

OFFICE FOR SUB LEASE



## WESTSIDE MANOR

129 SOUTH SPARKS STREET, STATE COLLEGE, PA 16801



FOR SUB LEASE

EXP COMMERCIAL | PA  
630 Freedom Business Center Dr, Suite 300  
King of Prussia, PA 19406



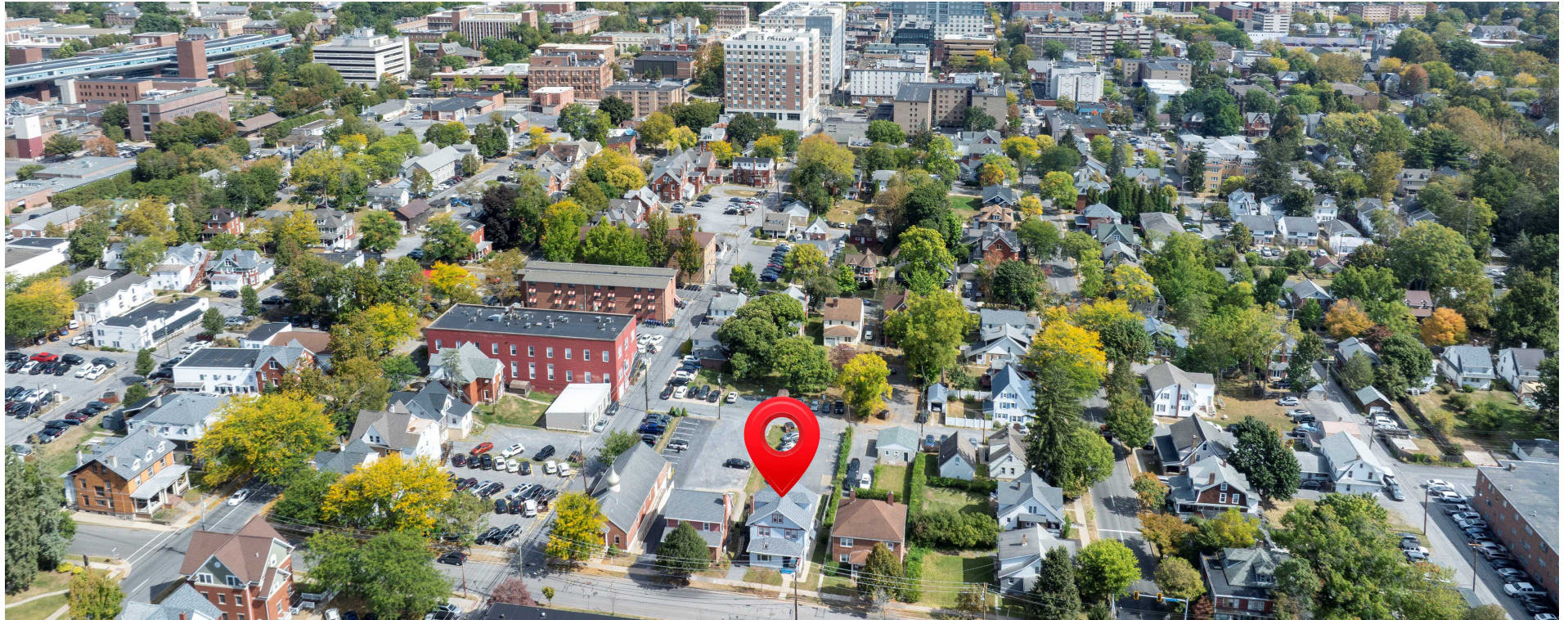
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# PROPERTY SUMMARY

129 South Sparks Street



## Property Summary

Lease Rate:	\$5,710
Lease Term:	22
Building SF:	4,770
Available SF:	1,940
Year Built:	1990
Building Class:	C
Cross Streets:	College and South Sparks
Floors:	3
HVAC:	Central Air/HVAC
Lighting:	Fluorescent/LED
Parking:	6 Surface Spaces Assigned
Permitted Uses:	Commercial use - Professional office
Zoning:	R3H Mixed Use District

## 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

## Location Overview

Strategically located in State College, PA, the property at 129 S. Sparks Street offers an ideal balance of accessibility and a professional environment. Its prime location places it within walking distance to the vibrant Penn State University campus, making it highly desirable for businesses seeking connection to the university community.

The area provides convenient access to State College's diverse amenities including downtown shopping, professional services, and local conveniences within easy reach. The surrounding neighborhood offers a professional setting while maintaining close proximity to the energetic pulse of campus life.

# FLEXIBLE OFFICE/CLINIC SPACE

129 South Sparks Street



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OFFICE

FOR LEASE

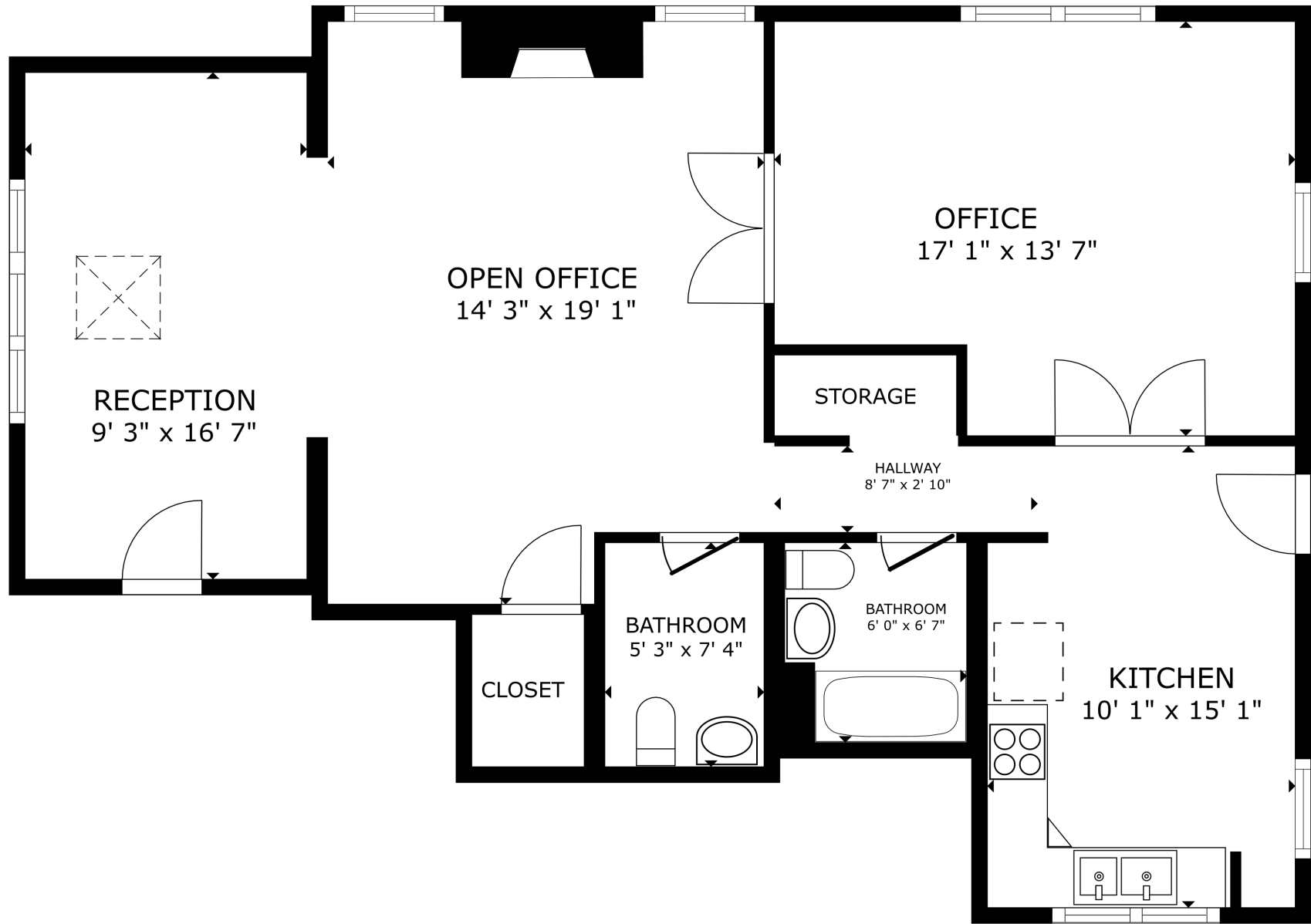


Space	Size	Rate	Use	Available
1, 5, 6	1,940	\$5,710 /mo	Professional office	Immediate
6	489	\$1,438 /mo	Professional office	Immediate
5	499	\$1,467 /mo	Professional office	Immediate
1	952	\$2,799 /mo	Professional office	Immediate

[Matterport Virtual Tours \(All Spaces\)](#)

# FLOOR PLAN - UNIT 1

129 South Sparks Street



FLOOR PLAN

[Click on floorplan to view virtual tour.](#)

# FLOOR PLAN - UNITS 5 & 6

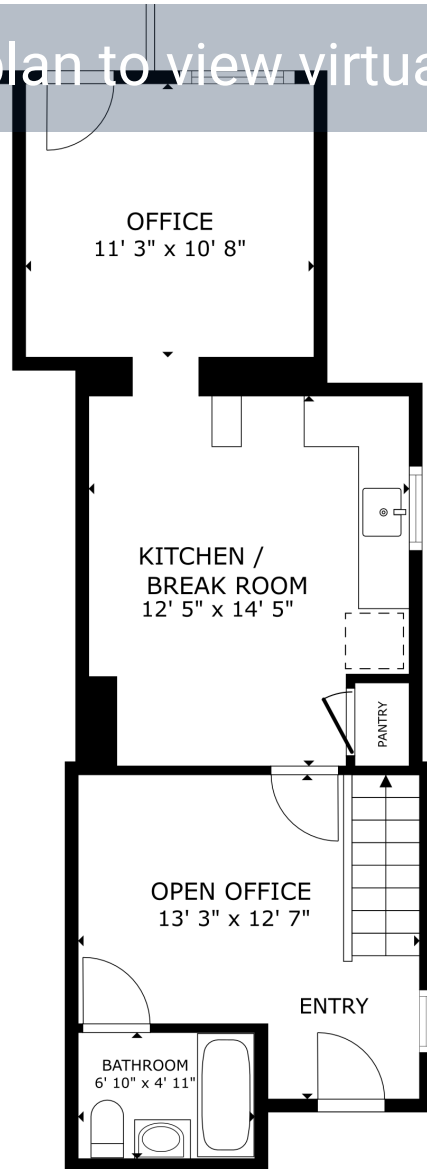
129 South Sparks Street



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Click on floorplan to view virtual tour.

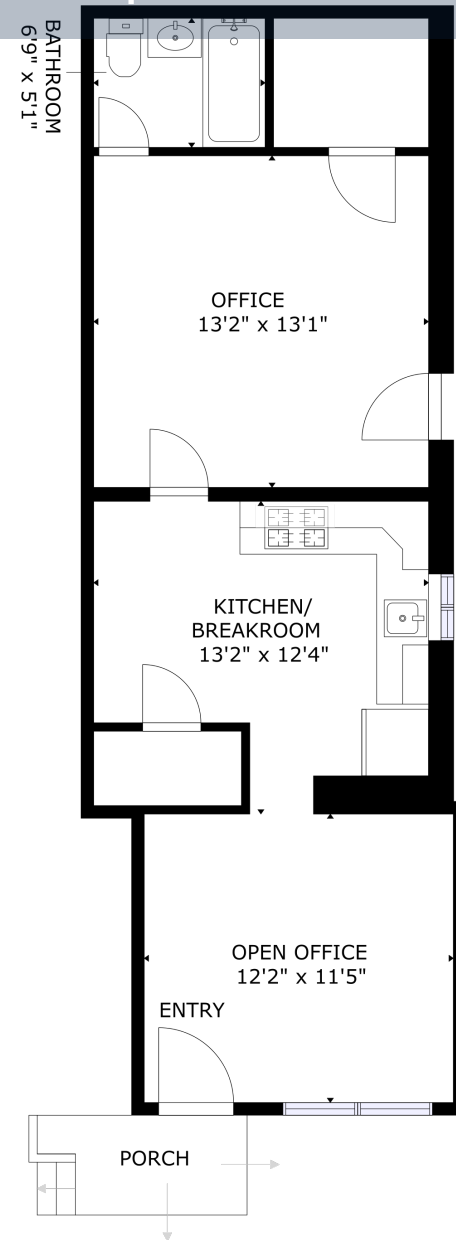
Click on floorplan to view virtual tour.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 499 sq.ft.  
EXCLUDED AREAS : PATIO 92 sq.ft.  
TOTAL : 499 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
TOTAL: 489 sq.ft

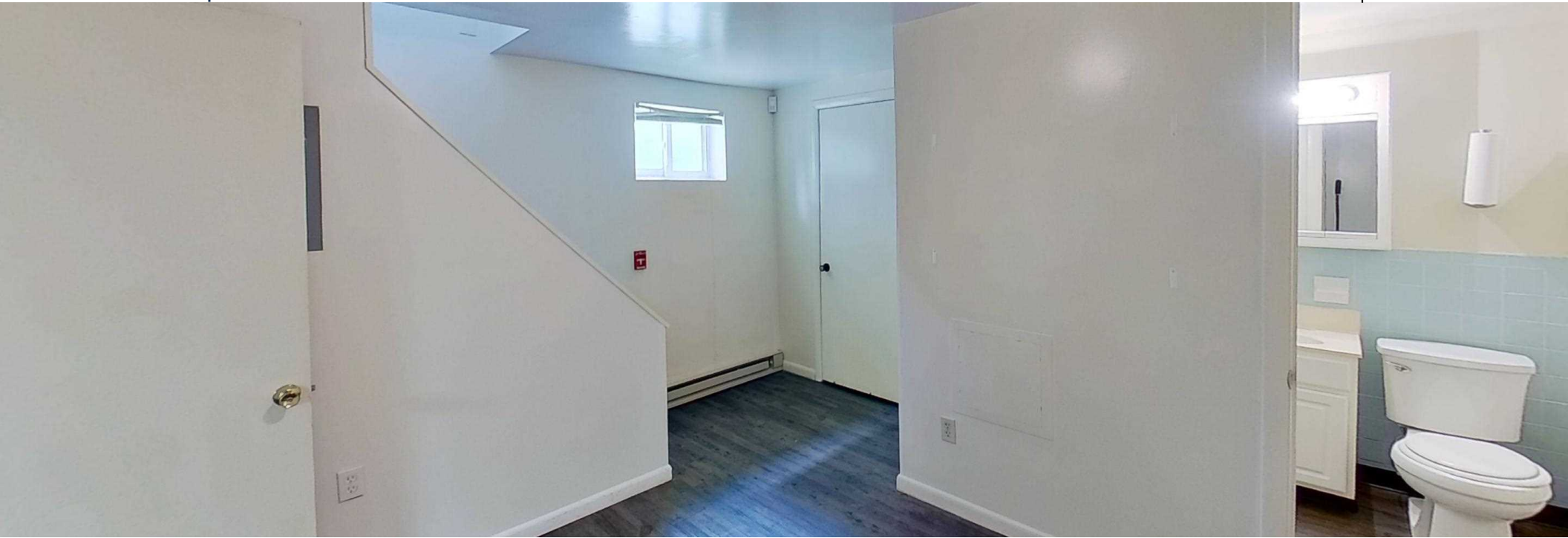
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# FLOOR PLAN - UNIT 1

129 South Sparks Street



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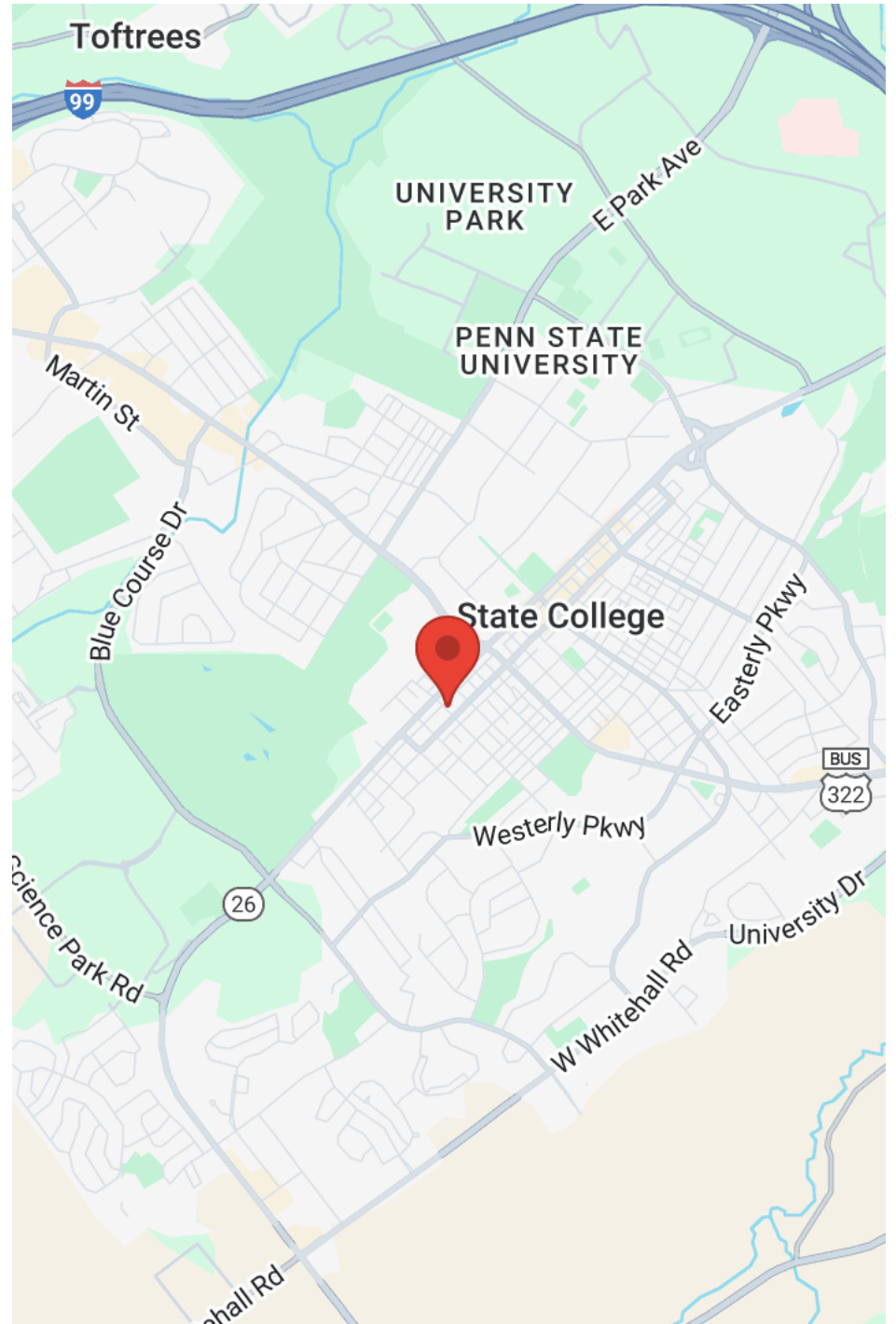
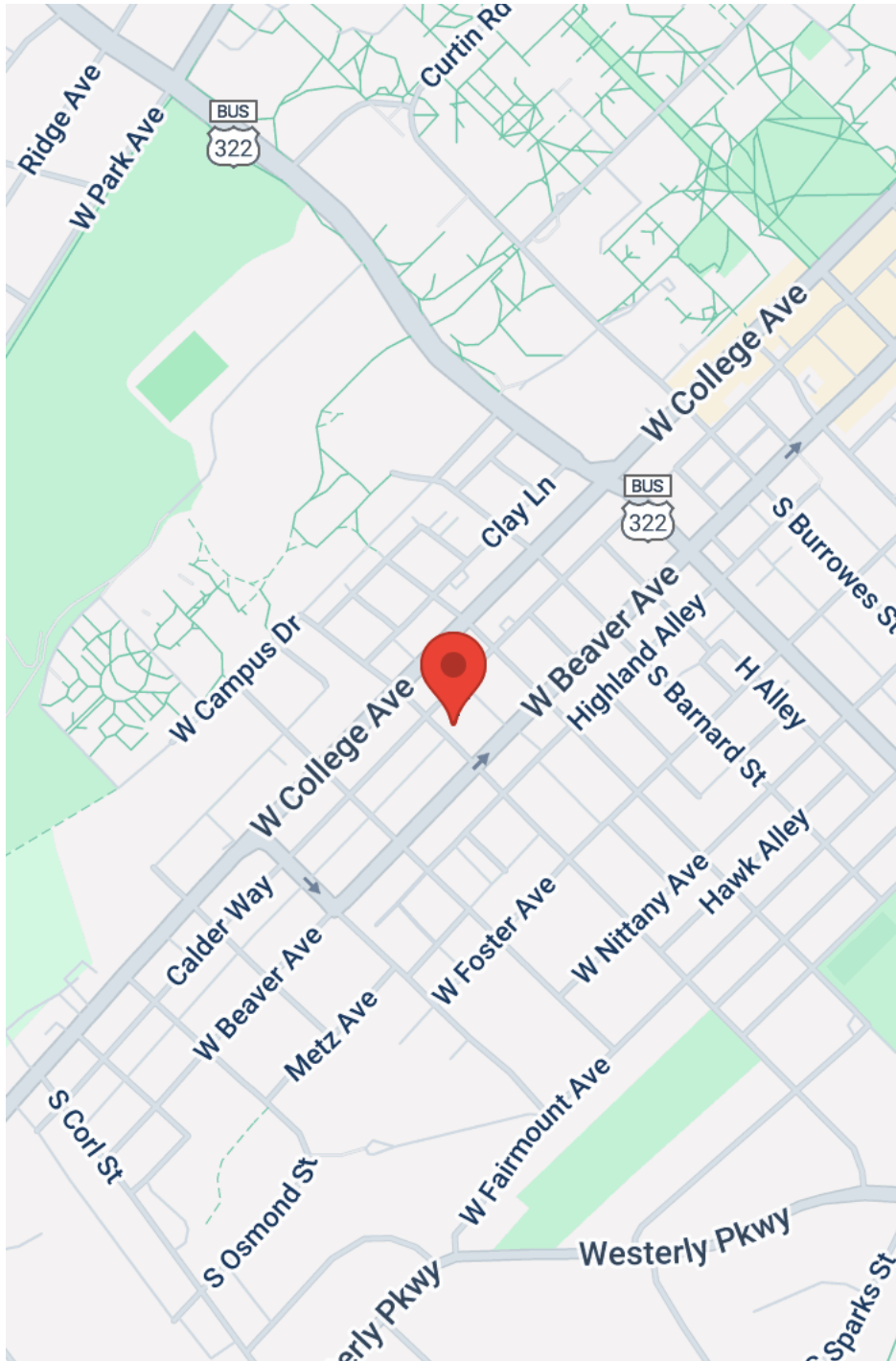


# LOCATION MAPS

129 SOUTH SPARKS STREET



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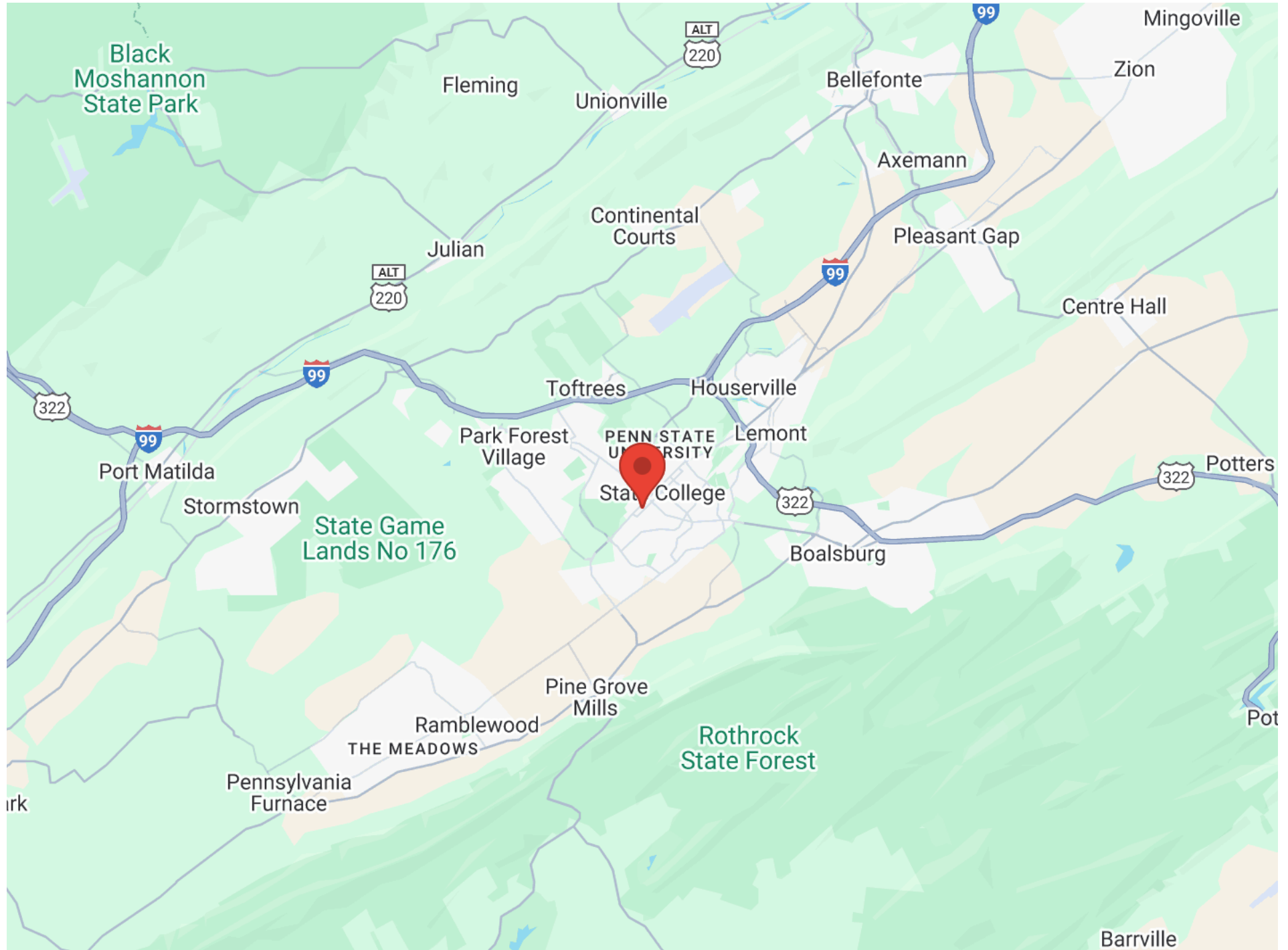


# REGIONAL MAP

129 SOUTH SPARKS STREET



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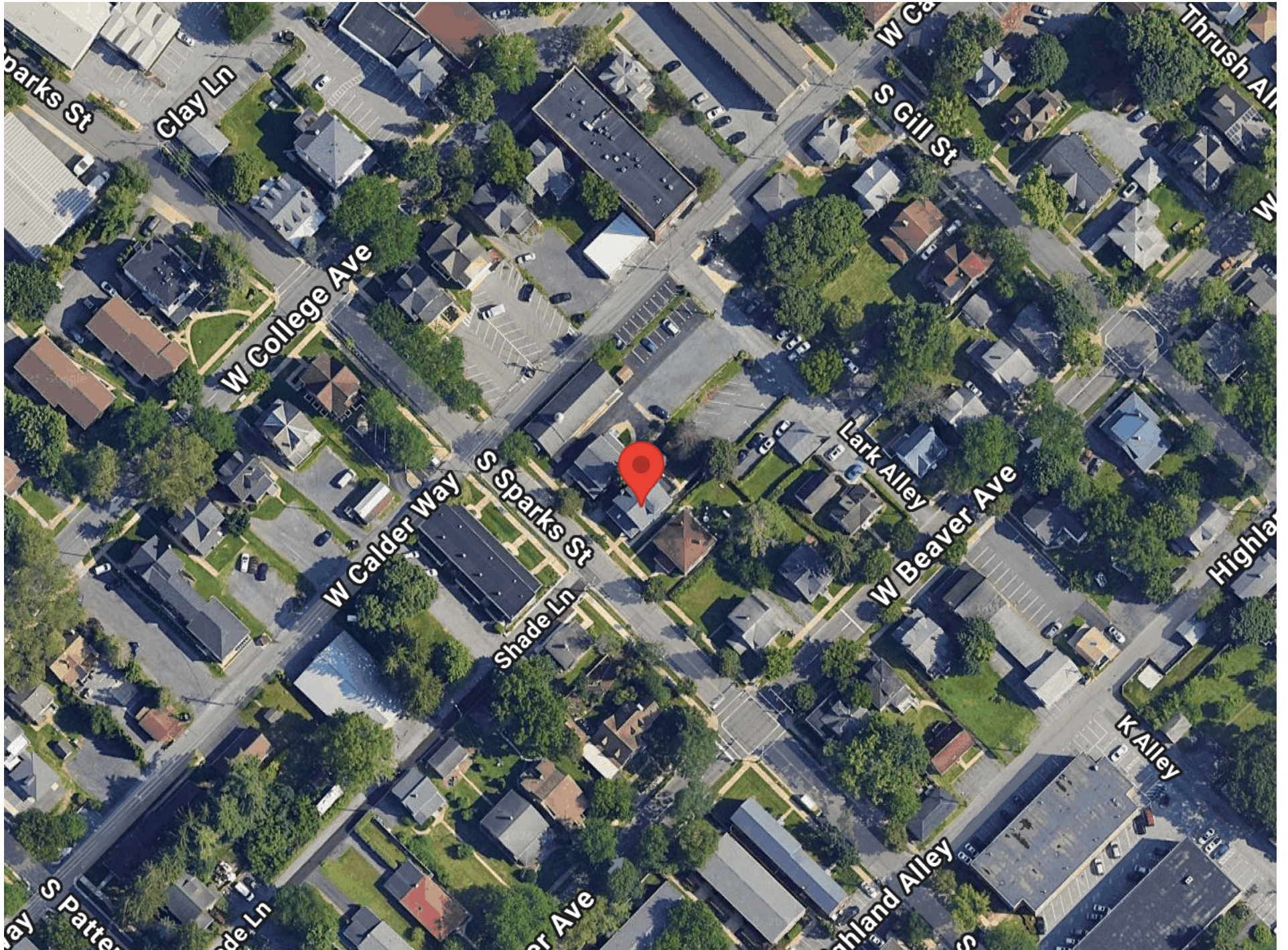


# AERIAL MAP

129 SOUTH SPARKS STREET



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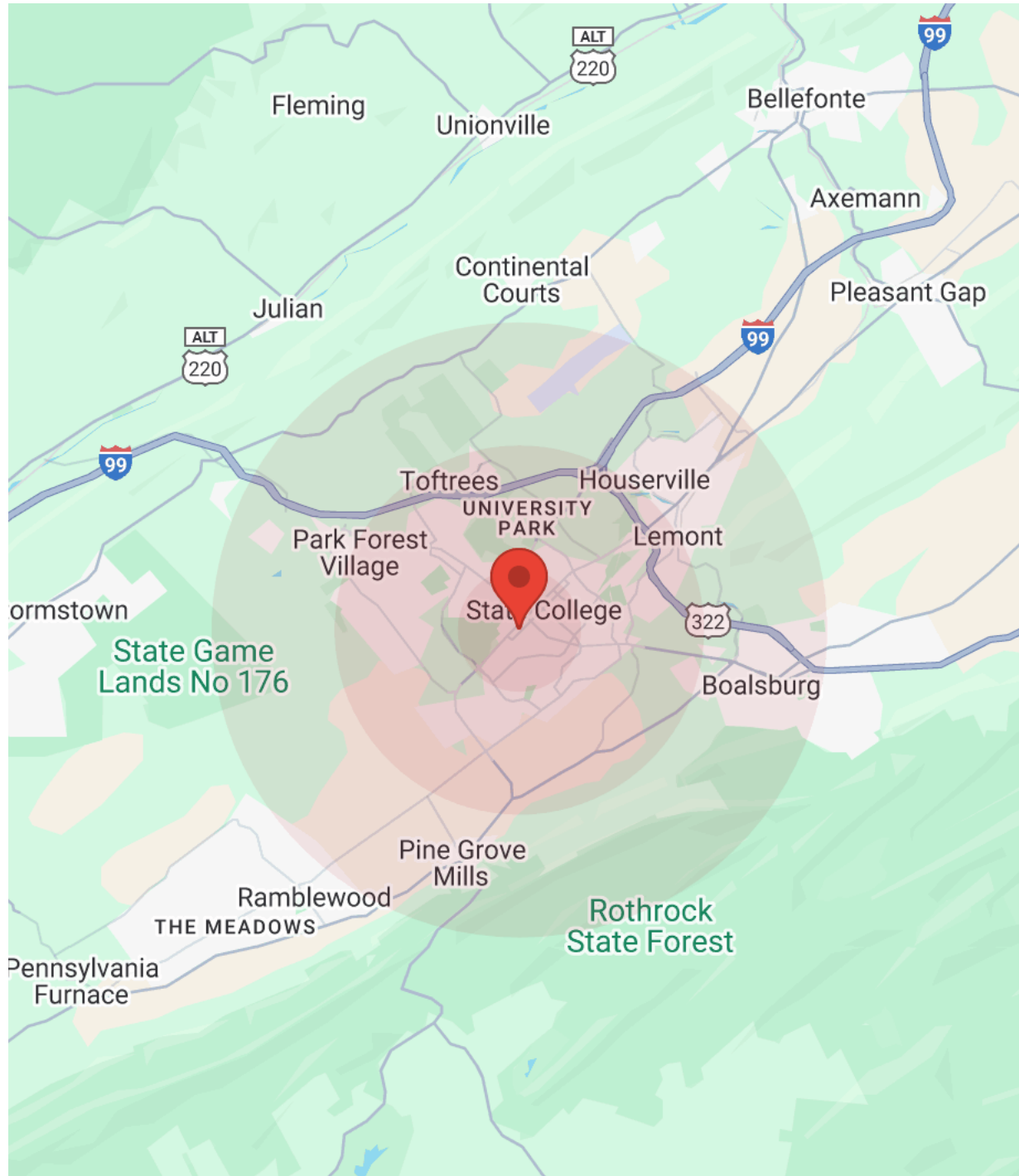


# DEMOGRAPHICS

129 SOUTH SPARKS STREET



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Population	1 Mile	3 Miles	5 Miles
Male	15,465	44,836	52,195
Female	9,716	28,873	36,262
Total Population	25,181	73,709	88,457

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,285	7,426	9,490
Ages 15-24	12,950	32,203	34,395
Ages 25-54	6,353	20,763	26,385
Ages 55-64	1,513	5,101	7,114
Ages 65+	2,079	8,217	11,074

Race	1 Mile	3 Miles	5 Miles
White	20,137	58,031	70,376
Black	856	2,816	3,379
Am In/AK Nat	5	22	27
Hawaiian	5	7	9
Hispanic	1,206	3,324	3,839
Asian	2,400	7,813	8,872
Multi-Racial	539	1,614	1,858
Other	33	88	106

Income	1 Mile	3 Miles	5 Miles
Median	\$42,666	\$58,814	\$68,284
< \$15,000	2,218	5,289	5,521
\$15,000-\$24,999	671	1,953	2,164
\$25,000-\$34,999	936	2,209	2,405
\$35,000-\$49,999	1,233	2,772	3,452
\$50,000-\$74,999	1,165	3,879	4,531
\$75,000-\$99,999	608	2,419	3,211
\$100,000-\$149,999	1,002	3,460	4,978
\$150,000-\$199,999	511	2,123	3,121
> \$200,000	915	3,507	4,500

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,018	29,809	36,543
Occupied	9,259	27,610	33,881
Owner Occupied	2,141	9,922	14,680
Renter Occupied	7,118	17,688	19,201
Vacant	759	2,198	2,662

# READY TO TOUR THIS SPACE?

129 South Sparks Street



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## Why Choose 129 S. Sparks Street?

- ☒ Rare downtown parking - 6 dedicated spaces
- ☒ Flexible leasing options - lease units together or separately
- ☒ Professional conversion - from residential to commercial
- ☒ Prime Penn State location - walk to campus
- ☒ Modified gross lease - utilities included
- ☒ Immediate occupancy - move in now

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129 SOUTH SPARKS STREET



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