



FOR SUB LEASE



Westside Manor

129 S Sparks St
State College, PA 16801

Kate Wai, CPA,
MiCP®

610.934.2730

kate.wai@expcommercial.com
www.expcommercial.com

Danny Brickey

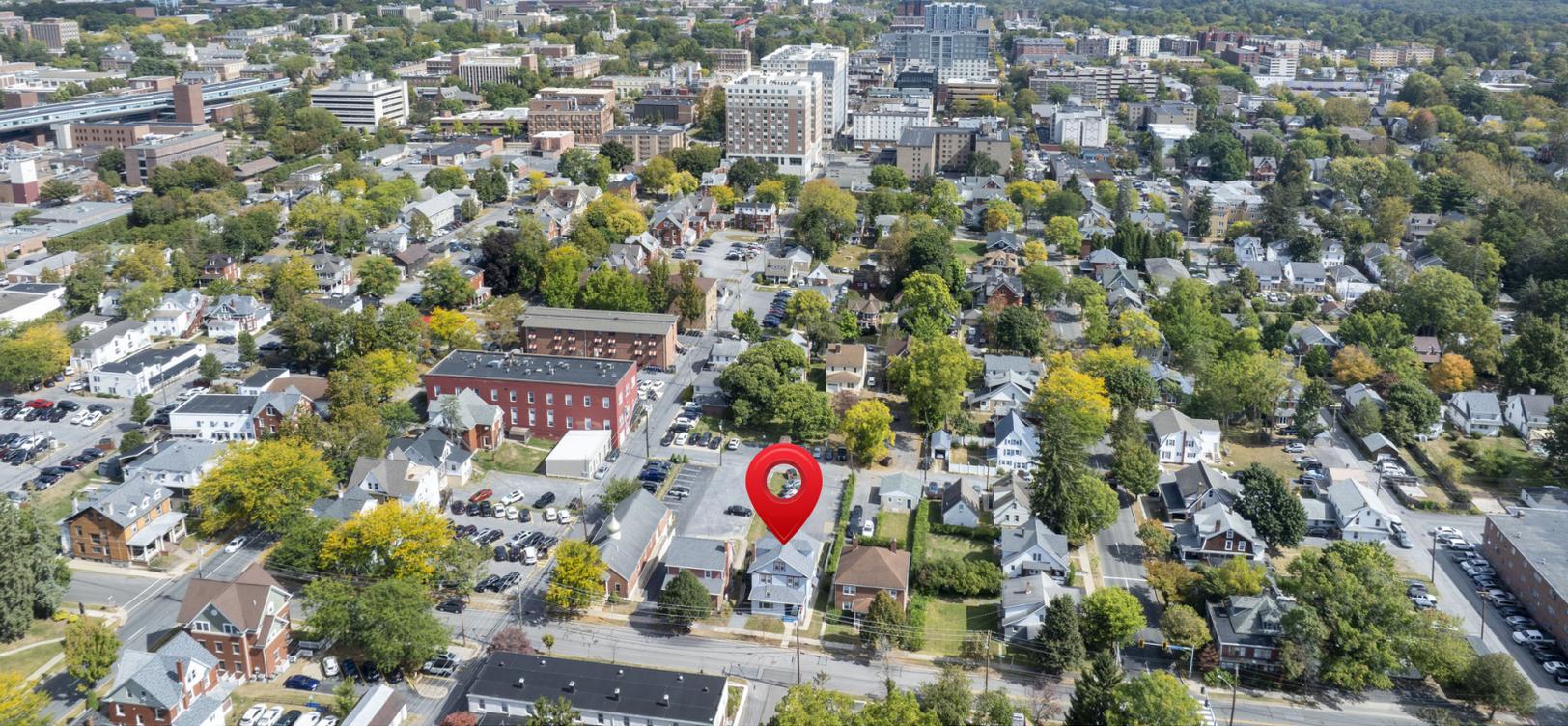
501.993.0335

danny.brickey@expcommercial.com
www.expcommercial.com

Property Summary

129 S Sparks St, State College, PA 16801

FOR SUB LEASE



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Discover a professionally built-out office sublease at Westside Manor, ideal for non-profit organizations, counseling or behavioral health providers, and professional service firms seeking a short-term downtown State College solution.

The space totals approximately 1,940 SF and includes the entire first floor plus flexible lower-level suite space. The first floor features a welcoming reception area, private office with skylight, meeting room, kitchen, and two restrooms. The lower level provides additional finished office or clinic rooms with separate access, offering functional support space for staff or private use.

A key differentiator is six (6) dedicated off-street parking spaces—rare for a downtown location. Landlord covers water, sewer, refuse, parking, lawn care, and snow removal; tenant pays utilities.

Located in the R3H Mixed-Use District, the property is approved for commercial office use by Special Exception. Approximately 22 months remain on the sublease term through July 2027, with potential extension subject to landlord approval.

PROPERTY HIGHLIGHTS

- Professional Office Sublease: Approx. 1,940 SF across first floor and lower level (per Matterport).
- Functional Layout: Reception, private offices, meeting room, kitchen, and multiple restrooms.
- Flexible Lower-Level Space: Finished office/clinic rooms with separate access.
- Dedicated Parking: Six (6) private off-street spaces included.
- Downtown Location: Walkable to Penn State and nearby amenities.
- Utilities Included: Water, sewer, refuse, parking, lawn care, and snow removal.
- Zoning: R3H Mixed-Use District; office use approved by Special Exception.
- Term: Sublease through July 2027 (extension subject to approval).

OFFERING SUMMARY

Lease Rate:	\$5,710.00 per month (MG)
Number of Units:	1
Available SF:	1,940 SF

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Lease Spaces

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	22 months
Total Space:	1,940 SF	Lease Rate:	\$5,710.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
129 S Sparks St	Available	1,940 SF	Modified Gross	\$5,710 per month	<p>Turnkey professional office/clinic space totaling 1,940 SF (professionally measured via Matterport), well suited for nonprofit/admin, counseling or behavioral health, professional services, or other quiet office users.</p> <p>The first floor (952 SF) features a welcoming layout with reception/open work area, private office with skylight, kitchen, and multiple restrooms. The lower level provides finished office/suite space (approx. 988 SF total) with separate access, offering flexible rooms for additional offices, meeting, or support functions.</p> <p>Offered as a single professional office suite. Professional office use only (not retail storefront).</p>

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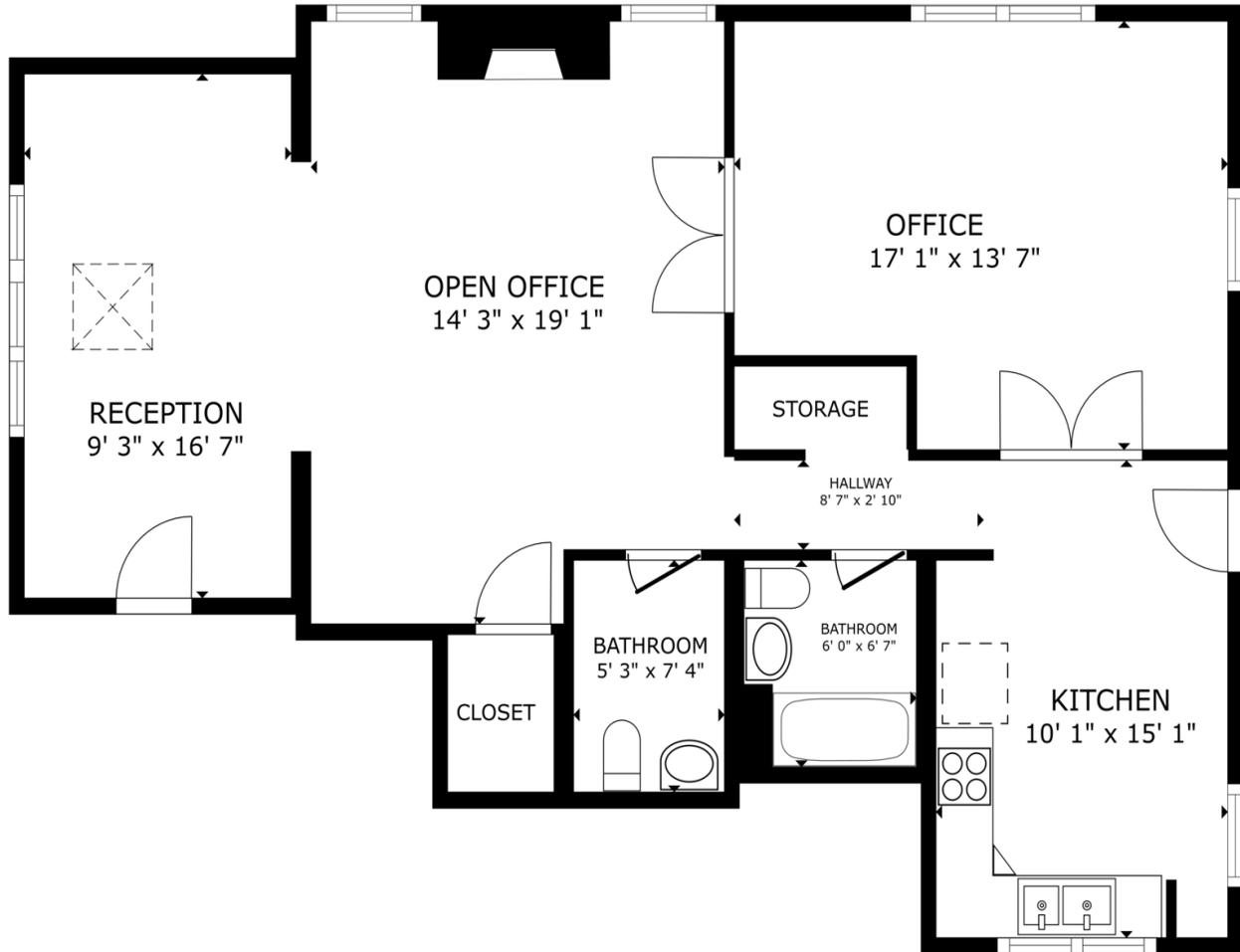
Floor Plan: First Floor

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.



3D floor plan overview - Unit 1

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Floor Plans: Lower Level

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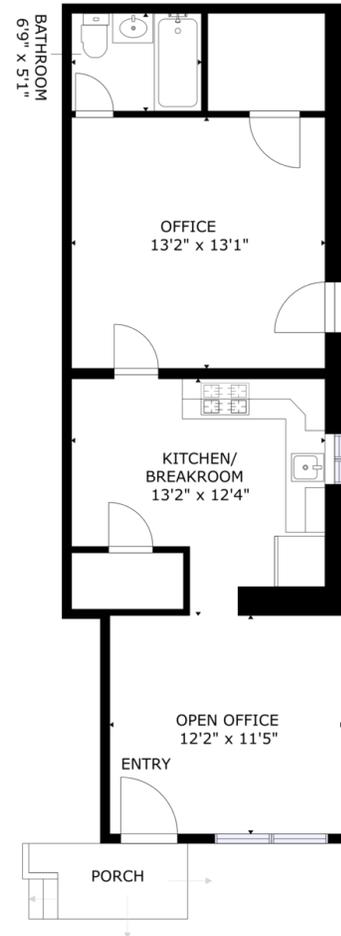
FOR SUB LEASE



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

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor plan overview - Unit 5

Floor plan overview - Unit 6

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Location Map

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FOR SUB LEASE



LOCATION OVERVIEW

Located at 129 S. Sparks Street in Westside Manor, this downtown State College office sublease is walkable to Penn State and nearby amenities, with convenient access to major local routes. The property offers a rare advantage for downtown users: 6 dedicated off-street parking spaces for staff and visitors. This central, campus-adjacent location is well suited for professional office users seeking a short-term solution through July 2027 (potential extension subject to approval), including nonprofits, counseling/behavioral health, and professional service firms.

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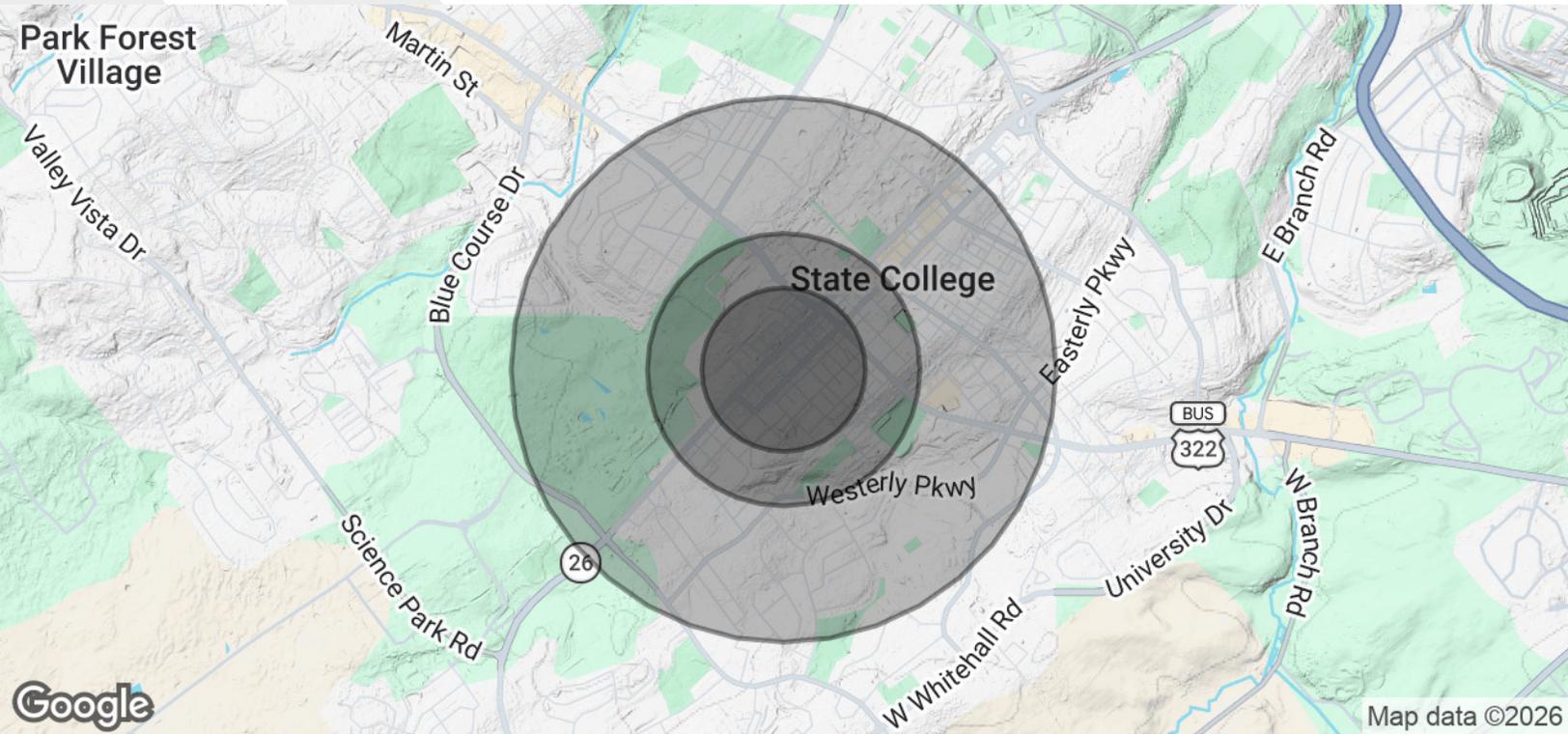


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Demographics Map & Report

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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

Demographics data derived from AlphaMap

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Additional Photos

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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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Thank you!

1,940 SF Downtown
State College Office
Sublease (Thru
7/31/27)

6 Dedicated Off-Street
Parking Spaces
Included • Walkable to
Penn State

Professional Office
Use • Tours:
waicre.com/showcase
• Inquire Now



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