



FRANKLIN CENTER
JOHNSTOWN, PA

Phone:
814-535-8675



**To view a slide show of the
available space logon to:
www.franklin-center.com**

ADDRESS: 225-227 Franklin Street
Johnstown, PA 15901
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 110,000 Sq. Ft.

LOT SIZE: .78 Acres

Property Description

YEAR BUILT:	1987	RAIL:	No
QUALITY:	Excellent	GAS:	No
OFFICE SQ.FT.:	Various combinable/individual suites	WATER:	Highland Sewer & Water Authority
ROOF:	Rubber	SEWER:	Highland Sewer & Water Authority
FLOORS:	Carpeting, tile, and concrete	POWER:	Penelec
WALLS:	Drywall and plaster	HEAT:	2 H.B. Smith boilers; 1 hot water
CEILING:	Tile	AIR CONDITIONING:	Central
ELEVATOR:	3 passenger, 1 freight	MISCELLANEOUS:	State of the art communication systems Fiber optics systems available
CRANES:	No	ZONING:	C3 - Central Business District
LOADING DOCKS:	No	PARKING:	Attached indoor garage parking for 75+ cars
MAJOR HIGHWAYS:	1/2 mile to Route 219	LAST USE:	Various-Opportunity for 20,000+ sq. ft. corporate headquarters.
AIRPORT DISTANCE:	6 miles	EXTRAS:	Natural light from two and three story atriums and over-sized windows

Listing Information

Asking Price:	N/A Make Offer	Possession:	Immediate
Price per SF:	Varies	Pricing Comments	Negotiable
Listing Agent:	Zinn Realty Corporation (814) 536-7777 / 843-705-9400		

Johnstown Area Regional Industries * 245 Market Street, Suite 200 * Johnstown, PA 15901
Phone: 814-535-8675 Fax: 814-535-8677 Web Address: www.jari.com

All information provided is considered reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein.



Franklin Center (The Innovation Center)

225-227 Franklin Street
Johnstown, PA 15901

Franklin Center welcomes Ryan Brandon and Thrivent Financial Solutions to Suite 306.

Congratulations to EADS on its expansion into Suite 208!

Franklin Center is strategically positioned Downtown and only steps from the new Greater Johnstown Regional Technology Park.

Be sure to see websites for our parent company at www.zamsc.com and our affiliate's mixed-use development near Hilton Head, SC at www.buckwalterplace.com.

CONTACT: Tom Zinn

Zinn Realty Corporation

P.O. Box 1726, Bluffton, SC 29910

P: (843) 705-9400 F: (843) 705-9494

tzinn@zamsc.com

www.franklin-center.com

Immediately Available:

Great Deals & Exceptional Values!

Short Term or Long Term Leases - Furnished or Unfurnished

Suite 300	12,956 SF	Divisible - Contiguous - Third Floor - Great corporate or regional headquarters. Formerly occupied by NY Life, Bar Technologies and Children's Paraclete.
Suite 100A	8,806 SF	Magnificent first floor space with 3+ story atrium and vault.
Suite B 1	1,128 SF	Lower level, former physical therapy/sensory room space.
Suite 204	2,400 SF	NEW!!! Partially furnished suite (see floor plan on reverse side of page).



Description

Franklin Center is ideally situated in the center of Johnstown's Business District with prominent frontage on Franklin Street. A unique combination of a banking facility, office building, and parking garage, Franklin Center is located adjacent to First Commonwealth Bank headquarters and across from Ameriserv Financial headquarters, Crown American headquarters and is within walking distance of the Greater Johnstown Regional Technology Complex, Holiday Inn and the best area restaurants. Designed with sensitivity to the needs of both small and large tenants, this distinctive complex is home to the regional banking center of Northwest Savings Bank and other respected financial, technology, legal, medical, and professional tenants. Franklin Center's attractive design, quality construction, and intensive management by Zinn Realty Corporation offers tenants creative yet cost-efficient space in a strategic location.

Features Include

- State-of-the-art telecommunications, HVAC, and electrical systems
- Suites as small as 275 SF and as large as 20,000 SF
- Suites include onsite indoor parking for key employees
- Natural light from two and three-story atriums and oversized windows
- Flexible floor plans and lease terms
- Contemporary building desing by E. Pawlowski Associates
- Short walk to Holiday Inn and area restaurants



For Information and Leasing Details Contact:

Zinn Realty Corporation

Tom Zinn

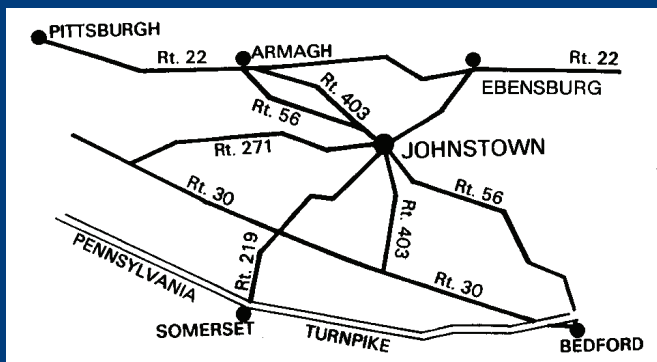
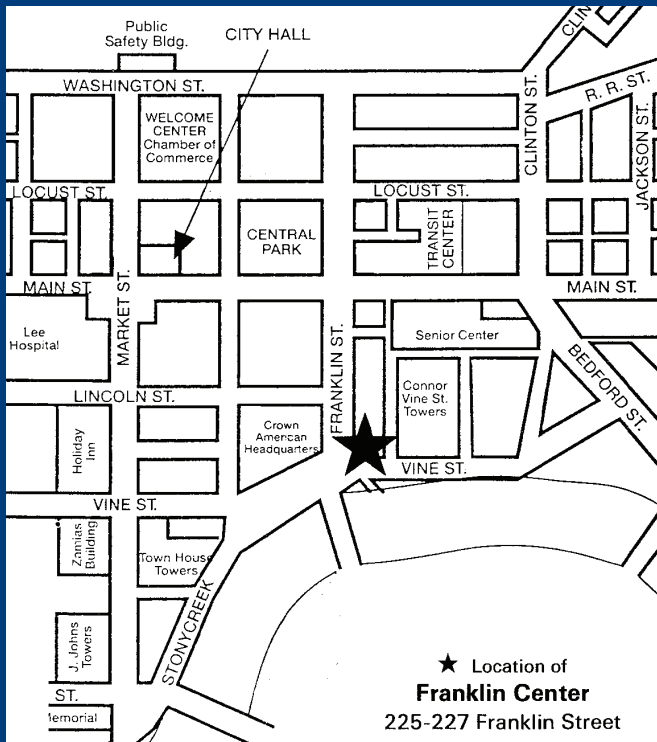
(814) 536-7777 in Johnstown

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Featured Suite of the Month

Suite 204 (2400 SF)

