

FOR LEASE

OFFICE / RETAIL SPACE

**3075** WASHINGTON ROAD  
McMURRAY, PA 15317

Lease Price:  
\$22.00 - \$23.00 PSF NNN



SPACE AVAILABLE

1<sup>st</sup> Floor: 1,786 SF<sub>±</sub>

2<sup>nd</sup> Floor: 3,777 SF<sub>±</sub>

**5,563 SF<sub>±</sub>**

TOTAL AVAILABLE

For more information,  
please contact:

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**CBRE**



Space Available:	5,563 SF±
Building Size:	1 <sup>st</sup> Floor: 6,509 SF± 2 <sup>nd</sup> Floor: 3,777 SF± <b>Total: 10,286 SF±</b>
Lot Size:	8.976 Acres± As per CEC Survey
Stories:	Two
County:	Washington
Parking Spaces:	45 Spaces Ratio of 3.36 per 1,000 SF



## ADDITIONAL FEATURES

- 2,500 SF storage building with two roll-up doors, located on the property
- Located along Washington Road (Rt. 19), a rapidly growing area
- Situated on a large lot with potential to expand
- Direct access from Rt. 19 via turning lane





REAR VIEW

3075 WASHINGTON RD.



2,500 SF Storage Building

**CBRE**



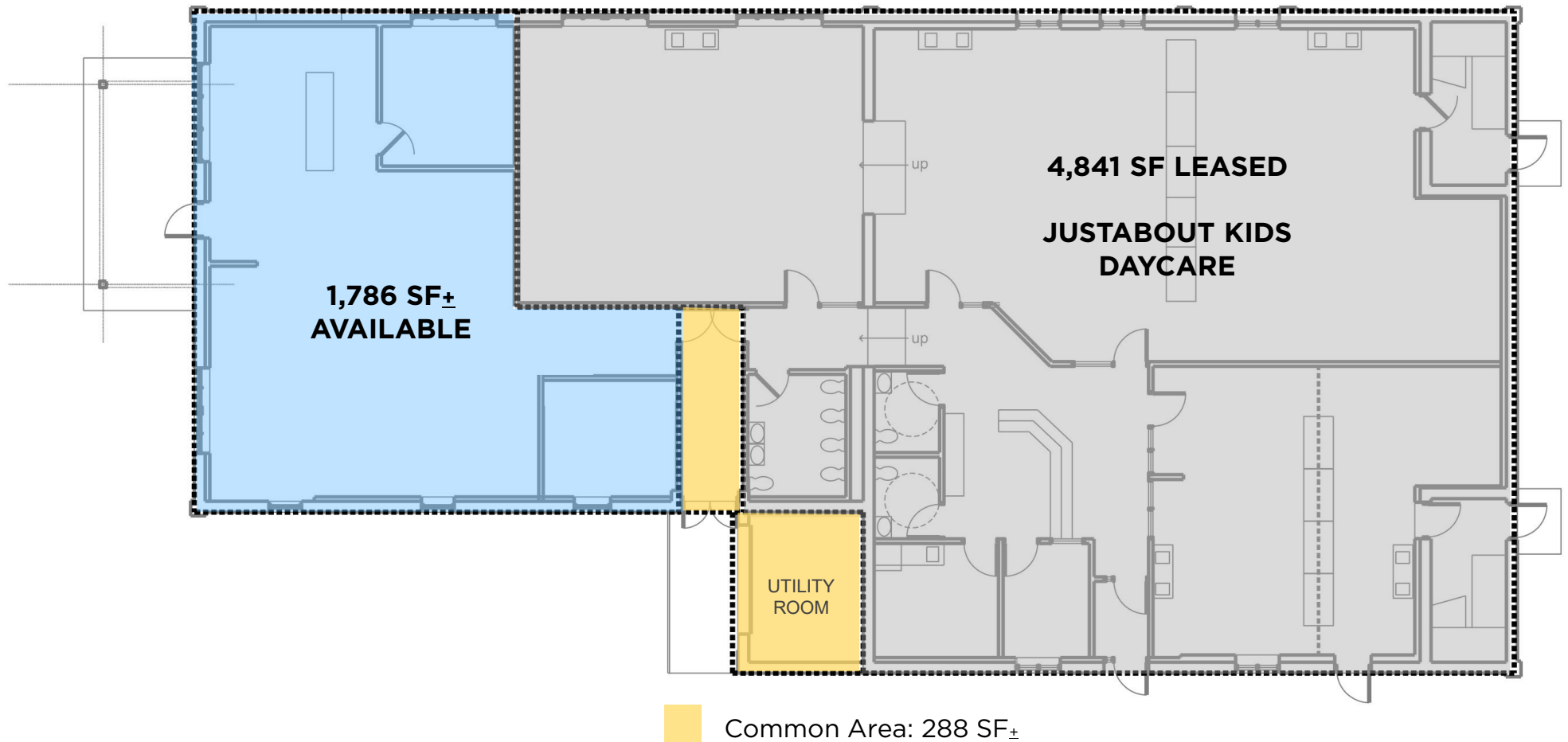


This aerial site plan is for illustration and discussion purposes only. Please refer to the actual property survey for exact property configuration and accuracy. Landlord and CBRE make no guarantee, warranty or representation about this information.





1<sup>st</sup> Floor  
1,786 SF



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2<sup>nd</sup> Floor  
3,777 SF

**CBRE**

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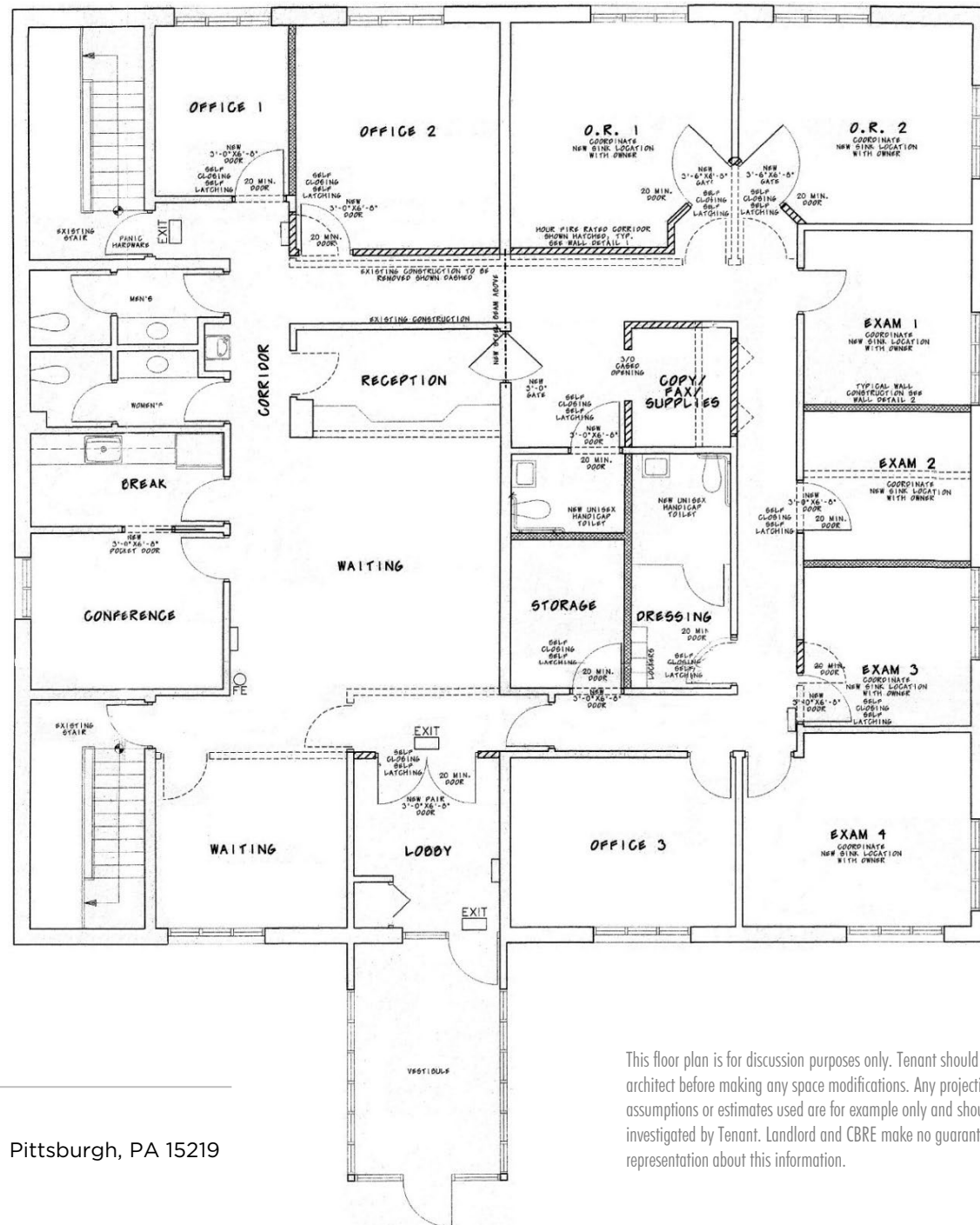
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