

## Convenient Parking Available

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Not only is the Seifert Medial Arts Building convenient for customers and tenants alike but the building also has an integrated parking garage. Customers can park for one or two hours for about the same cost as street parking. Office staff can register for monthly parking and be just a short walk away from their car. Many of the available garage parking spaces are also under cover.

## *Seifert Professional Building*



*Suites  
Available  
&  
Customized to  
Meet Your  
Needs!*

**For Additional  
Information please  
call: 814-533-0751**



Johnstown Medical  
Development Corporation

P.O. Box 66  
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Phone: (814) 533-0981  
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## *Office Suites Available*



The Seifert Medical Arts Building is located at 321 Main Street in downtown Johnstown.

The building is suitable for medical and general offices. Each office has a private entrance from the corridor.

Additional features include public and private restrooms, reception areas, clerical offices, private offices and exam rooms. Each tenant's office is set up as a self contained suite.

The five story building consists of three occupied floors above a second floor mezzanine and a first floor lobby.

Our garage has an automated payment system for public parking and an automated entry system for monthly parkers.

### *Property Description:*

- Year Built: 1983
- Quality: Very Pleasing
- Elevators: Two
- Major Highways: 1/4 mile to Route 403 and 56
- Airport Distance: 7 miles
- Heat: Gas, metered and billed monthly to tenant



Seifert Parking Garage, also known as the Main Street West Parking Garage.

- Water & Sewage: Included in the rent.
- Power: Metered and billed to tenant monthly.
- Air Conditioning: Individual controls in each the offices.
- Heat: Forced Air
- Parking: 400 spaces available on site.
- County: Cambria
- Building size: 47,000 sq. ft.
- Rentable Space: 30,000 sq. ft.
- Waste Removal: Included
- Special lines of waste are the lease holders responsibility
- Grounds care and Snow Removal: Included in the lease.

Numerous office suites available ranging in size from 1000 sq. ft. to 4700 sq. ft.

## *Seifert Professional*