



JOHNSTOWN INNOVATION CENTER

225 Franklin Street
Johnstown, PA 15901

www.franklin-center.com

www.zamsc.com/franklincenter

ENTIRE FIRST AND SECOND FLOORS OF 225 FRANKLIN STREET BUILDING AVAILABLE FOR RENT

Property Description

The Johnstown Innovation Center is ideally situated in an Opportunity Zone and 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 across from Ameriserv Financial headquarters, Crown American headquarters and is within walking distance of the Connemaugh Medical Park. Designed with sensitivity to the needs of both small and large tenants, this distinctive complex is home to 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

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tzinn@zamsc.com

Immediately Available!

Occupy First and Second Floor of a Building
in the Complex or
One of 11 Additional Suites

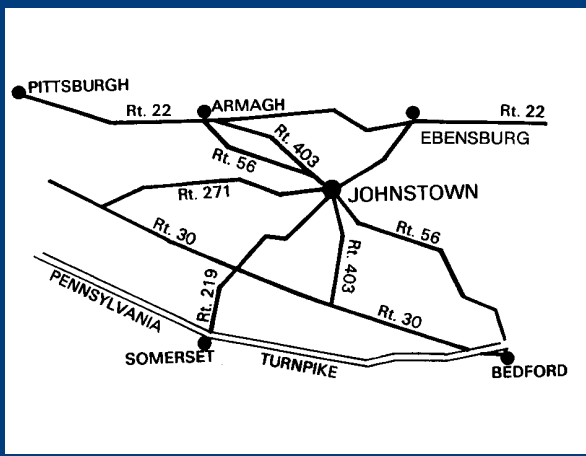
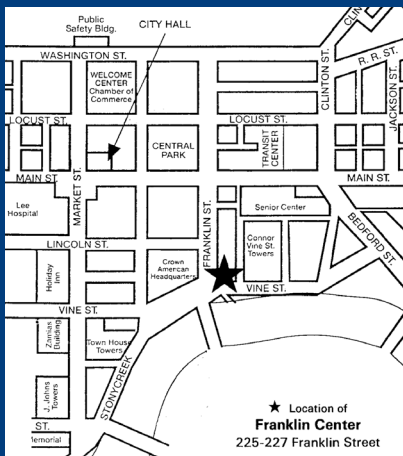
Unique opportunity to lease the available 15,466 SF 225 Franklin Street building portion of the 119,798 sq. ft Johnstown Innovation Center complex - outlined in **red** below.

The first floor contains 8,806 square feet which is open to a three story atrium and was previously occupied as a banking facility. The second floor contains 6,660 sq. ft. which was previously occupied by a XEROX Corp. call center.

Floor plans are on the back of this flyer. Two entire floors, totalling 15,466 SF of the 225 building can be leased as a whole or are divisible into smaller suites, with two elevators serving the second floor,

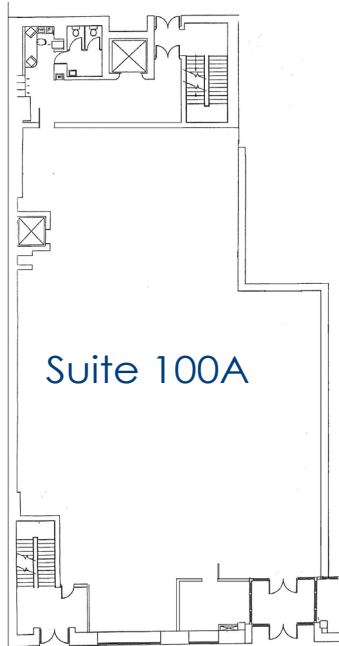
Call 843-705-9400 to arrange a viewing.





Features Include

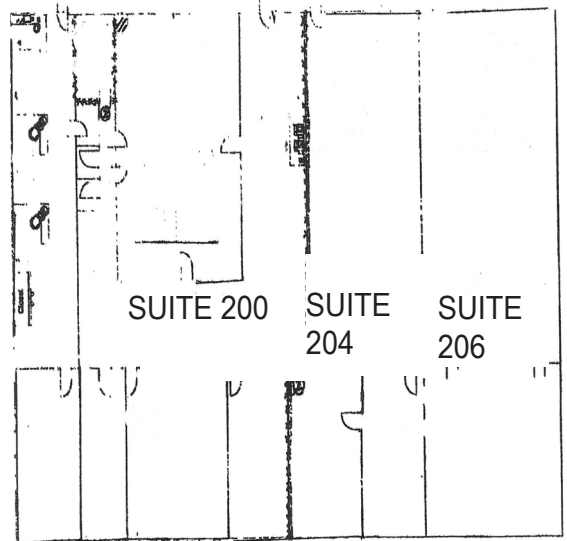
- State-of-the-art telecommunications, HVAC, and electrical systems
- Suites as small as 238 SF and as large as 15,466 SF
- Suites include onsite indoor parking for key employees
- Natural light from two and three-story atriums and oversized windows
- Flexible floor plans and lease terms
- Contemporary 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

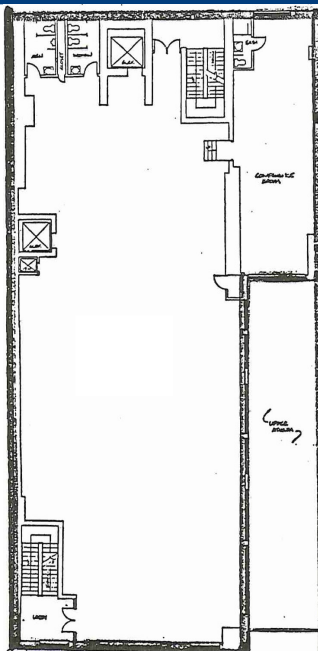


SUITE 200 SUITE 204 SUITE 206

Suites 200-204 (4,792 SF)
Modern offices divisible to 4 bays

ADDITIONAL SUITES AVAILABLE IN ADJACENT 227 FRANKLIN STREET BUILDING:

Suite 100	8,806 SF	Former Bank space with atrium
Suite 200A	6,660 SF	Divisible to 4 offices if desired
Suite 200 - 206	4,992 SF	Former SAIC (defense contractor) space, subdivisible into 4 suites
Suite 207	99 SF	Great one or two person office
Suite 208	1,001 SF	Corner suite
Suite 214	2,769 SF	Former tech company space
Suite 215	600 SF	Former medical services office
Suite 219	300 SF	Former tech company office
Suite 220	238 SF	Former tech company office
Suite 221	220 SF	Former tech company office
Suite 304	1,600 SF	Former family services office
Suite B-1	1,128 SF	Lower Level



Suite 200
6,660 SF

For Information and Leasing Details Contact:

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