



JOHNSTOWN INNOVATION CENTER

225-227 Franklin Street
Johnstown, PA 15901
www.franklin-center.com

**JOHNSTOWN INNOVATION CENTER
WELCOMES DIT, INC. TO SUITE 214**

**ROSE PERSONAL CARE EXPANDS TO SUITE
302**

Property Description

Franklin 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. Franklin Center 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, Franklin 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 Complex. 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, Xerox, SAIC, EADS and other national and regional firms. Franklin Center'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
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tzinn@zamsc.com

Great Deals & Exceptional Values!

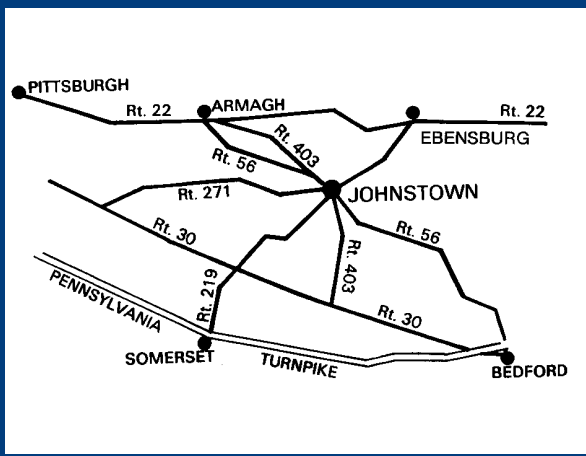
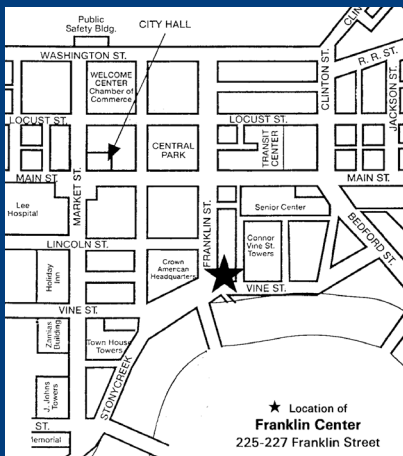
Short Term or Long Term Leases
Furnished or Unfurnished

Immediately Available:

Suite 300A	6,644 SF	Third Floor - Formerly occupied by NY Life and Bar Technologies - make us an offer!
Suite 100A	8,806 SF	Magnificent first floor space with 3+ story atrium and vault.
Suite 204	2,400 SF	Partially furnished suite (see floor plan on reverse)
Suite 208	1,001 SF	Former engineering firm space
Suite 215	600 SF	Immediately available, perfect professional office.
Suite 219	300 SF	Former law office - move in ready
Suite 220	270 SF	Former dentist's office - plumbing and sinks in place
Suite 306	972 SF	Former finance office - furnished.
Suite B 1	1,128 SF	Lower Level, former physical therapy/sensory room space

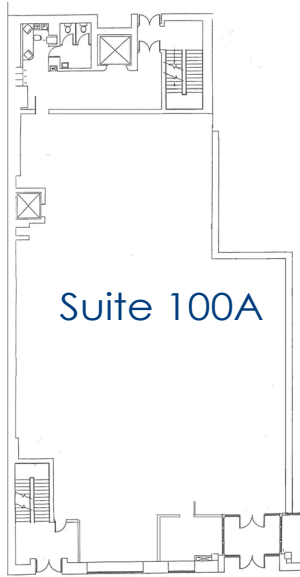
See Floor Plans on reverse.





Features Include

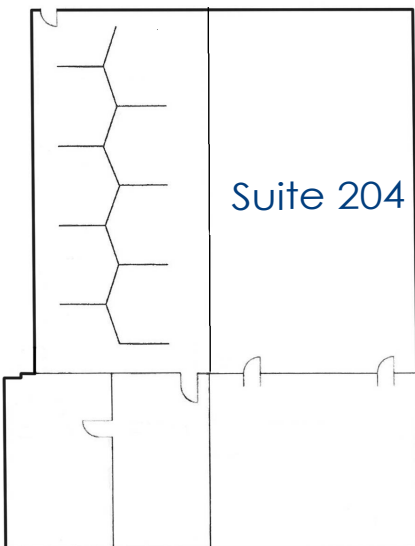
- State-of-the-art telecommunications, HVAC, and electrical systems
- Suites as small as 275 SF and as large as 16,000 SF
- Suites include onsite indoor parking for key employees
- Natural light from two and three-story atriums and oversized windows
- Flexible floor plans and lease terms
- Contemporary building design by E. Pawlowski Associates
- Short walk to Holiday Inn and area restaurants



Suite 100A

8,806 SF

Magnificent Bank space with 3+ story atrium & vault

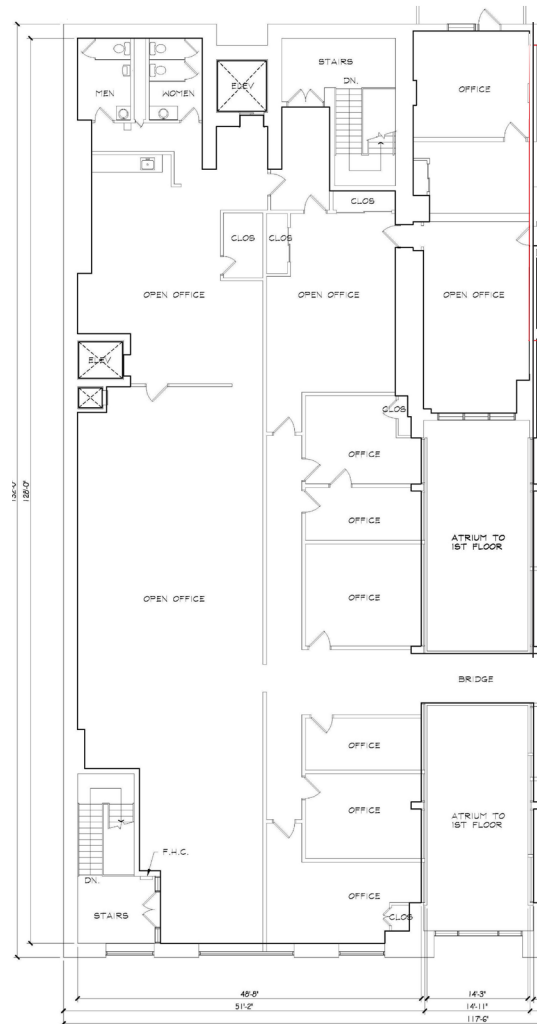


Suite 204

2,400 SF

Partially furnished with Herman Miller furniture

Suite 300 - MAKE OFFER



6,644 SF

For Information and Leasing Details Contact:

Zinn Realty Corporation

Tom Zinn

(814) 536-7777 in Johnstown

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