

Property Summary

129 S Sparks St, State College, PA 16801

FOR SUB LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Professional office suites near Penn State with rare on-site parking. Flexible availability includes a **952 SF first-floor suite** and two separately accessed **lower-level suites (499 SF & 489 SF)**, available individually or together.

The first floor features reception, private office with fireplace, meeting room, kitchen, two restrooms, skylight, and a **large rear deck**. Lower-level suites offer flexible professional office space with separate exterior access.

Six (6) dedicated off-street parking spaces are included. Modified Gross rent includes water, sewer, refuse, parking, lawn care, and snow removal; tenants pay electric, heat, internet/cable, and other in-suite utilities.

Located in the R3H Mixed-Use District; current commercial office use is approved by Special Exception. Sublease available through **July 31, 2027**, with potential extension subject to landlord approval.

PROPERTY HIGHLIGHTS

- Professional Office Suites: 952 SF first-floor suite and two lower-level suites (499 SF & 489 SF), available individually or together.
- Flexible Layout: Reception area with skylight, private office with fireplace, meeting room, kitchen, multiple restrooms, and large rear deck.
- Independent Lower-Level Suites: Two separately accessed office suites ideal for counseling, administrative, nonprofit, or other professional users.
- Rare Downtown Parking: Six (6) dedicated off-street parking spaces included.
- Walkable Location: Steps from Penn State, downtown businesses, restaurants, and services.
- Modified Gross Lease: Includes water, sewer, refuse, parking, lawn care, and snow removal.
- Zoning: R3H Mixed-Use District; current commercial office use approved by Special Exception.
- Lease Term: Available through July 31, 2027, with potential extension subject to landlord approval.

OFFERING SUMMARY

Lease Rate:	\$713 - 3,314 per month (MG)
Number of Units:	3
Available SF:	489 - 1,940 SF

SPACES	LEASE RATE	SPACE SIZE
Entire 1,940 SF	\$3,314 per month	1,940 SF
Suite 1	\$1,785 per month	952 SF
Suite 5	\$728 per month	499 SF
Suite 6	\$713 per month	489 SF

SCAN TO EXPLORE
3D Tours + Availability



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