

Franklin Center

N/A Make Offer

FOR LEASE

225 Franklin Street
Johnstown, PA 15901
Cambria County
City of Johnstown

Inquire Today at (814) 535-8675



Property Description

- 22,110
- 0.78 acres
- Built in 1987
- Excellent condition
- C3 - Central Business District
- Highland Authority water and sewage
- Electric: Penelec
- Central AC

Listing Information

- Available immediately
- For Lease
- Asking Price: N/A
Make Offer

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, omissions, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein.

JARI 
Growing Your Region

245 Market Street
Suite 200
Johnstown, PA 15901
www.jari.com

Listing Agent: Zinn Realty Corporation
814.536.7777
843.705.9400



JOHNSTOWN INNOVATION CENTER

225 Franklin Street
Johnstown, PA 15901
www.franklin-center.com

ENTIRE 225 FRANKLIN STREET BUILDING AVAILABLE FOR RENT

Property Description

The Johnstown Innovation Center is ideally situated in one of the Keystone Innovation Zones for Greater Johnstown, a program which makes \$25 million per year in tax credits available for KIZ companies throughout Pennsylvania. The Complex is also within a HUB zone and within the Targeted Employment Area for the federal EB-5 Program 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, the Johnstown Innovation Center is located adjacent to First Commonwealth Bank and across from Ameriserv Financial headquarters, Crown American headquarters and is within walking distance of the Greater Johnstown Regional Technology Center. 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, SAIC, EADS and other national and regional firms. The Complex's attractive design, quality construction, and intensive management by Zinn Realty Corporation offer tenants creative yet cost-efficient space in a strategic location.

CONTACT: Tom Zinn
Zinn Realty Corporation
P.O. Box 1726, Bluffton, SC 29910
P: (843) 705-9400 F: (843) 705-9494
tzinn@zamsc.com

Immediately Available! Occupy a Building in the Complex or One of 10 Additional Suites

Unique opportunity to lease the entire 22,110 SF 225 Franklin Street building portion of the 119,798 sq. ft Johnstown Innovation Center complex - outlined in red below.

The first floor contains 8,806 square feet, opens to a three story atrium and was previously occupied by PNC and other Banks. The second floor contains 6,660 sq. ft. and was previously occupied by a XEROX Corp. call center.

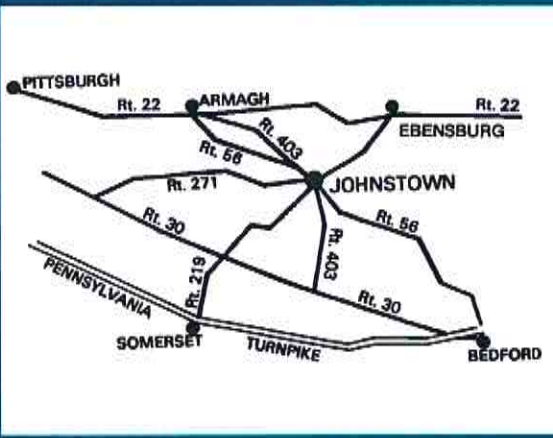
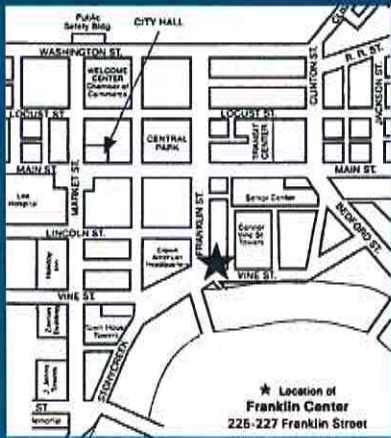
The third floor contains 6,644 square feet and had been previously occupied by the regional headquarters of NY Life.

Floor plans are on the reverse side of this flyer. The entire 22,110 SF building can be leased as a whole, with two elevators serving the space, or is divisible into smaller suites.

Sale, joint venture, etc., of the 225 building or the entire Complex will also be considered, e.g., Owner can facilitate large space user's purchase of the entire complex with no money down to provide space for Corporate headquarters, naming rights, identity, etc.

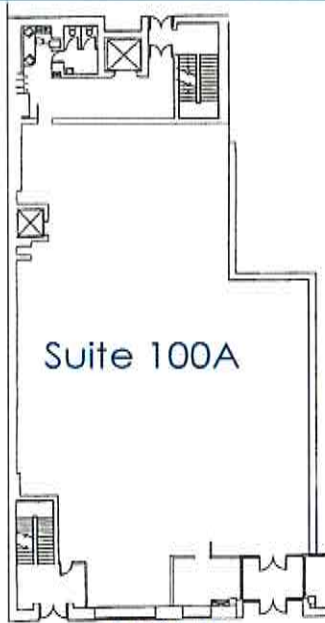
Call to arrange a viewing.





Features Include

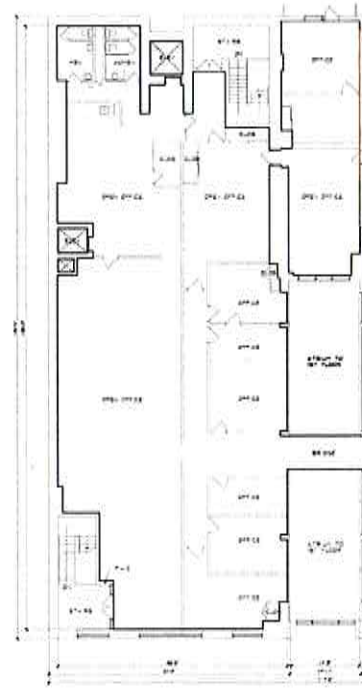
- ☒ State-of-the-art telecommunications, HVAC, and electrical systems
- ☒ Suites as small as 238 SF and as large as 22,110 SF
- ☒ Suites include onsite indoor parking for key employees
- ☒ Natural light from two and three-story atriums and oversized windows
- ☒ Flexible floor plans and lease terms
- ☒ Contemporary building design by E. Pawlowski Associates
- ☒ Short walk to arena, Holiday Inn and area restaurants



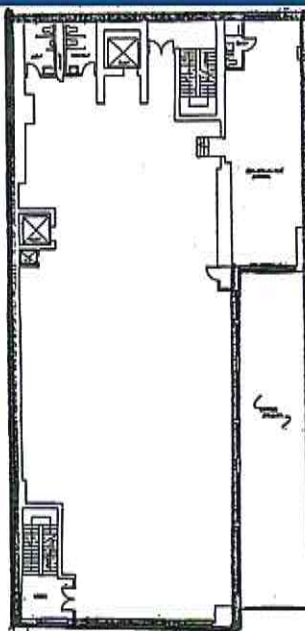
Suite 100A

8,806 SF

Magnificent space with 3+ story atrium & vault



Suite 300
6,644 SF



Suite 200
6,660 SF

ADDITIONAL SUITES AVAILABLE IN ADJACENT 227 FRANKLIN STREET BUILDING:

Suite 200	4,768 SF	Divisible to 4 offices if desired
Suite 204	1,376 SF	Former tech company space
Suite 208	1,001 SF	Corner suite
Suite 214	3,007 SF	Former tech company space
Suite 219	300 SF	Former law office
Suite 220	238 SF	Former dentist office
Suite 215	600 SF	Former Bd. of Realtors office
Suite 304	1,600 SF	Former family services office
Suite 306	972 SF	Former financial offices
Suite 402	722 SF	Former law office
Suite B-1	1,128 SF	Lower level

For Information and Leasing Details Contact:

Zinn Realty Corporation
Tom Zinn

(814) 536-7777 in Johnstown

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