

# FRANKLIN CENTER

IDEAL PARTIALLY LEASED CORPORATE AND/OR  
REGIONAL HEADQUARTER OPPORTUNITIES

119,798 GROSS SF

65,822 NET USABLE SF (PLUS 93 SPACE INDOOR PARKING GARAGE)

225-227- 231 FRANKLIN STREET, JOHNSTOWN, PA  
AT THE INTERSECTION OF FRANKLIN STREET AND VINE STREET



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# FRANKLIN CENTER JOHNSTOWN, PA

## BUILDING INFORMATION

Location: 225-227-231 Franklin Street at the intersection of Franklin and Vine.

Building: 119,798 SF. The Property consists of a 3 and 4 story office building complex with a garage.

Parking 93 parking spaces in attached two level indoor garage

Available Building  
for Rent:

225 FRANKLIN STREET

Suite 100A	8,094 SF (includes 1,380 SF mezzanine)
Suite 200A	<u>6,660 SF</u>
	14,754 SF

Other Available Suites  
for Rent:

227 FRANKLIN STREET

SUITE 100	5,226 SF - easily combinable with 225 Franklin Street
Suite 204	4,849 SF - Divisible
Suite 207	99 SF
Suite 208	1,064 SF
Suite 214	2,769 SF
Suite 215	600 SF
Suite 219	300 SF
Suite 220	238 SF
Suite 221	220 SF
Suite 302A	154 SF
Suite 302B	144 SF
Suite 304	1,600 SF
Suite B-1	1,128 SF
Community Room	<u>1,320 SF</u>
Total	19,711 SF

Construction Type: Complex has a modern facade with exterior walls that are a combination of brick and aluminum siding panels. There is extensive use of glass wall construction in the structure, as well as two atriums in the building.

Existing Tenants: The complex currently has an excellent mix of Tenants who have virtually all been in the complex for many years. Tenants include two law firms, one engineering firm, two financial firms, two health care companies, a tech startup and the building management firm.

There is a 1,320 SF Community Room on the lower level of the building which is included in the total unoccupied space, but is currently available for tenant use at all times on a first come - first served basis.

The Franklin Center building 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 withing 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 across from Ameriserv Financial headquarters, Crown American headquarters and is within walking distance of the Connemaugh Medical park.

Designed with a sensitivity to the needs of both small and large tenants, this distinctive complex is ideal for offices of any size. The Complex's attractive design, quality construction and intensive management by Zinn Realty Corporation offers tenants creative yet efficient space in as strategic an urban location as is anywhere in the Region.



FRANKLIN CENTER VICINITY MAP



MAP OF JOHNSTOWN, PA

