



*FOR SUBLEASE*



# Westside Manor

129 S Sparks St  
State College, PA 16801

Kate Wai, CPA,  
MiCP®

**610.934.2730**

[kate.wai@expcommercial.com](mailto:kate.wai@expcommercial.com)  
[www.expcommercial.com](http://www.expcommercial.com)

Danny Brickey

**501.993.0335**

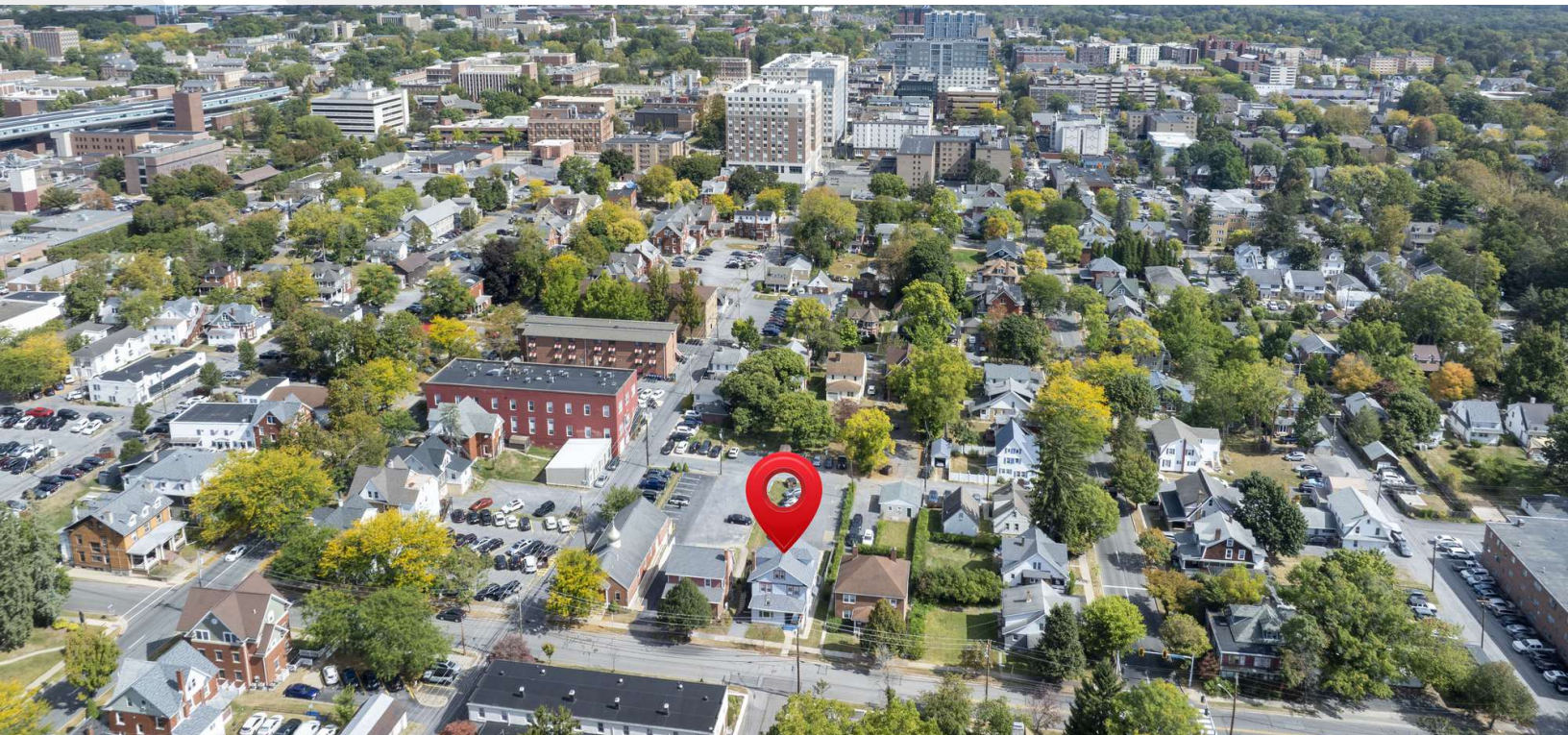
[danny.brickey@expcommercial.com](mailto:danny.brickey@expcommercial.com)  
[www.expcommercial.com](http://www.expcommercial.com)



# Property Summary

129 S Sparks St, State College, PA 16801

FOR SUB LEASE



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Discover a versatile commercial sublease opportunity at Westside Manor, ideal for medical practices, therapy/counseling services, legal, accounting, or non-profit organizations.

1,940 SF spans first floor (Unit 1 - 952 SF) and two basement units (Unit 5 - 489 SF, Unit 6 - 499 SF) with separate entrances. First floor features private office with skylight, meeting room, kitchen, and two bathrooms. Basement units offer flexible office or clinic space.

Key benefits: Six dedicated parking spaces. Landlord covers water, sewer, refuse, and maintenance. Tenants pay utilities.

Located in R3H Mixed-Use District with commercial office approval. 22 months remaining through July 2027. Lease units together or separately. Subject to landlord consent.

### PROPERTY HIGHLIGHTS

- Flexible Office/Clinic Space: Entire First Floor & Basement Sublease: Approximately 1,940 SF (square footage per Matterport floor plans).
- Separate Basement Units: Two separate basement units (Suites 5 & 6) with individual entrances - lease together or separately.
- Prime State College Location: Central, convenient, close to Penn State University.
- Dedicated Off-Street Parking: Six (6) private spaces available in the rear.
- Utilities Included: Water, sewer, refuse, parking, lawn care, and snow removal paid by Landlord.
- Unique Features: Features a rare skylight on the first floor.
- Zoning: R3H Mixed-Use District, approved for commercial office use via Special Exception.

### OFFERING SUMMARY

Lease Rate:	\$5,710.00 per month (MG)
Number of Units:	3
Available SF:	489 - 1,940 SF

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# Lease Spaces

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	22 months
Total Space:	489 - 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	489 - 1,940 SF	Modified Gross	\$5,710 per month	<p>Functional and adaptable office and clinic space totaling 1,940 SF (professionally measured via Matterport), ideal for a variety of professional uses including medical practitioners, therapy or counseling services, general office, legal, accounting, or non-profit organizations.</p> <p>The first floor (952 SF) features a welcoming layout with a prominent skylight, while the basement level provides two separate suites (499 SF and 489 SF) with individual entrances, offering flexible areas for additional offices or clinic rooms. Can be leased together or separately to accommodate various space requirements.</p>

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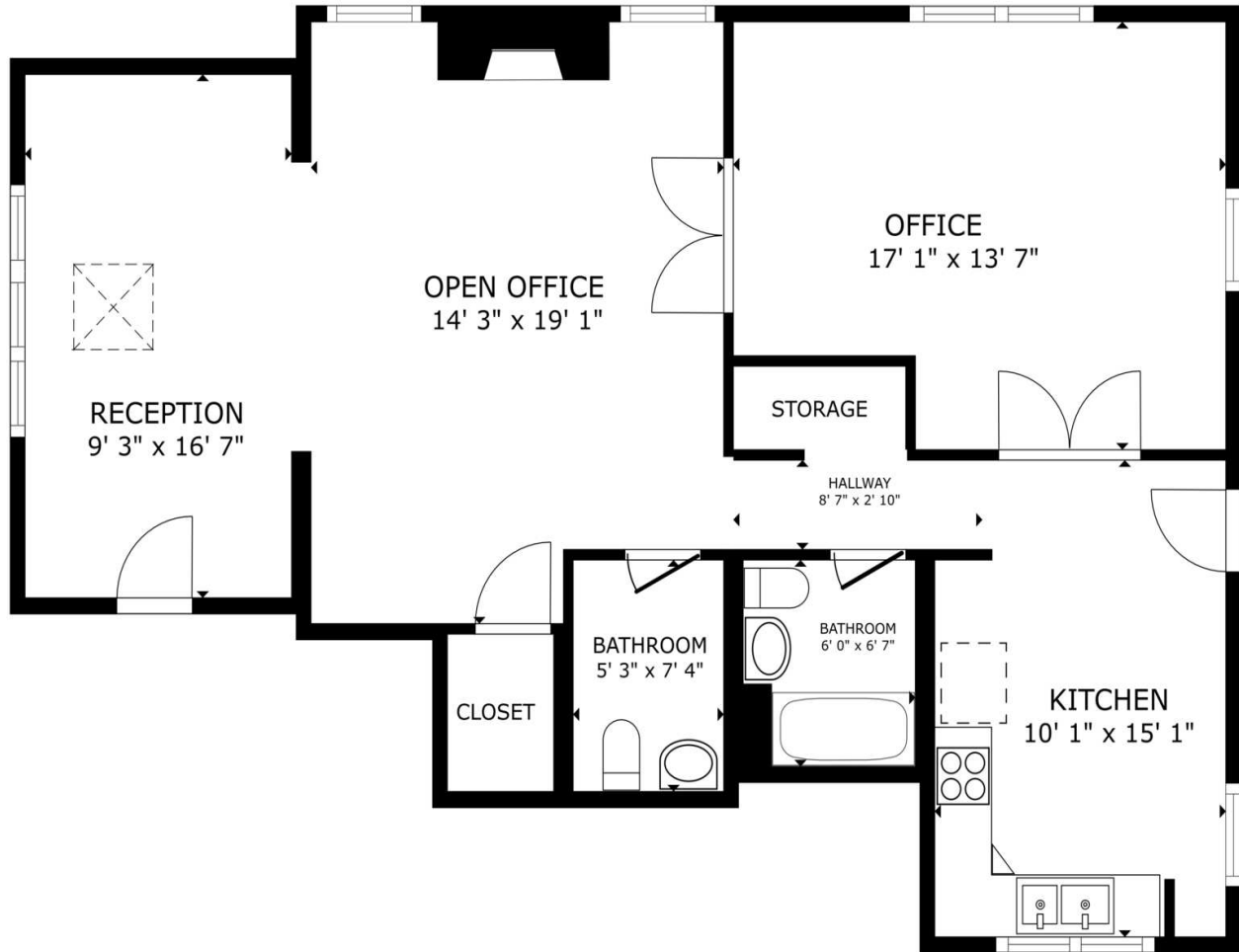
# Floor Plan: First Floor

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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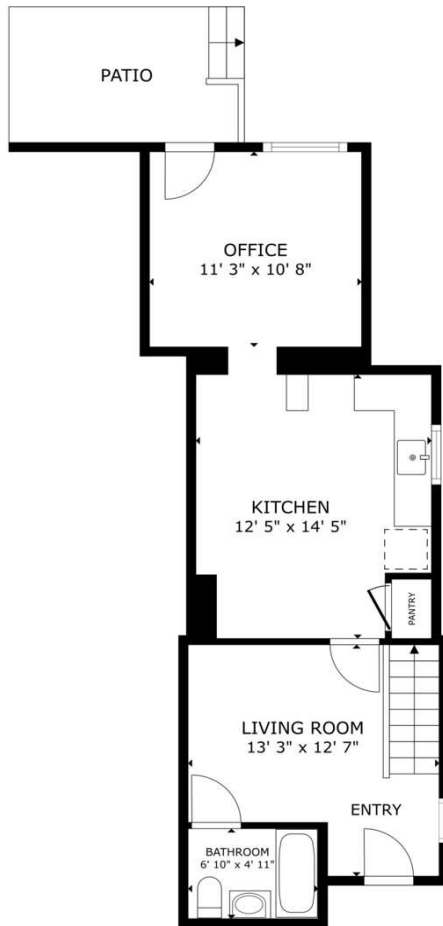
# Floor Plans: Lower Level

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360° VIRTUAL TOUR

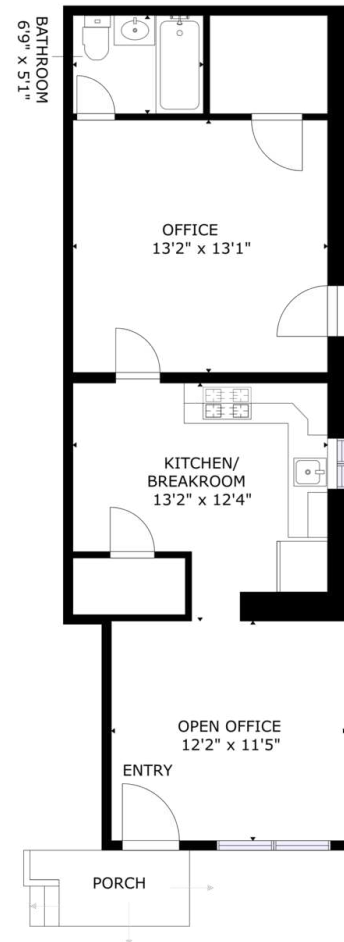
360° VIRTUAL TOUR



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

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor plan overview - Unit 5

Floor plan overview - Unit 5

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129 S Sparks St, State College, PA 16801

This is an aerial map of State College, Pennsylvania, showing a dense grid of streets. A black 'X' icon marks a central intersection on W College Ave. The map includes labels for various streets such as W College Ave, W Beaver Ave, W Foster Ave, W Nittany Ave, W Fairmount Ave, W Hamilton Ave, W Campus Dr, W Beaver Ave, Metz Ave, S Osmond St, Dorum Ave, Hedgerow Dr, S Sparks St, Westerly Pkwy, S Corl St, Ash Ave, Franklin St, Fairway Rd, Sunset Rd, Arbor Way, Ridge Ave, W Park Ave, Curtin Rd, Pollock Rd, E College Ave, E Calder Way, E Beaver Ave, E Foster Ave, Apple Alley, B Alley, C Alley, D Alley, W Fairmount Ave, Hill Alley, W Prospect Ave, S Burrows St, S Fraser St, S Barnard St, Hawk Alley, and W Hamilton Ave. Major roads are marked with route numbers: 322 (BUS) and 26. A golf course is visible on the left side, and a baseball field is on the right. The Google logo is in the bottom left corner.



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# Location Map

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## LOCATION OVERVIEW

Situated at 129 S. Sparks Street, Westside Manor boasts a highly desirable and convenient location in State College, Pennsylvania. This property offers excellent proximity to the bustling Penn State University campus, downtown amenities, and major local thoroughfares, providing easy access for clients, patients, and staff. The area is characterized by its vibrant mixed-use environment, balancing residential charm with commercial accessibility. With its dedicated off-street parking and central positioning, 129 S. Sparks Street offers a strategic advantage for any professional office or clinic seeking a prominent presence in the State College market.

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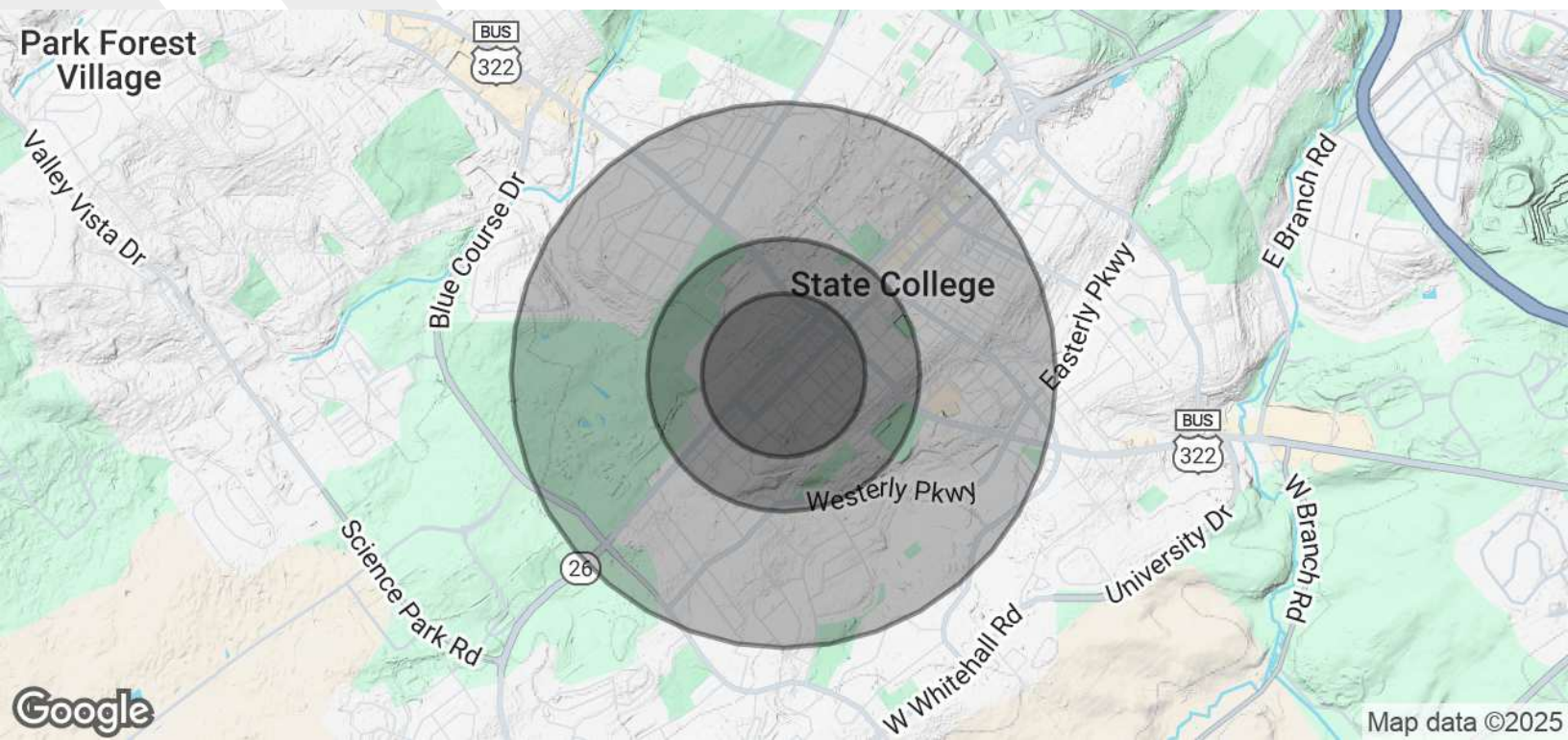


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# Demographics Map & Report

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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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Multi-unit commercial building



Parking area (6 spaces)



Kitchen facilities - Unit 1

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# Thank you!

1,800 SF State College  
Sublease. Versatile  
Office/Clinic near Penn  
State. Includes 6  
Parking Spaces &  
Covered Utilities. Inquire  
Now!



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