

The Seifert Professional Building

Description of Improvements

The improvements consist of two distinct but attached structures: a two story parking garage and a three-story office building elevated above a portion of the parking garage. Both structures were built in 1983 as part of the redevelopment project known initially as Main Street West.

Seifert Professional Building

The Seifert Building features “three office floors located above a second floor mezzanine and a first floor lobby. Each of the office floors contains approximately 10,000 sq. ft. of rentable square footage, an attractive elevator lobby, access corridors, and public restrooms, Each office is set up as a self-contained suite, and each is designed to meet the needs of that specific tenant...An on-site professional staff provides inside and outside maintenance, grounds care, and snow removal.

Gross Area:	
Gross Floor Area:	46,437 square feet
Net Rentable Area:	30,717 square feet. 28,088 square feet
Exterior:	square feet
Flooring:	
Structure:	Concrete slab. Steel framing.

Walls: Synthetic stucco.

Roof: Flat roof with a rubber covering.

Windows: Fixed, thermopane windows.

Doors: Typical commercial front door.

Interior:

Floors: The lobby area has quarry tile flooring. Corridors generally feature carpet tile. The private suites have wall to wall carpeting but many of the exam rooms and the powder rooms have asphalt tile flooring. Most of the office is finished with commercial grade wall to wall carpeting. The foyer and powder rooms feature ceramic tile.

Walls: Painted drywall.

Ceiling: Dropped.

Ceiling heights: 8 ft.

Lighting: Surface mounted fluorescent lighting in common areas.

The suites have recessed fluorescent lighting.

Mechanical:

HVAC: The building has water source heat pumps. The heating portion is gas-fired. As the prospective notes "natural gas usage cost is calculated based upon occupied square footage as a percentage of the total building square footage and billed monthly to the tenant.

Electricity: 1,200 amp.

Electricity is metered and billed monthly to the tenant.

Plumbing: Good complement of men's and women's powder rooms on each floor. Most of the suites also have private powder rooms. Water and sewage disposal costs are included in the rent.

Elevators:Two, six stop cabs. The capacity is 4,500 lbs.

Special Features:

- The building is equipped with a battery powered emergency lighting system.
- Fire alarms tied into fire department.
- Diesel powered generator.
- Interior cameras.
- Maintenance office on the first floor.

Functional Utility

The building has a functionally efficient design.

Two Story Parking Garage

The parking garage is a fire-proofed, concrete block structure. It is considered a Class "B" structure by Marshall Valuation Services cost manual. Class B pertains to a fireproofed masonry building. The capacity is 400 spaces. The building covers about 126,960 sq. ft. of floor area.

The structure has asphalt paving on the first floor and concrete flooring on the upper floor.

Ceiling heights are 10 ft. under the beam on the first floor. Lighting is high intensity fluorescent.

The garage has two entrances; one off Main St. and one off Walnut St. It has one exit onto Locust



Building Description:

The Seifert Professional Building was built in 1983 and is located on Main Street in downtown Johnstown. The building consists of three office floors located above a second floor mezzanine and a first floor lobby.

The Main Street West parking garage is attached to the building. The garage operation includes an automated payment system for public parking and an automated entry system for monthly parkers.

Major highway access to Routes 403 and 56 are located approximately one-quarter mile from the Seifert Professional Building and 7 miles from the Murtha Regional Airport.

Each of the office floors contains approximately 10,000 square feet of rentable square footage, an attractive elevator lobby, access corridors, and public restrooms. Each tenant's office is set up as a self-contained suite, and each is designed to meet the needs of that specific tenant. Most suites contain reception areas, clerical offices, private restrooms, filing/storage, private offices, and treatment or conference rooms.

For the convenience of the building tenants there is a small snack shop and a credit union located on the third floor. An on-site professional staff provides inside and outside maintenance, grounds care, and snow removal.

Services:

- **Utilities:**
 - Electricity is metered and billed monthly to the tenant.
 - Natural gas usage cost is calculated based upon occupied square footage as a percentage of the total building square footage and billed monthly to the tenant.
 - Water and sewage are included in the rent.
 - Individual heating and air conditioning controls are located in each suite for the comfort of the tenant.
- **Cleaning & Grounds:**
 - Light cleaning, included in the rent, is provided daily during the work week.
 - Brown waste garbage is removed nightly. Disposal costs for non-hazardous waste are included in the lease.
 - Special lines of waste removal are the responsibility of the tenant.
 - Grounds care and snow removal are included in the lease.
- **Parking:**
 - Complimentary parking is provided on a one space per 1,000 square feet ratio.
 - Additional monthly parking is available to tenants for (\$45 per space)
 - Disabled parking spaces are under roof.
- **ADA Accessibility:**
 - The building and parking garage are both ADA compliant.
 - Emergency exits are located at the ends of each corridor and two elevators also service the building.
 - ADA restrooms are available on each floor.
- **Miscellaneous:**
 - The Seifert Professional Building contains 47,000 square feet of which 30,000 square feet is rentable.
 - Each tenant is listed on the building directories found on the first, second, and third floors. In addition, an office marquee is located outside each suite's main entrance to designate the tenant.

Reasonable renovations can be made and included in a long term lease. Any renovations outside the scope of normal office and décor would be at the tenant's expense.

Convenient Parking Available:

Not only is the Seifert Professional Building convenient for customers and tenants, the building also includes an integrated parking garage. Customers can park for



one or two hours for a nominal cost similar to street parking. Professional staff can register for monthly parking and be just a short walk from a secure building entrance. Many parking spaces and the discharge and loading area on the second level, are undercover.

Transportation:

Public transit is available throughout the downtown. Stops are within a block or less of the Seifert building entrance.

Security Cameras Present:

Security Cameras are located throughout the common areas of the building and throughout the parking garage. Digital data is available for fourteen days.

Conference Room Available:

A conference room is available on the third floor. Tenants may schedule it as needed and available. The Lee Shoppe is adjacent and available to cater meetings and events.

Examples of the Quality of Rooms and Offices throughout the Seifert Professional Building



An example of built-in work stations.



An example of built-in cabinetry



Waiting Room