



# PENN TRAFFIC BUILDING 100,000 SF AVAILABLE

319 Washington Street  
Johnstown, Pennsylvania







## PROPERTY HIGHLIGHTS

- Available: 100,000 SF on three floors (subdivisible)
- 185,650-square-foot five-story building situated on 2.4 acres
- Class "A" quality, high-tech space including a 3,000-square-foot Special Compartmented Intelligence Facility (SCIF)
- State of the art and fully redundant electric, mechanical and telecommunications features
- Kitchenette/break rooms on each floor
- Fitness facility with men's and women's locker rooms
- On-site full-service management
- Tenants include the U. S. Federal District Court and U. S. Marshall's Office, the Internal Revenue Service and government offices for the State of Pennsylvania
- Three surface parking lots
- Economic development incentives available
- Zoned C-2 (Commercial Office District)

## LOCATION FEATURES

- Convenient access to Amtrak train station and public transit
- Located in the CBD of historic Johnstown (see back page for area details)

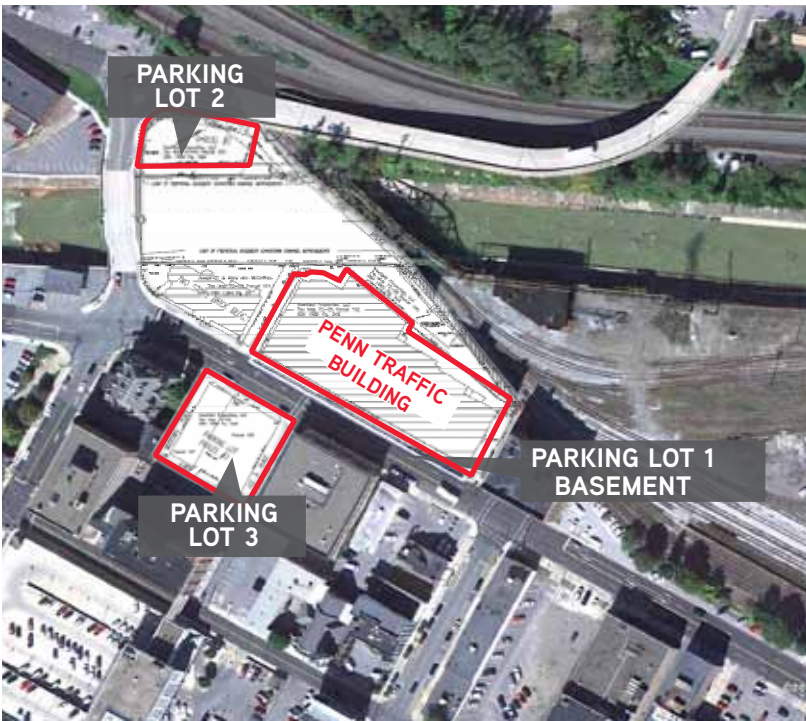


The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



# 100,000 SF OF CLASS "A" OFFICE SPACE AVAILABLE

Penn Traffic Building | 319 Washington Street | Cambria County | Johnstown, Pennsylvania



Cam Tran Local Transportation Map

## Downtown

Please visit:  
<http://penntrafficbuilding.com>

GEORGE LULOS  
SENIOR VICE PRESIDENT  
+1 717 730 3752  
HARRISBURG, PA  
[george.lulos@colliers.com](mailto:george.lulos@colliers.com)

WILLIAM AIELLO  
SENIOR VICE PRESIDENT  
+1 717 730 3752  
HARRISBURG, PA  
[william.aiello@colliers.com](mailto:william.aiello@colliers.com)

TOM MULLEN  
OWNER/BROKER  
+1 607 565 3491  
WAVERLY, NY  
[tmullen1@stny.rr.com](mailto:tmullen1@stny.rr.com)





THE CITY OF JOHNSTOWN, PENNSYLVANIA

## “FRIENDLY, SAFE AND CLEAN”



Johnstown is located in Cambria County, Pennsylvania just 70 miles east of Pittsburgh. It is a modern, progressive city and a regional medical, educational, cultural, and communications center.



It is, for the most part, still a quiet, tree-lined community. The city and neighboring Townships are friendly to business and economic growth and development; municipal regulations have helped the area maintain a quaint, picturesque environment. Johnstown is home to the world's steepest vehicular inclined plane and the longest continuous strand of American Elms in the country (195 to be exact).



The City has five national historic districts and numerous individual listings on the National Register of Historic Places. It has excellent schools (The Richland School District is nationally recognized as one of the Best Communities for Music Education), modern amenities (specialty shopping), highly rated services (medical, fire, police), a burgeoning performing arts and theatre community, nature trails, and cross country skiing at the historic Allegheny Railroad.

## DID YOU KNOW ? JOHNSTOWN IS HOME TO:

- ✓ **HIGH TECH EMPLOYERS:** *Concurrent Technologies Corporation, DRS Laurel Technologies, ITSI Biosciences*
- ✓ **HIGHLY RATED MEDICAL FACILITIES:** *Memorial Medical System, John Murtha Neuroscience and Pain Institute, Wind-ber Medical Center, Laurel Highlands Neuro-Rehabilitation Center*
- ✓ **EXCELLENT SCHOOLS:** *University of Pittsburgh at Johnstown, Highlands Community College, Cambria Rowe Technical School, Richland School District*
- ✓ **SPORTS & ENTERTAINMENT:** *Point Stadium, Pasquerilla Convention Center, War Memorial Arena*
- ✓ **ARTS & CULTURE:** *Johnstown Symphony Orchestra, Johnstown Children's Museum, Pasquerilla Performing Arts Center & ART WORKS in Johnstown!*

FOR MORE INFORMATION,  
VISIT: <http://penntrafficbuilding.com>

or CONTACT:

WILLIAM AIELLO  
SENIOR VICE PRESIDENT  
COLLIERS INTERNATIONAL  
+1 717 730 3752  
HARRISBURG, PA  
[william.aiello@colliers.com](mailto:william.aiello@colliers.com)

GEORGE LULOS  
SENIOR VICE PRESIDENT  
COLLIERS INTERNATIONAL  
+1 717 730 3752  
HARRISBURG, PA  
[george.lulos@colliers.com](mailto:george.lulos@colliers.com)

TOM MULLEN  
OWNER/BROKER  
UNITED COUNTRY  
+1 607 565 3491  
WAVERLY, NY  
[tmullen1@stny.rr.com](mailto:tmullen1@stny.rr.com)

