



FOR SUB LEASE



Westside Manor

129 S Sparks St
State College, PA 16801

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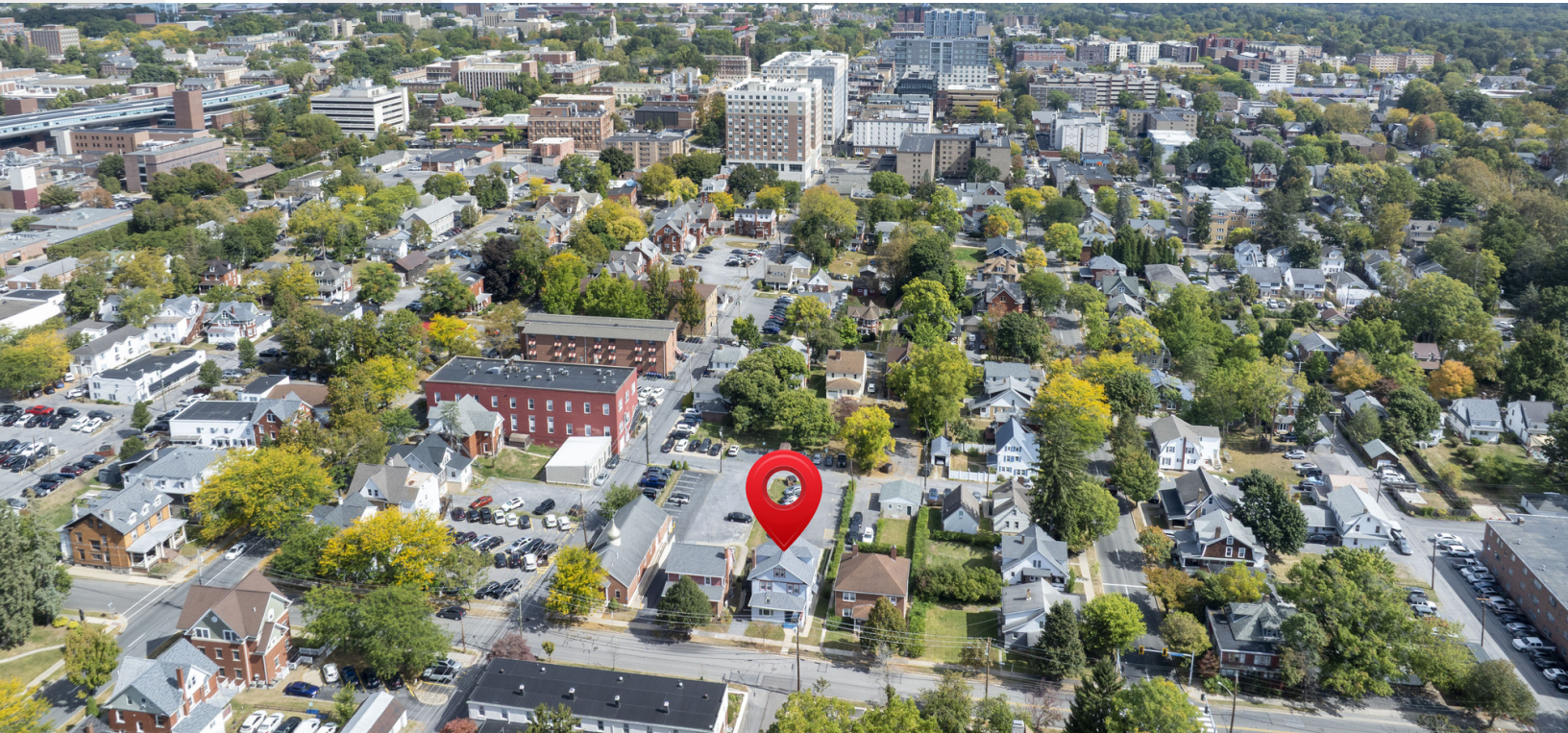
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Property Summary

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 leasing options include a 952 SF first-floor suite and two lower-level suites of approximately 500 SF each, available individually or together.

The first floor features a welcoming reception area with skylight, private office with fireplace, meeting room, kitchen, two restrooms, and a large rear deck. The lower level offers two separately accessed office suites suitable for counseling, nonprofit, administrative, or other professional office users.

Six (6) dedicated off-street parking spaces are included—rare for a downtown State College location. 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, the property is approved for commercial office use by Special Exception. Sublease available through July 31, 2027, with potential extension subject to landlord

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.

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Lease Spaces

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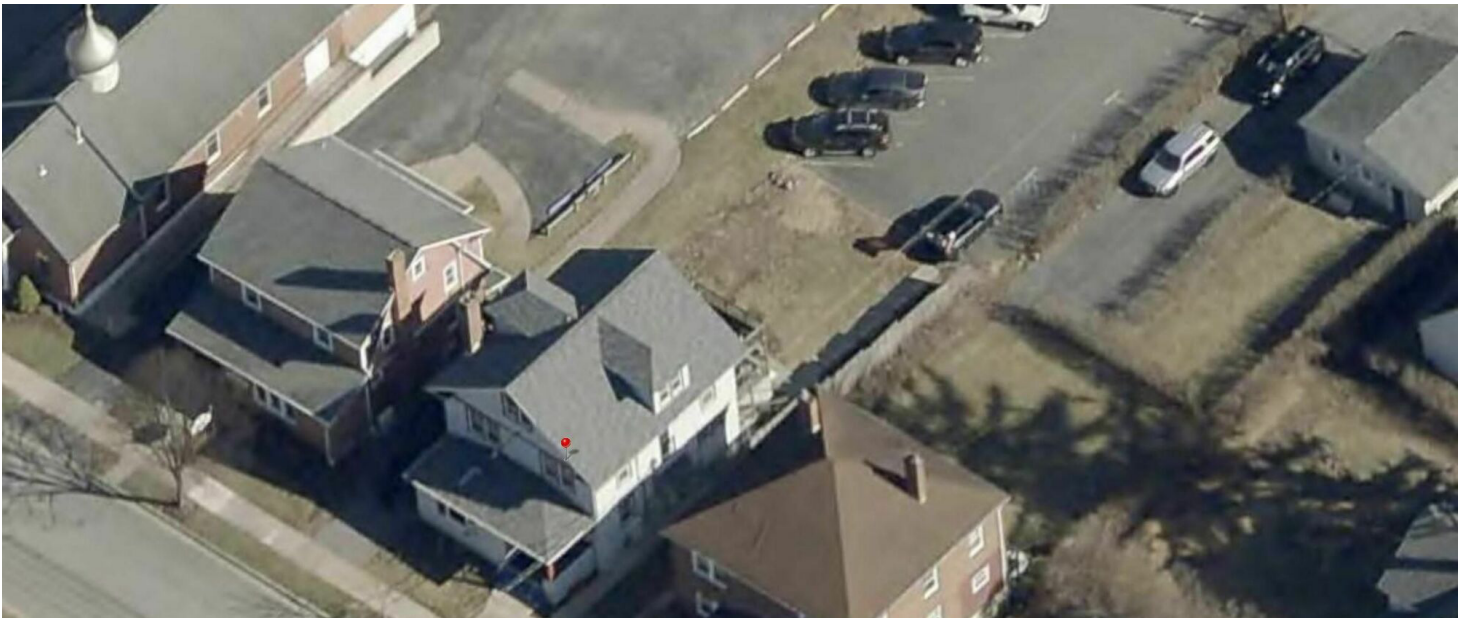
FOR SUB LEASE

LEASE INFORMATION

Lease Type:	MG	Lease Term:	12 months
Total Space:	489 - 1,940 SF	Lease Rate:	\$713 - \$3,314 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 1	952 SF	\$1,785 per month	952 SF first-floor professional office with reception/waiting area, skylight, private office with fireplace, meeting room, kitchen, two restrooms, and large rear deck. Additional lower-level suites available.
Suite 5	499 SF	\$728 per month	499 SF lower-level professional office with separate exterior entrance adjacent to parking. Finished office/clinical space well suited for counseling, nonprofit, administrative, or other professional uses.
Suite 6	489 SF	\$713 per month	489 SF lower-level professional office with separate exterior entrance adjacent to parking. Finished office/clinical space well suited for counseling, nonprofit, administrative, or other professional uses.
Entire 1,940 SF	1,940 SF	\$3,314 per month	Entire 1,940 SF professional office offering consisting of a 952 SF first-floor suite plus two separately accessed lower-level suites of 499 SF and 489 SF. The first floor features a reception/waiting area with skylight, private office with fireplace, meeting/open work area, kitchen, two restrooms, good natural light, and a large rear deck spanning approximately the width of the building. The lower-level suites provide additional finished professional office/clinical space with separate exterior entrances adjacent to the parking area. Six dedicated off-street parking spaces serve the premises. Modified Gross lease includes water, sewer, refuse, parking, lawn care, and snow removal; subtenant pays electric, heat, internet/cable, and security/alarm as applicable. Available through July 31, 2027, subject to master landlord approval. Suites may also be leased individually.



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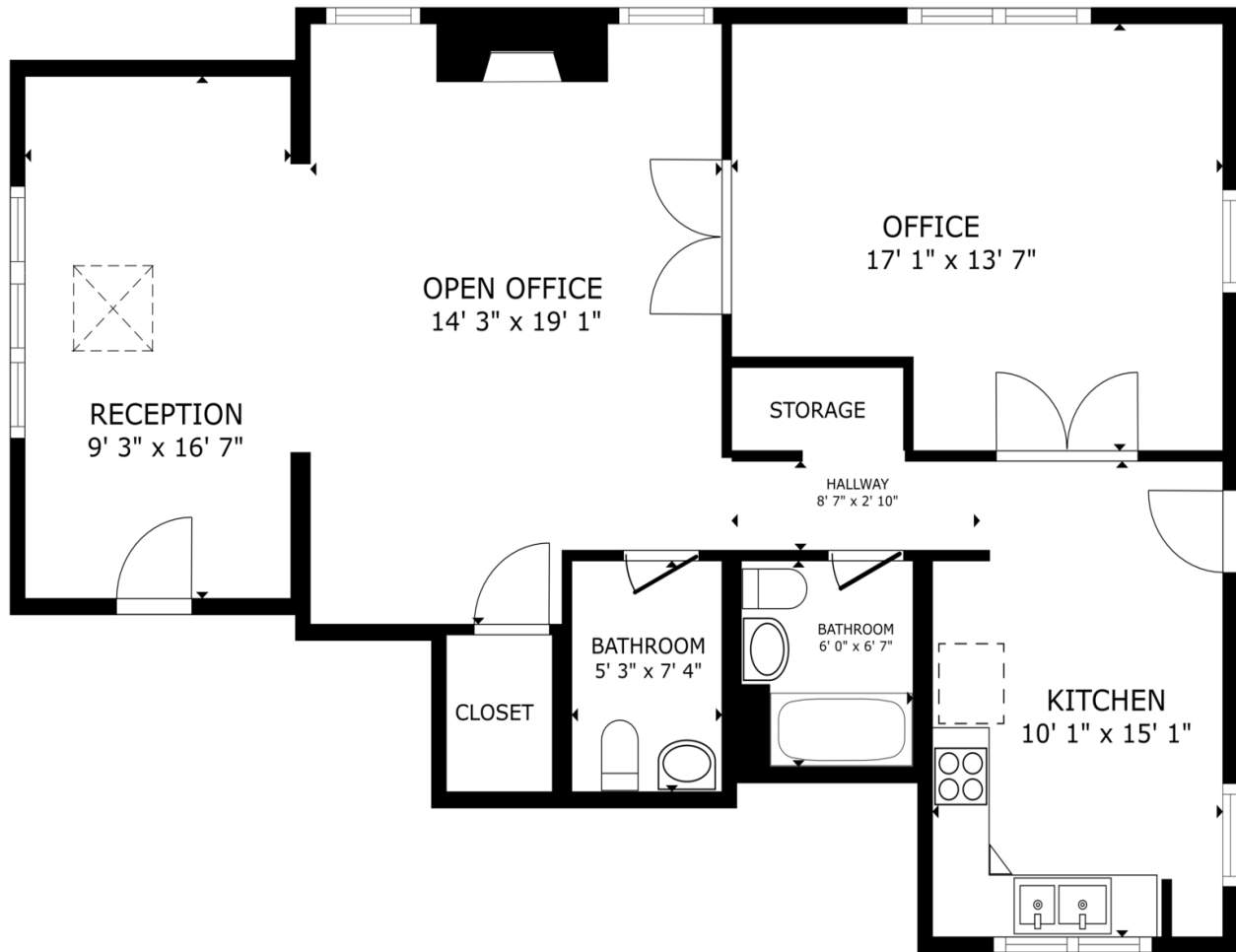
Floor Plan: First Floor

129 S Sparks St, State College, PA 16801

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360° VIRTUAL TOUR

(Not to Scale)



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 952 sq.ft.
TOTAL : 952 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Add text here...

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Floor Plans: Lower Level

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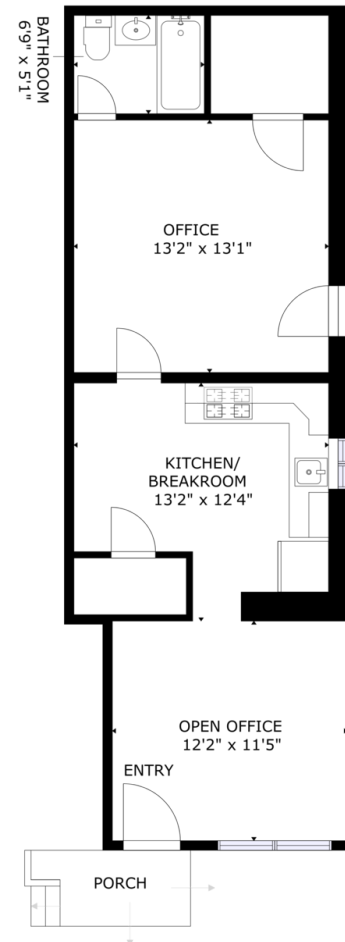
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FLOOR PLAN

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 overview - Unit 5

Floor plan overview - Unit 6

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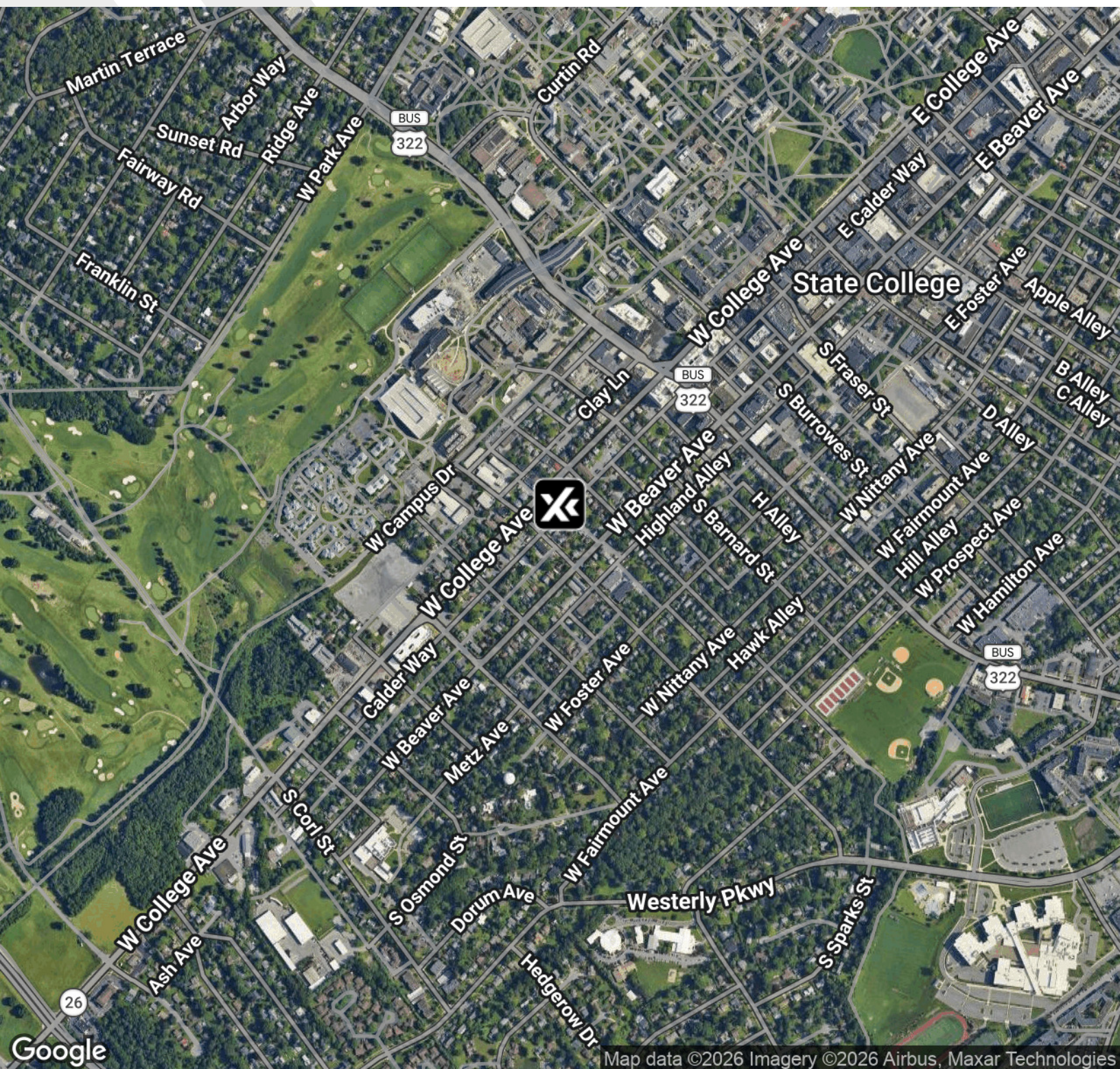
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Aerial Map

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Location Map

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LOCATION OVERVIEW

Located at 129 S. Sparks Street in Westside Manor, this downtown State College office sublease is within walking distance of Penn State and nearby amenities, with convenient access to major local routes.

A major advantage for downtown users is the inclusion of 6 dedicated off-street parking spaces for staff and visitors.

The central, campus-adjacent location is well suited for professional office users seeking a flexible, short-term presence through July 31, 2027, with a potential extension subject to landlord approval and terms.

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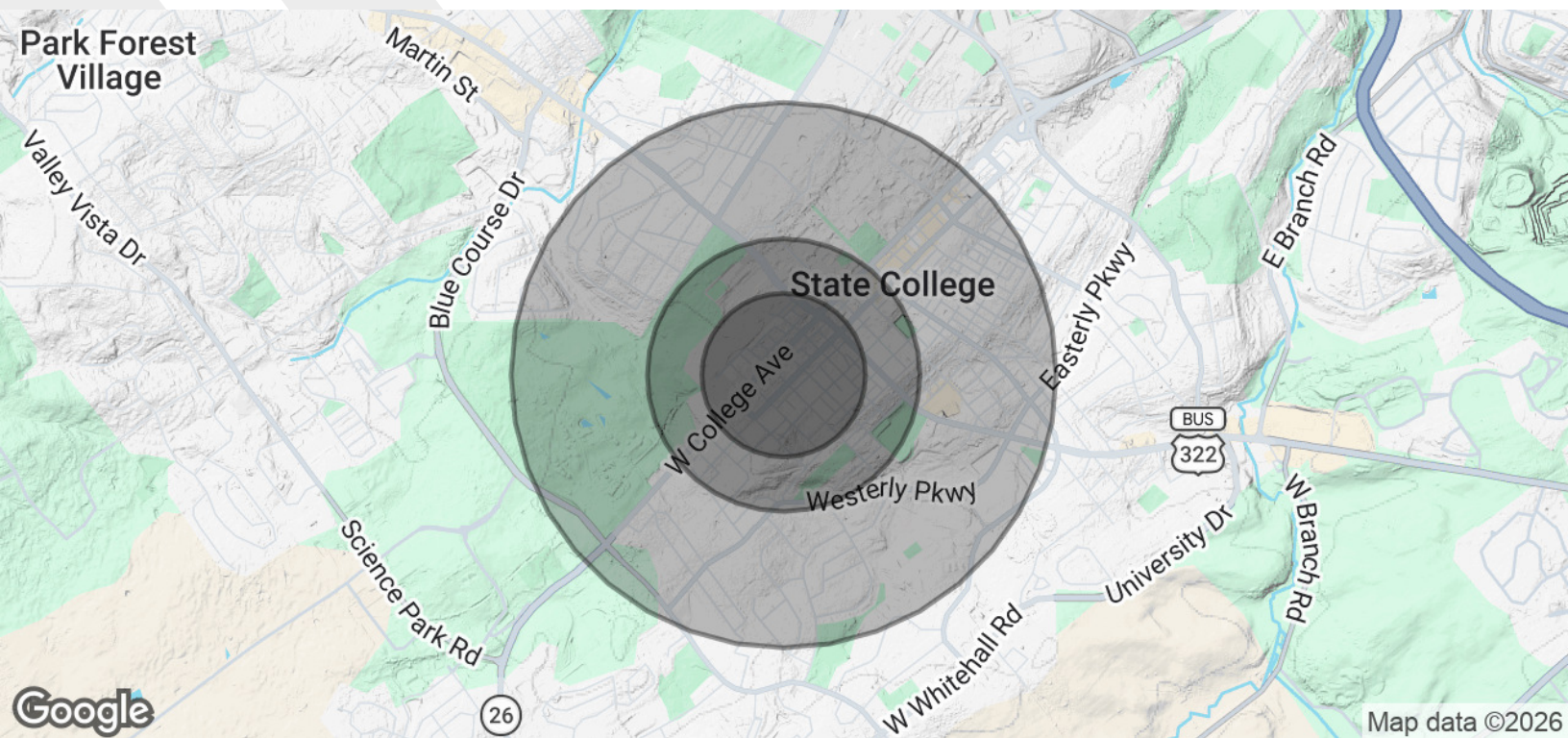


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,730	7,291	25,245
Average Age	28	27	28
Average Age (Male)	27	27	28
Average Age (Female)	28	27	28

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,093	2,608	8,237
# of Persons per HH	2.5	2.8	3.1
Average HH Income	\$74,418	\$64,809	\$67,613
Average House Value	\$506,677	\$452,730	\$461,162

2020 American Community Survey (ACS)

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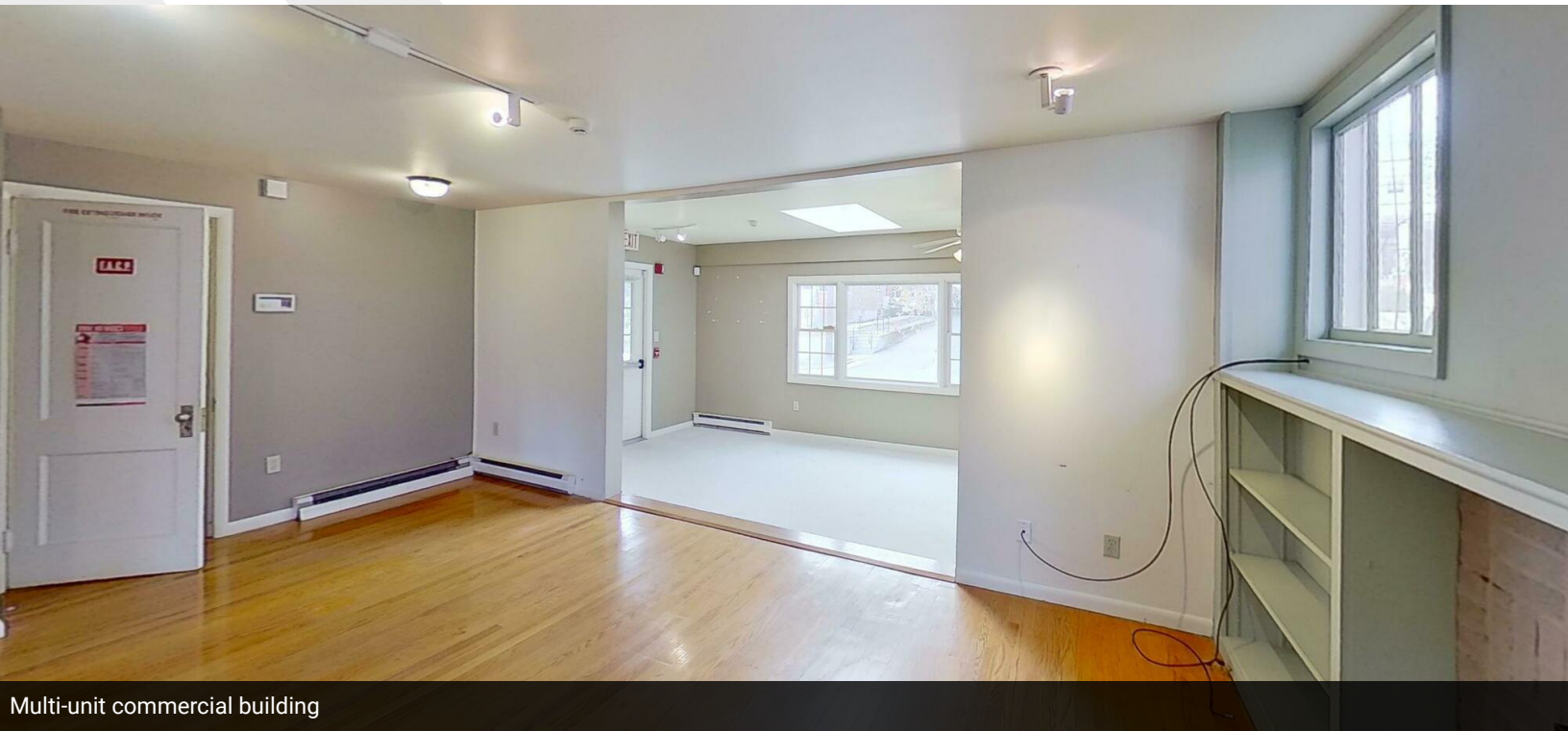


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Additional Photos

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Multi-unit commercial building



Parking area (6 spaces)



Kitchen facilities - Unit 1

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489-1,940 SF
Professional Office
Sublease Through 7/31/27

6 Dedicated Off-Street
Parking Spaces
Walkable to Penn State

Suites Available
Individually or Together

SCAN TO EXPLORE
3D Tours + Availability



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