

Ware & Parson Real Estate – 1611 Peach Street Condos

Call 814-450-3850 if interested.

Two condos available for donation to a nonprofit organization...

1. Suite 220 – 1564 Square Ft.

- a. Approx. Monthly Condo Fee... \$ 1,264.23
- b. Monthly Property Tax (If applicable)...\$65.00 = Total of \$1,329.23
- c. Annual Cost \$ 10.20 Square Foot vs. Non-Profit annual Cost 9.70 Square Foot
- d. Office suite contains:
 - i. large conference room
 - ii. 1 L shaped Large corner office
 - iii. 1 Medium sized office
 - iv. Four small offices/examine room size
 - v. In Suite Restroom
 - vi. Kitchen and Break room

2. Suites 270 & 280 – 1164 Square Ft.

- a. Approx. Monthly Condo Fee... \$ 940.40
- b. Monthly Property Tax (If applicable)...\$55.00 = Total of \$995.90
- c. Annual Cost \$ 10.27 Square Foot vs. Non-Profit annual Cost 9.70 Square Foot
- d. Office suite contains:
 - i. Large center room and reception area
 - ii. Small IT room
 - iii. 2 Medium size office
 - iv. 2 Small offices
 - v. File room
 - vi. In suite rest room

IF LEASED A TWO YEAR LEASE IS REQUIRED AND LIABILITY INSURANCE MUST BE PURCHASED.

One large advantage of these condos over others and rental spaces in the downtown area is that the following are included as part of the condo fees:

- Heating/Air Conditioning
- Electrical Service
- Trash Collection
- Common Area Cleaning
- Parking
- Snow Plowing
- Landscaping
- Security

Over the last few years the following building improvements have been made:

- New carpet in common areas
- Parking lot resurfacing
- New elevators
- New exterior on entire building and new windows
- New wall covering in common Areas

The condos are available for inspection at any time.

All three or any one or two are available for donation to a non-profit organization.