

SEIFERT PROFESSIONAL BUILDING
JOHNSTOWN, PA

Phone:
814-535-8675



ADDRESS: 321 Main Street
Johnstown, PA 15906
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 47,000 Sq. Ft.
30,000 Sq. Ft. - Rentable

LOT SIZE:

Property Description

YEAR BUILT:	1983	RAIL:	No
QUALITY:	Very Pleasing	GAS:	Dominion Peoples (metered & billed to tenant)
OFFICE SQ.FT.:	1,000 to 4,700 sq. ft.	WATER:	Greater Johnstown Water Authority (included in rent)
ROOF:		SEWER:	Johnstown Regional Sewer (included in rent)
FLOORS:	5 Stories with 1st two floors consisting of parking	POWER:	Penelec (metered & billed to tenant)
WALLS:		HEAT:	Gas/Forced Air
CEILING:		AIR CONDITIONING:	Yes - Individual controls in each office
ELEVATOR:	Two	MISCELLANEOUS:	Special lines of waste are the lease holders responsibility
CRANES:	No	ZONING:	
LOADING DOCKS:	No	PARKING:	400 spaces available on site
MAJOR HIGHWAYS:	1/4 mile to Route 403 & 56	LAST USE:	
AIRPORT DISTANCE:	7 miles - Johnstown	EXTRAS:	Grounds care and snow removal included in the lease

Listing Information

Asking Price:		Possession:	Immediate
Price per SF:	Contact Landlord	Pricing Comments	See Comments Below
Listing Agent:	Anita Faas, Lee Initiatives Inc. and Walnut Management Corporation 814.533.0751		

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

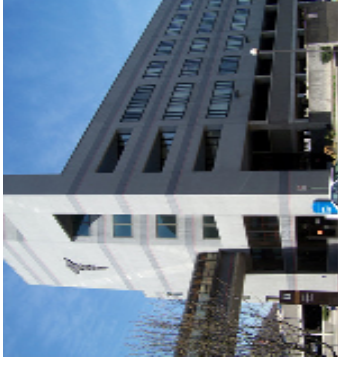
All information provided is considered reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein

Comments: The building is suitable for medical and general offices. Each office has a private entrance from the corridor. The garage has an automated payment system for public parking and an automated entry system for monthly parkers.

Convenient Parking Available

Not only is the Seifert Medial Arts Building convenient for customers and tenants alike but the building also has an integrated parking garage. Customers can park for one or two hours for about the same cost as street parking. Office staff can register for monthly parking and be just a short walk away from their car. Many of the available garage parking spaces are also under cover.

Seifert Office Building



*Suites
Available
&
Customized to
Meet Your
Needs!*

**For Additional
Information please
call: 814-533-0751**



Lee Initiatives, Inc.

**Johnstown Medical
Development Corporation**

P.O. Box 66
Johnstown, PA 15907-0066
Phone: (814) 533-0981
Fax: (814) 533-0910

Office Suites Available



The Seifert Medical Arts Building is located at 321 Main Street in downtown Johnstown.

The building is suitable for medical and general offices. Each office has a private entrance from the corridor.

Additional features include public and private restrooms, reception areas, clerical offices, private offices and exam rooms. Each tenant's office is set up as a self-contained suite.

The five story building consists of three occupied floors above a second floor mezzanine and a first floor lobby.

Our garage has an automated payment system for public parking and an automated entry system for monthly parkers.

- Water & Sewage: Included in the rent.
- Power: Metered and billed to tenant monthly.
- Air Conditioning: Individual controls in each of the offices.
- Heat: Forced Air
- Parking: 400 spaces available on site.
- County: Cambria
- Building size: 47,000 sq. ft.
- Rentable Space: 30,000 sq. ft.
- Waste Removal: Included
- Special lines of waste are the lease holders responsibility
- Grounds care and Snow Removal: Included in the lease.

Property Description:

- Year Built: 1983
- Quality: Very Pleasing
- Elevators: Two
- Major Highways: 1/4 mile to Route 403 and 56
- Airport Distance: 7 miles
- Heat: Gas, metered and billed monthly to tenant



Seifert Parking Garage, also known as the Main Street West Parking Garage.

Numerous office suites available ranging in size from 1000 sq. ft. to 4700 sq. ft.

Seifert Office Building