

FOR LEASE

# Patterson Pointe

3949 Patterson Pointe  
Raccoon Township, PA 15044



**Michael Downey**

Principal

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**Robert Delmonico**

Vice President, Leasing Manager

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**Conference and training  
space available for lease**

**AVISON  
YOUNG**

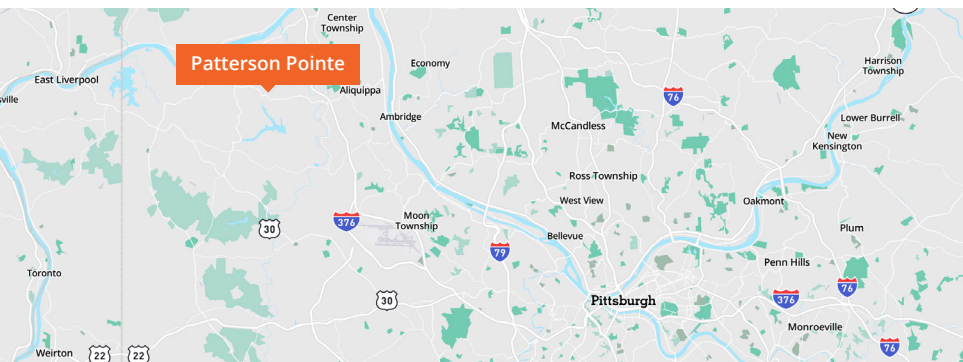


### Property Highlights

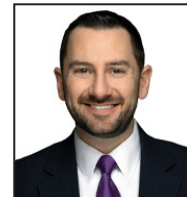
- Space available: 1,000 - 15,000± SF
- Aggressive rates
- Immediately available
- 10' ceiling height
- Conference/training facilities
- Kitchen/cafeteria facilities
- Zoned C-1 Commercial
- On-site parking up to 4/1,000 SF ratio
- Fiber ready
- Flexible terms
- Abundant natural light

### Location Description

- 4 miles from Cracker Plant
- 4 miles from I-376 and Ohio River



### For further information



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**4 miles**

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I-376 & the Ohio River

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