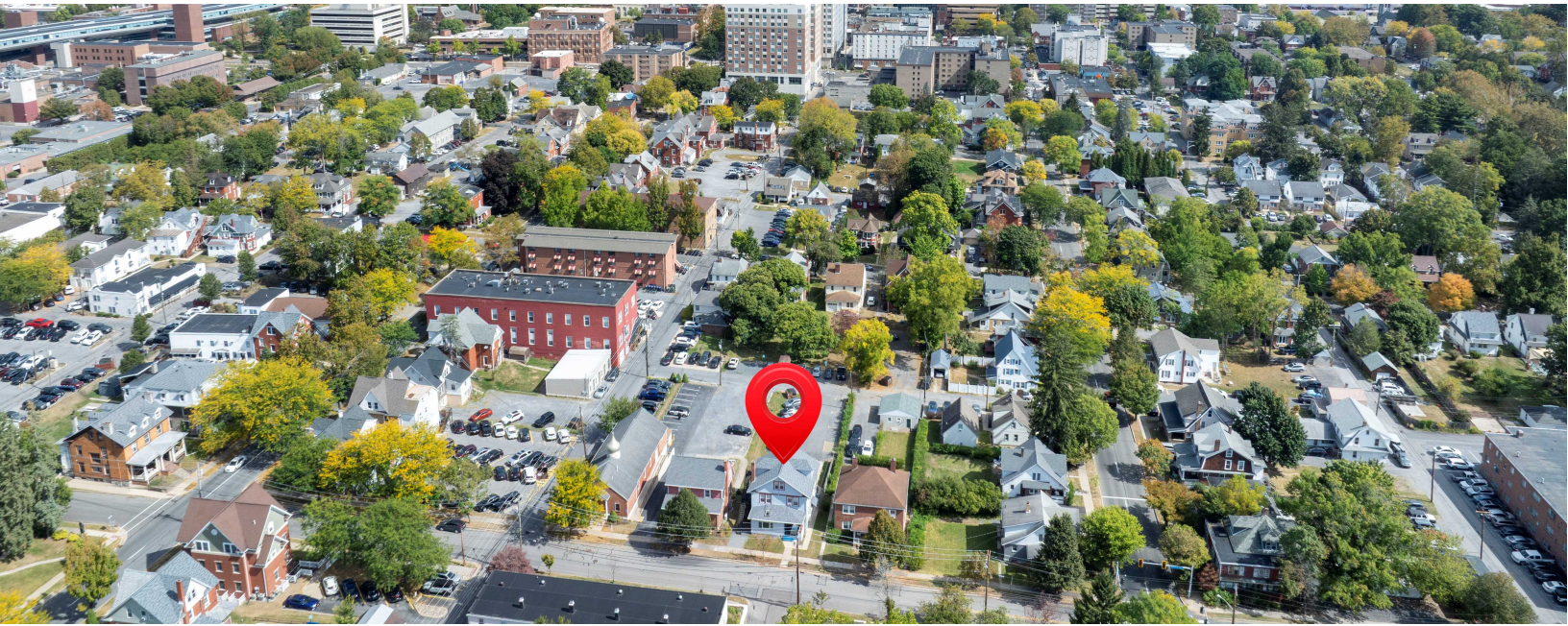


WESTSIDE MANOR

129 SOUTH SPARKS STREET, STATE COLLEGE, PA 16801



Suite	Rate	Size	Type
1, 5, 6	\$5,710 /mo	1,940	Modified Gross
6	\$1,438 /mo	489	Modified Gross
5	\$1,467 /mo	499	Modified Gross
1	\$2,799 /mo	952	Modified Gross

OFFERING SUMMARY

PROP SUB-TYPE:	Office - Medical, Medical
AVAILABLE SF:	1,940
CROSS STREETS:	College and South Sparks
LEASE RATE:	\$5,710
LEASE TYPE:	Modified Gross
LOT SIZE:	0.21 Acres
PARKING:	6 Surface Spaces Assigned
PERMITTED USES:	Commercial use - Professional office
ZONING:	R3H Mixed Use District
YEAR BUILT:	1990

PROPERTY OVERVIEW

- Sublease Duration: 22 months (through July 31, 2027) with potential 12-month extension to July 2028*
 - Space Layout: Entire 1st Floor (Unit 1) & Two Separate Basement Units (Units 5 & 6)
 - Total Space: 1,940 SF across two floors (per Matterport floor plans)
 - Parking: 6 Dedicated Off-Street Spaces Included
 - Key Amenities: First Floor Kitchen, 2 Baths, and Skylight
 - Flexible Options: Lease all units together or separately
 - Versatile Use: Ideal for professional office, non-profit, or medical clinic
 - Location Advantage: Steps from Penn State University campus
 - Utilities Covered by Landlord: Water/Sewer, Trash, Lawn, Snow Removal
 - Zoning Condition: R3H Mixed Use; Office Use by Special Exception
- Footnote: Extension subject to master lease automatic renewal clause and sublessor approval



EXP COMMERCIAL | PA

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