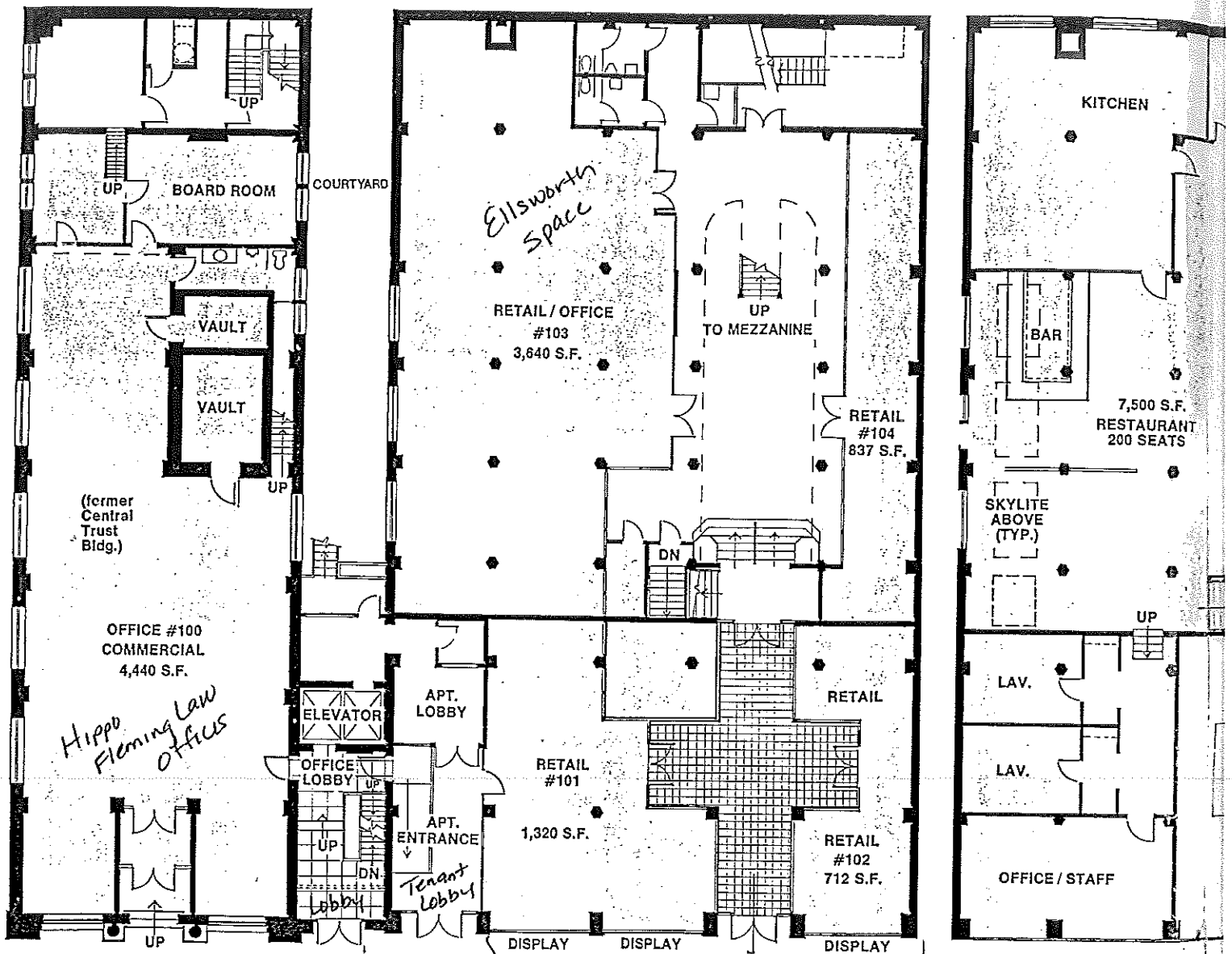


# Prime retail and commercial space



## First floor commercial

With its marble floors, wainscoting and baseboards, ornamental plasterwork, mahogany woodwork and spectacular high ceilings, the first floor commercial section of the former Central Trust Building is an ideal setting for a bank, management firm, or financial offices interested in an architecturally outstanding location in which to conduct business.

The space features a large walk-in vault and a handsome wood-trimmed board room. The offices are accessible from a private outside entrance.

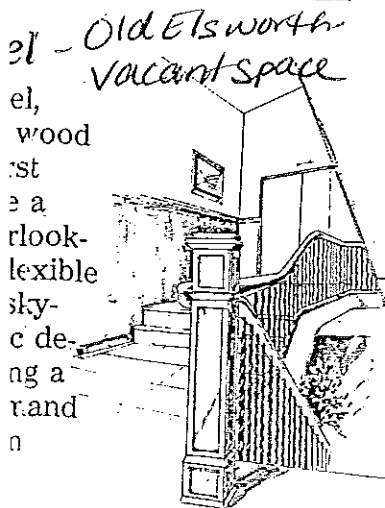
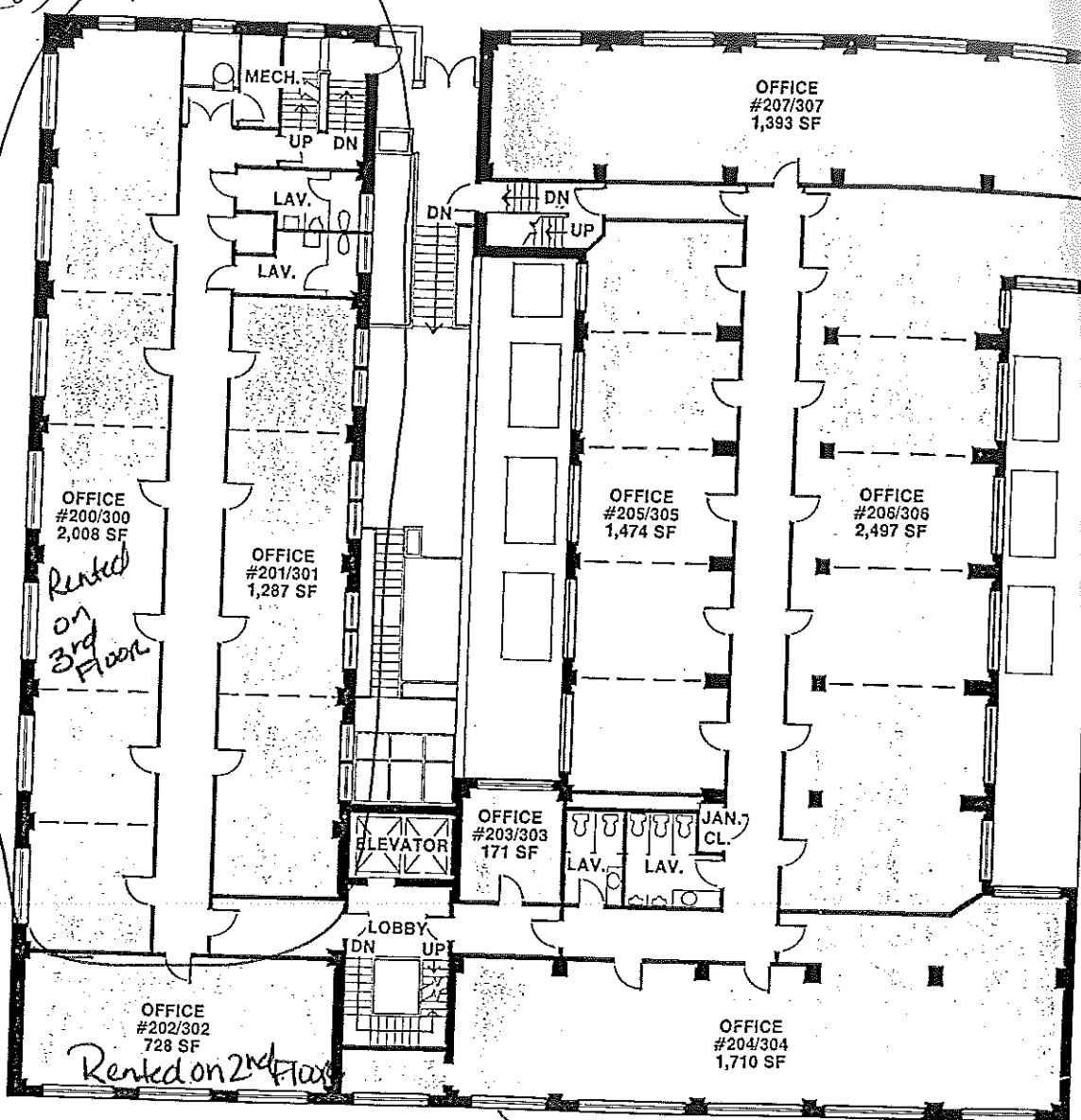
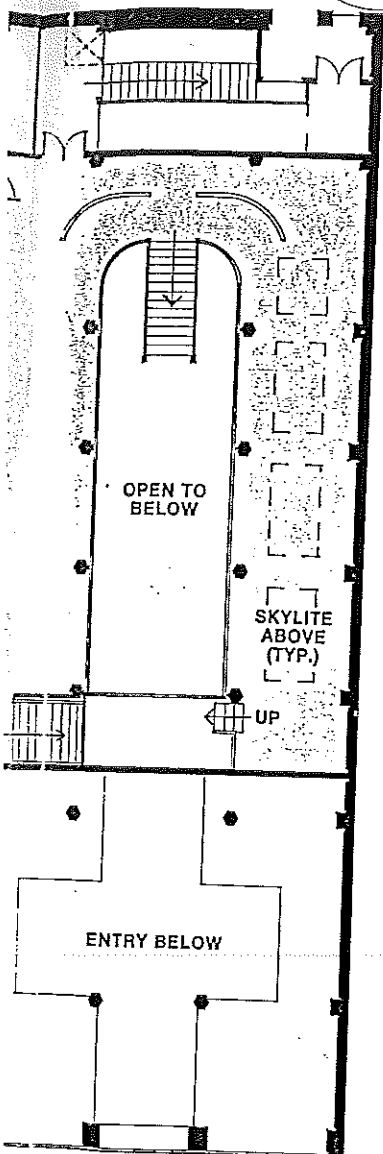
The first floor of the former Brett Department Store offers a variety of spacious locations designed to accommodate both large and small specialty shops.



## Mezzanine level

The mezzanine level with its grandly ornate railing leading to the first floor, can accommodate a 200-seat restaurant overlooking the first floor. The floor plan and original skylights allow for dramatic sign possibilities, creating a restaurant to fill the downtown Altoona.

50  
 Taxes  
 Water  
 Heat  
 Electric  
 202 is occupied on the 2nd floor - remainder of area is vacant  
 300 is occupied on the 3rd floor - remainder is vacant  
**space adapted to suit your needs**

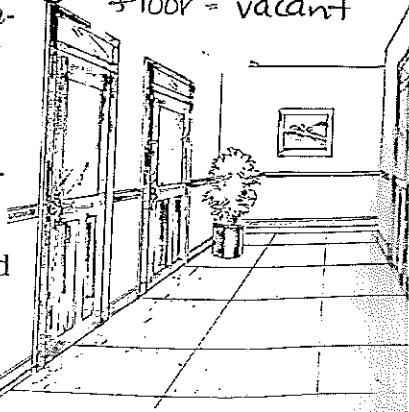


**Office space - 2nd + 3rd floor offices**

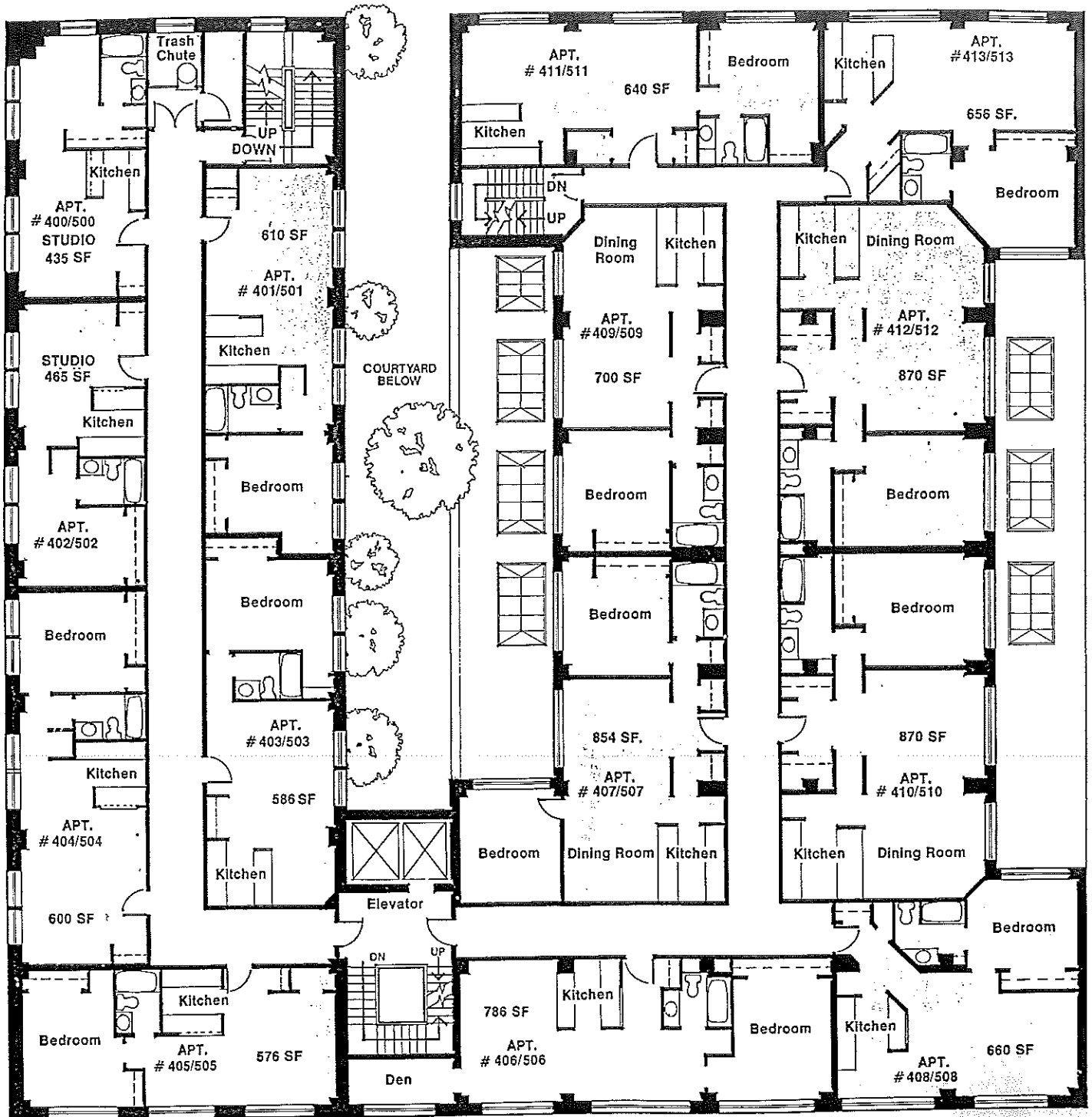
More than 23,000 square feet of office space is available on the second and third floors of Brett Central Court. All spaces can be subdivided to meet the requirements of the growing corporation or the single-member office. All areas have interior finished walls, wall-to-wall commercial grade carpet, fluorescent lighting, new electrical systems, all heating, ventilating and air conditioning, contemporary mini-blinds, and storm windows where needed. Many of the offices still have the original mahogany doors and transoms, and most have outstanding views of the courtyard or downtown Altoona.

The office floors will be serviced by a private elevator, and each floor offers private, modern restrooms.

2nd floor = Inv's offices  
 3rd floor = vacant



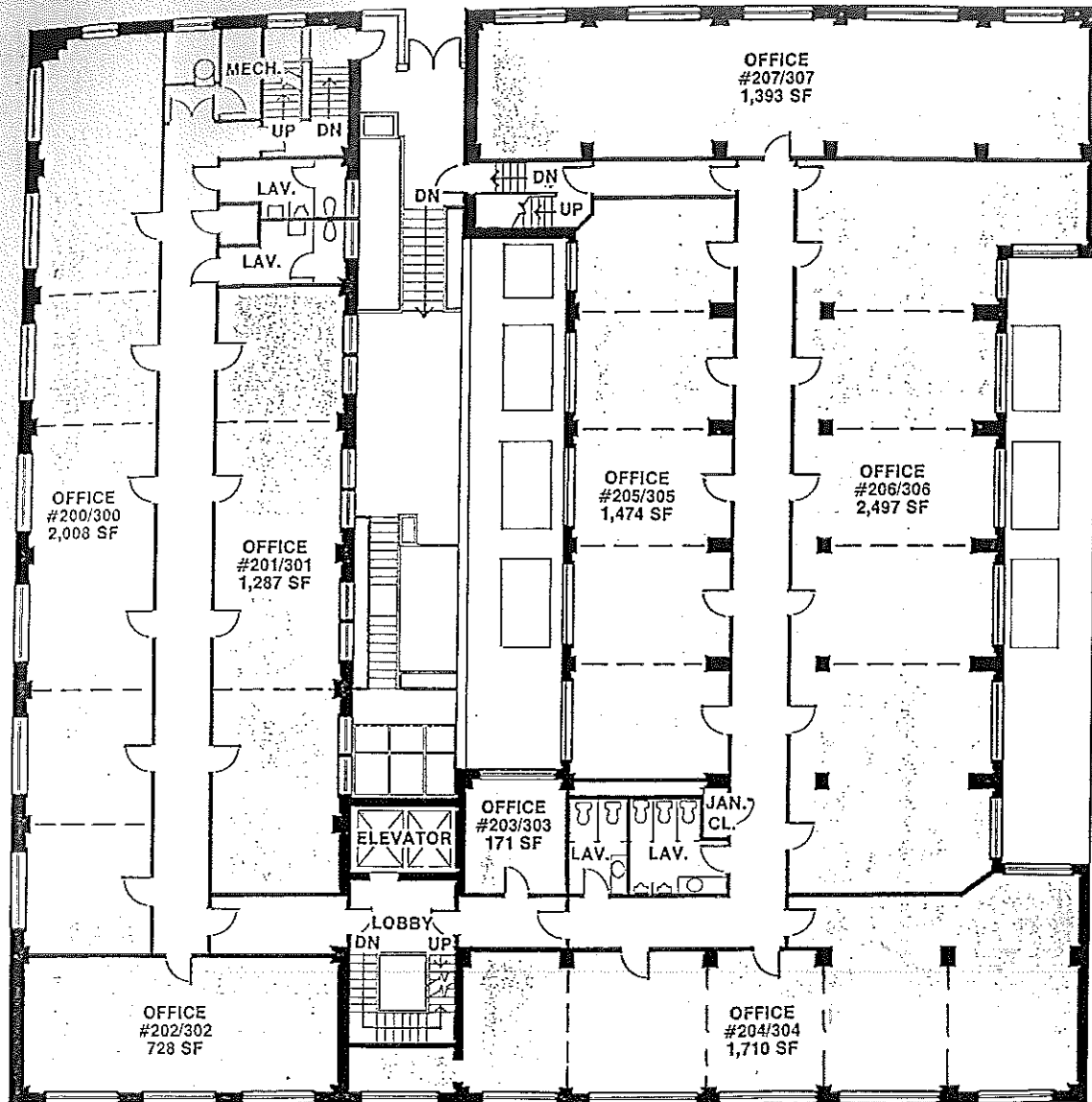
*nted for comfort and convenience*



*Brett Central Court apartments are on the fourth and fifth floors.*

*4TH + 5TH Floor Apts w/ square footages*

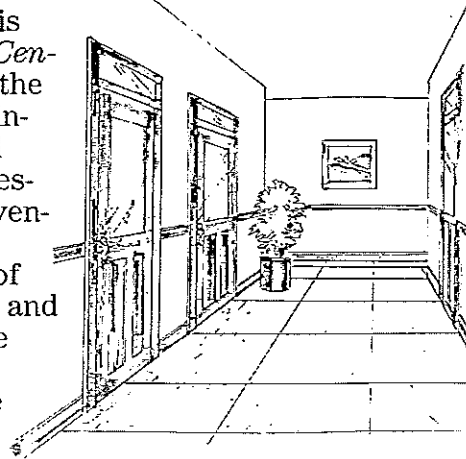
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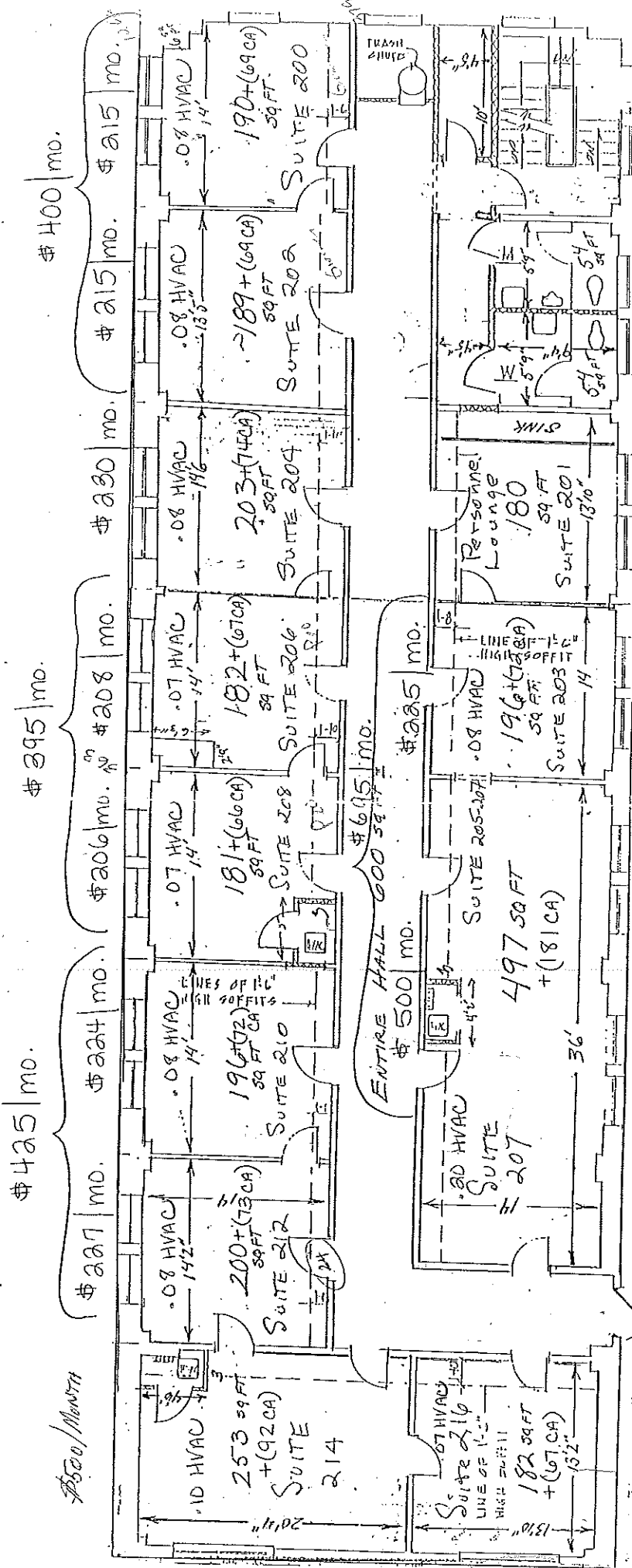


## Office space

More than 23,000 square feet of office space is available on the second and third floors of *Brett Central Court*. All spaces can be subdivided to meet the requirements of the growing corporation or the single-member office. All areas have interior finished walls, wall-to-wall commercial grade carpet, fluorescent lighting, new electrical systems, all heating, ventilating and air conditioning, contemporary mini-blinds, and storm windows where needed. Many of the offices still have the original mahogany doors and transoms, and most have outstanding views of the courtyard or downtown Altoona.

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Brett Central Court Building

Second Floor - South Wing

3,800 Gross Square Feet

3,400 Usable Square Feet

900 Common Area Square Feet

2,500 Rentable Square Feet

4199/04

\$100/mo \$150/mo \$150/mo

2-25-04

76'

ELEVEND AVENUE

