

State College, PA 16801

FOR LEASE



3091 Enterprise Drive



Property Highlights

- 2,433 SF Professional Office Space
- Newly remodeled
- Open floor plan
- Lots of windows to bring in natural light
- Located in Cato Office Park
- Great for Medical, Financial, R&D
- Modified Gross Lease Rate Includes:
 - - Property Taxes
 - - Insurance
 - - Lawn care & snow removal
 - - Water/Trash
- Tenant only pays electric, phone/internet, janitorial and sewer
- Free parking close to the building
- Easy access to State College, Science Park Corridor and Boalsburg

PROPERTY SUMMARY

Cato Building D
3091 Enterprise Drive | State College, PA 16801



Property Summary

Available SF	2,433 SF
Building Size	8,500 SF
Lease Rate/month	\$3,345/month
Lease Rate/sf/year	\$16.50/sf/yr
Lease Type	Modified Gross
Min Lease Term	2 Years
Restrooms	Private
Type	Office
Location	Cato Park
Public Transport	Yes
Floor Plan	Mostly Open
Private Offices	3-Private
Kitchenette	Private (1)
HVAC/Electric	Individually Zoned
Internet Service	Fiber Available
Municipal Zone	Industrial Research & Development (IRD)

Property Overview

Well maintained office space that's affordable and available immediately. 2,433 sf of mostly open office space, includes 3 private offices, conference room, private restrooms and kitchenette. Plenty of windows bring in lots of natural light. Windows are also operable if you want to let in the fresh air on nice summer days.

Thermostats and electric are zoned separately so you have control of your comfort and utilities. Lease rate is a modified-gross lease rate which includes all expenses except electric, phone/internet, sewer and interior cleaning. No NNN or CAM charge surprises at the end of the year. Lots of storage in the 2nd floor mezzanine for files, plans or other items you need close by.

There is plenty of free parking close to the building and a CATA bus stop within 25 yards of the front door.

Location Overview

Building D is located in the Cato Office Park.

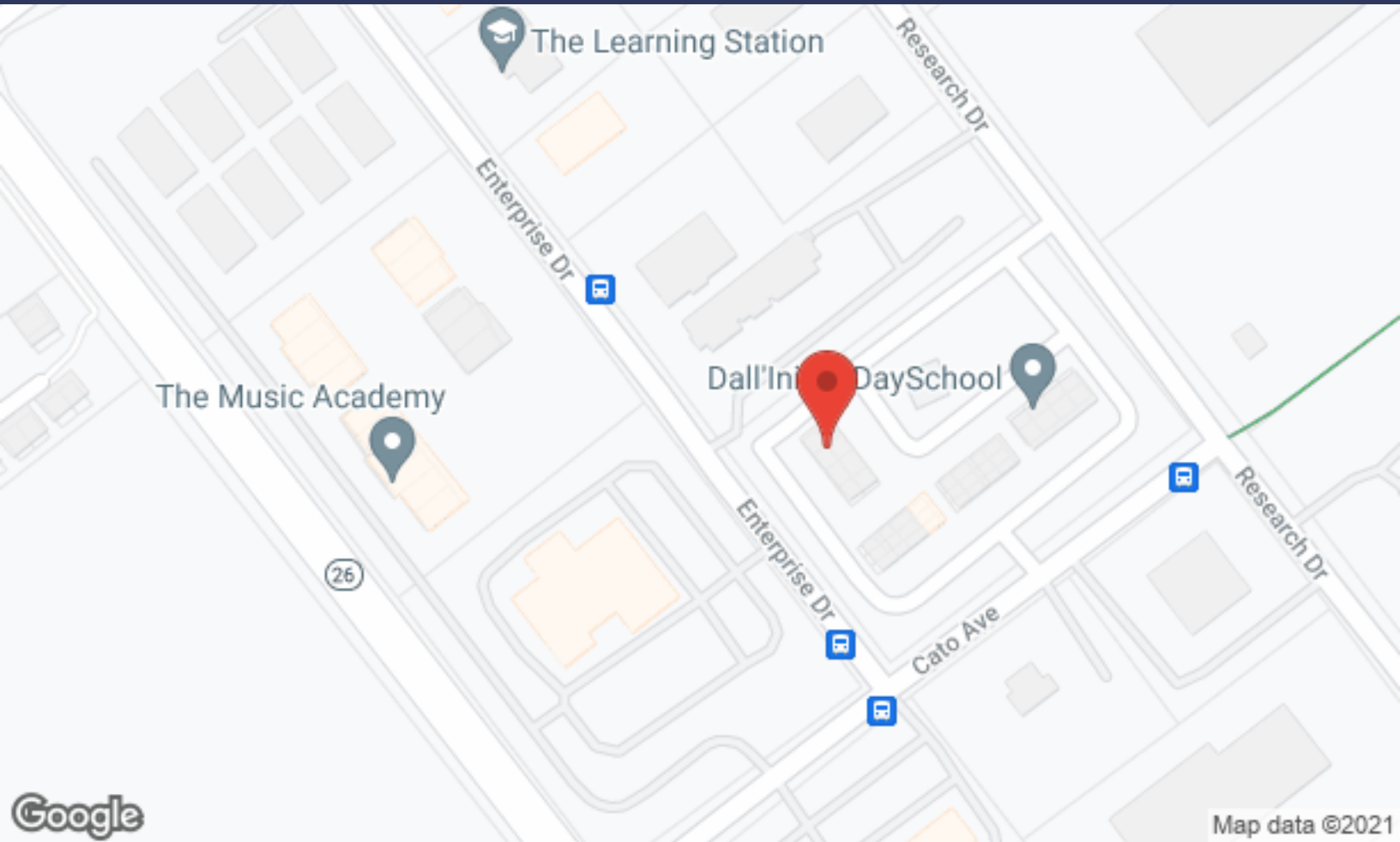
SECTION I

Location Maps



LOCATION MAP

Cato Building D
3091 Enterprise Drive | State College, PA 16801



BUSINESS MAP

Cato Building D
3091 Enterprise Drive | State College, PA 16801



Centre Region Code Administration

State College Orthodontics

Centre County Assistance Office

First National Bank

Hold It Self Storage

SH South Hills Technology Center

State College Medical

Peters Massage Therapy and Kinesiology

Centre Psychology Group

Uni-Tec Consulting Engineers, Inc.

Subway

Bobby Rahal Honda of State College

Serenity Wellness Centre

Mazza Law Group PC: Korsak Joseph C

Ferguson Township Police Department

Gigi's Southern Table

Ferguson Township Municipal Building

State College Centre Area Transportation Auth

Uni-Mart

Dunkin'

State College Motors

SECTION II

Floor Plans



AVAILABLE SPACES

Cato Building D
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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	2,433	3-Year Min	\$16.50 /sf/yr	Office	Move-in Ready	Immediately

Location Overview

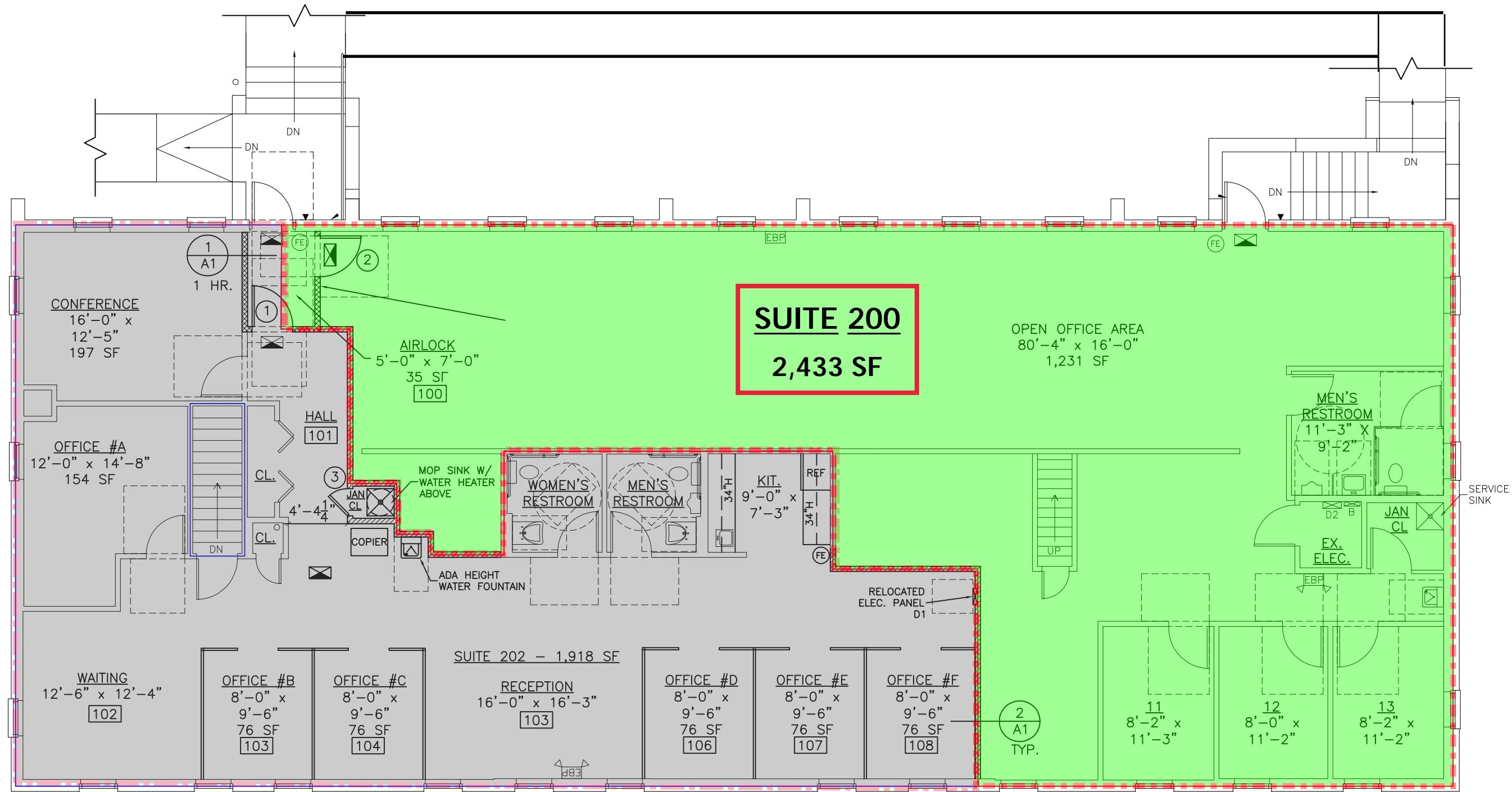
Building D is located in the Cato Office Park along the West College Avenue (SR26) corridor and behind the Rahal Honda auto dealership.

Located less than 4 miles to downtown State College and the Penn State University Park Campus.

Easy access to Blue Course Drive, N/S Atherton Streets and points West.

Space Features

- Modified-Gross lease rate includes all services except utilities and sewer
- No Triple-Net (NNN) or CAM charges
- Professionally managed/maintained by Torron Management
- Mix of open space and private offices
- Plenty of free, off-street parking right out front
- Extra storage in the walk-up attic space
- Free space planning services to make the space work for your needs

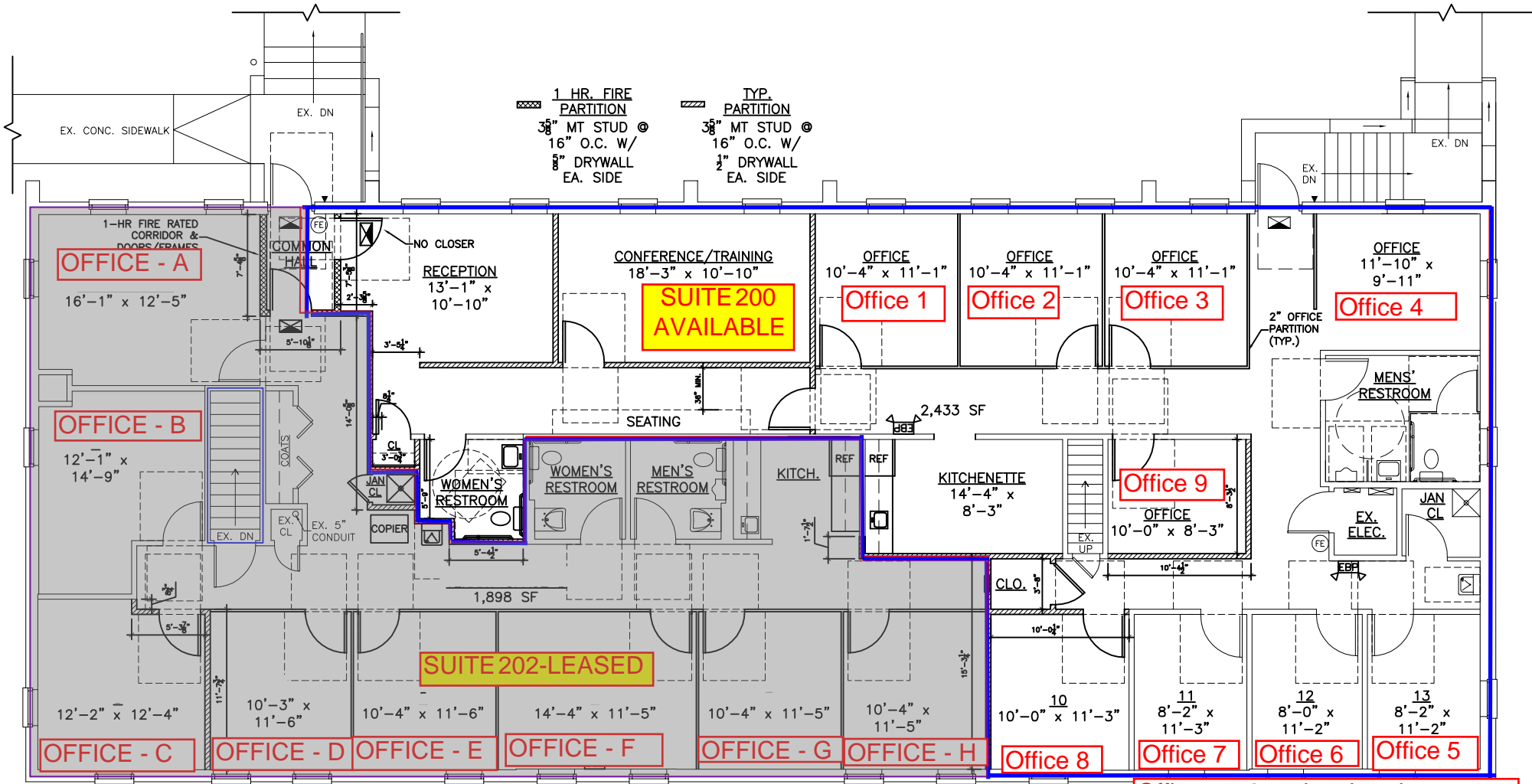


EXISTING FLOOR PLAN

SUITE 200- 2,433 SF (Rentable)
 SUITE 202 LEASED

3091 ENTERPRISE DRIVE
CATO-BUILDING D

PARKING LOT



Offices 5, 6 and 7 already constructed

SUITE 200 - CONCEPT FLOOR PLAN

NOTE: Conference/Training Room and Offices 1, 2, 3, 4, 8 and 9 are for illustrative purposes only and have not been constructed. Modular furniture, which is available from the owner, could be used to construct these offices. The kitchenette could be modified to create another office.

SECTION III

Property Photos



PROPERTY PHOTOS

Cato Building D

3091 Enterprise Drive | State College, PA 16801



PROPERTY PHOTOS

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Centre CRE Team Members



Thomas Songer, CCIM, PE, MCNE

Principal, Broker

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www.CentreCRE.com

I am a commercial real estate associate broker, focused on the Central Pennsylvania market, Centre County, State College and areas surrounding the Penn State University Park Campus. I am also a registered Professional Civil Engineer with a B.S. in Environmental Engineering Technology. My years in and around real estate have given me an extensive background in commercial and residential building technologies, land development, commercial property management, investment property analysis and sustainable building practices.

I am a Certified Commercial Investment Member (CCIM) designee, a member of the state, local and national associations of Realtors, as well as our local, state and national Builders Associations. I have specific interests in building technologies, including sustainable building, development, and design, as well as building automation and management. I have also attained a Masters Certified Negotiation Expert (MCNE) designation.

I believe in being involved in my community and sit on various boards and committees for organizations that I feel are important to the unique character of our community including LifeLink Ambulance Service, Special Olympics PA Summer Games, various affordable housing committees, and builders and realtors committees.



Frank Savino, Commercial Realtor

Principal, Commercial Agent

Centre CRE | State College, PA

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www.CentreCRE.com

Frank is seasoned in commercial real estate, working with local, regional and national firms. His family has lived in the State College area for 25 years, and he continuously gives back to the community. Frank has been active in Scouting in many roles, volunteered with Habitat for Humanity and United Way, and most recently was named Executive Director of Central Pennsylvania July 4th, Inc. (4th Fest).

Frank has extensive experience in manufacturing facilities based on his 25+ years with Owens Corning. He has successfully completed multiple business turn-arounds, utilizing his financial background and interpersonal skill sets, and assisted with many start-up companies finding the right real estate solution to meet their needs.

If you are looking for a representative who will be open minded and share the best of ideas so you, the client, can make an informed decision, Frank has demonstrated this over and over successfully with your interest first.