

Are you tired of working out of your hotel room, the coffee shop and the hallways of your client?



We can rent you a simple office for the day or a larger space with a table for meetings and project work. All offices include electric usage and access to multiple restrooms and our breakroom. These offices are ideal for the traveling executive as well as individuals and teams working on the Marcellus and Utica Shale initiatives. Rates start at \$50 per day for a simple office with a desk and chair and \$75 for rooms with conference capabilities. Significant discounts offered for weekly or monthly rentals

If you are interested in more details, please contact Mike at (516)297-1125.

## *The* LIBERTY BUILDING

1243 Liberty Street  
Franklin, PA 16323

**DEEP HARBOUR Properties**  
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# *The* LIBERTY BUILDING



1243 Liberty Street • Franklin, PA 16323



*See why our tenants call it home.*

Managed by  
**DEEP HARBOUR**  
*Properties*

## *We'll let you in on a secret...*

**The Liberty Building is the best place for office and retail space in downtown Franklin.**

It is seconds away from parking, shopping, restaurants, banking, and the Venango County Courthouse, with breathtaking views of the surrounding hills and parks with office windows overlooking Liberty Street and signage visible to the passing pedestrians.

We offer an exclusive lease package that includes your office space, heat, electricity, and water all for one flat price per month starting at as little as \$250.00. And with our entirely new electrical and water infrastructure, you will never have to worry about the inconvenience or expense of heat, bathrooms or power that stop working.

Once you've got a phone, you are ready to work. Office space can be designed to meet the needs of your business. We have individual suites available as small as 175 square feet, and expansive space as large as 4,000 square feet. Both are perfect for established, start-up, and satellite offices. On some floors, we can offer even more flexibility with a "Build to Suit" option and central HVAC. The Liberty Building means convenience, comfort and value for you and your employees.

## *And why is it the best?*

Check out the some of the amenities available.

### **Internet Connectivity and Phone Service**

Time Warner is our exclusive provider with a direct connection from their central office to our building, or what some people call a "home run" feed. This high speed cable is exclusively serving our building and can provide extremely high quality internet, video, high speed data connections, and phone service. Time Warner has installed terminals on every floor, which in turn feeds every office in the building, so this high quality network is available to all. Since Time Warner is our exclusive provider of telephone and connectivity in the building, any Verizon phone numbers that new tenants want to keep can be "ported" to Time Warner, so that they do not have to change phone numbers.

### **ADA Accessible Space**

The elevator can accommodate a single standard wheelchair with an aide or companion and provide service to all floors. There are 2 ADA compliant bathrooms and all entrance doors to all offices are ADA compliant.

### **Tenant Break Room**

In the front of the 2nd floor, there is a common break room for the building. The break room just underwent a fabulous renovation and has over 250 square feet of space. It is equipped with a sink area, refrigerator, and microwave and will soon have vending machines as well. There are multiple tables for tenants to sit at and enjoy some relaxation time. Coming soon...an outdoor patio with a living wall.

### **Parking and Access to the Building**

There is a large municipal parking lot directly behind the Liberty Building and a huge lot across the street behind Feldman's Jewelers. Tenants can purchase monthly parking passes from the City at an approximate cost of \$20 per month, which allow them to park at designated long term meters free during the day. Of course, your clients always have the opportunity of parking in metered spots and in the free parking areas in front of our building and all around downtown Franklin.



## *Now Renting:*

**The Shops in the Liberty Vault**

The lobby of the Liberty Building is home to a small indoor mall, known as the "Liberty Vault" as a tribute to the building's banking history. It accommodates several small retail stores that are accessible to all of our tenants and local shoppers. Our anchor tenant is Verizon Communications, whose store can be accessed directly from our lobby. The small retail spaces measure either 18' X 20' or 18' X 40' and are self-enclosed with a locking door. Rent is based on square footage and the leases are all-inclusive, just like our office leases on the upper floors. The retail spaces rent in the range of \$400 to \$600 a month, which is significantly less expensive than renting a store front in Franklin. A shared ADA accessible bathroom is available in the Liberty lobby for store employees and shoppers. What a great way to grow your home based business or create a satellite location.

