

FOR LEASE

OFFICE / RETAIL SPACE

3075 WASHINGTON ROAD

McMURRAY, PA 15317



SPACE AVAILABLE

1st Floor: 1,786 SF_±

2nd Floor: 3,777 SF_±

5,563 SF_±

TOTAL AVAILABLE

For more information,
please contact:

KIM CLACKSON
Executive Vice President
412 471 3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412 471 4069
matt.clackson@cbre.com

NICOLE CLACKSON ROSSMAN
Senior Associate
412 471 3385
nicole.clackson@cbre.com



Space Available: 5,563 SF±

Building Size: 1st Floor: 6,509 SF±
 2nd Floor: 3,777 SF±
Total: 10,286 SF±

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



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2,500 SF Storage Building



3075 WASHINGTON RD.

PROPERTY
SITE

STORAGE
BUILDING

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.

Washington Rd

WASHINGTON ROAD

19

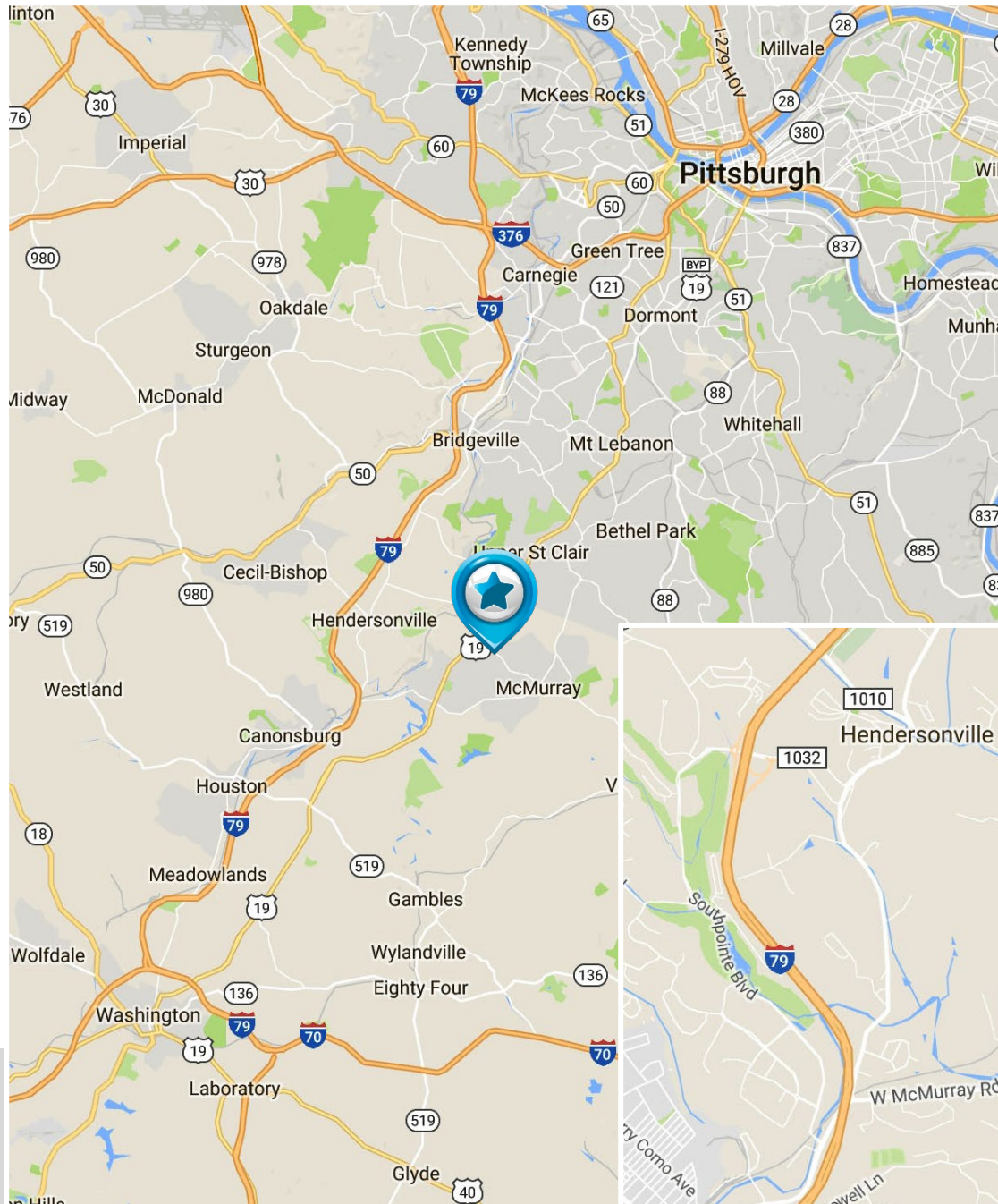
Old Washington Rd
Thompsonville Rd

1081 (Ramp B)

Valley Brook

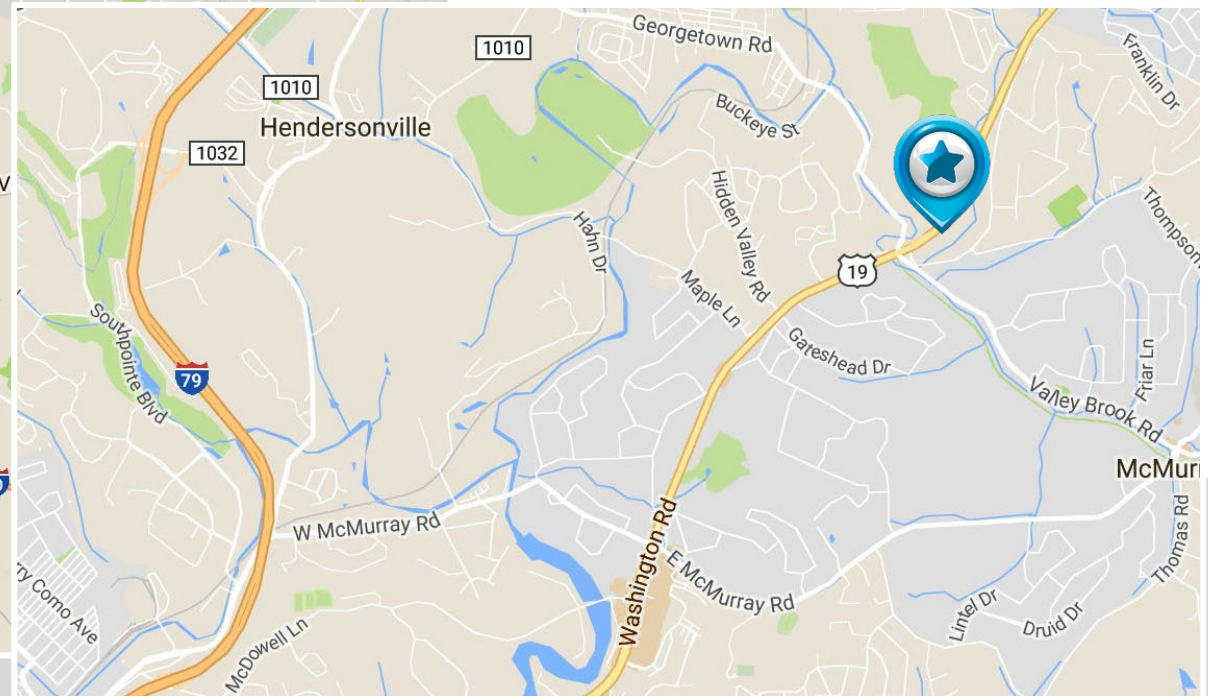
LOCATION

3075 WASHINGTON RD.

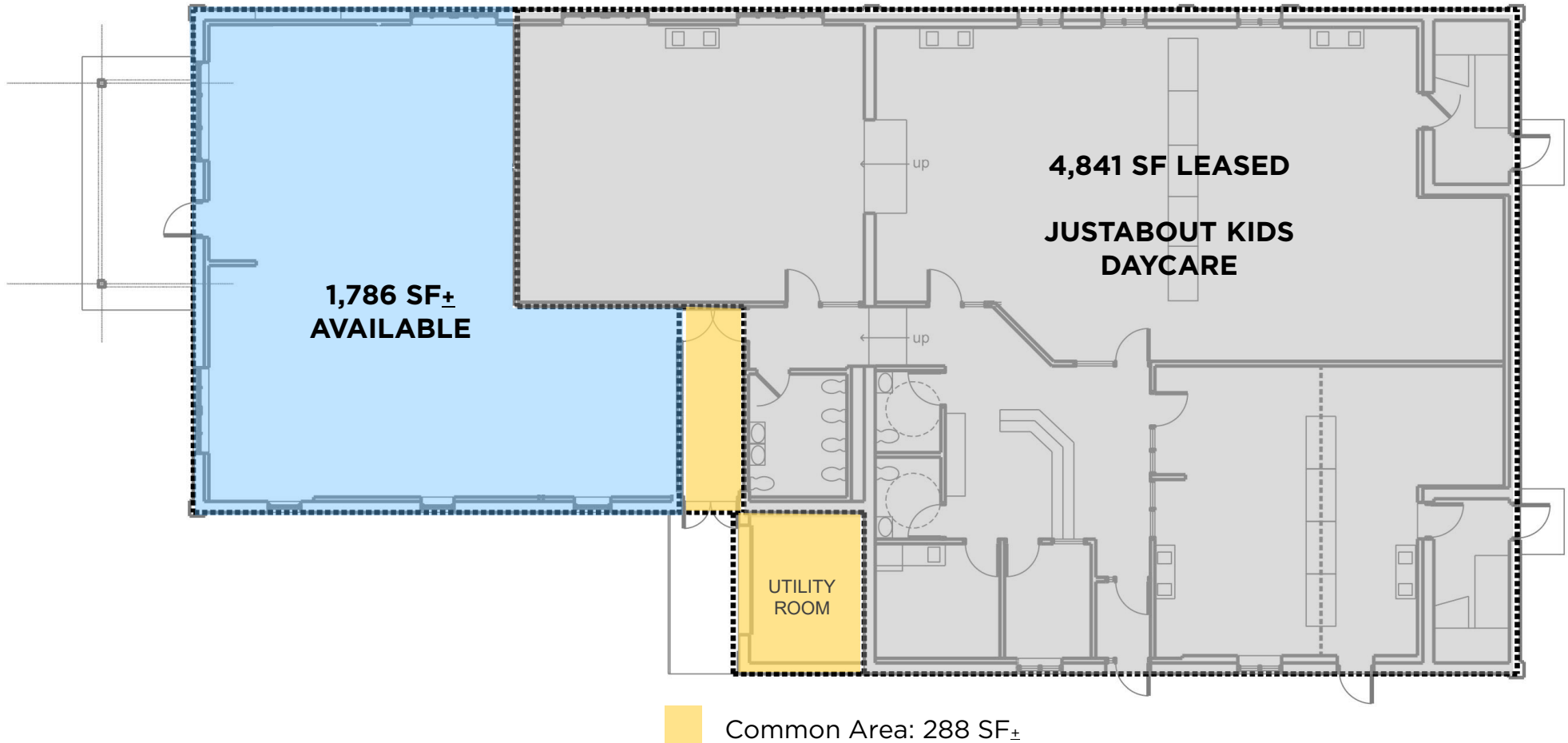


- 20 minutes to Washington
- 10 minutes to Southpointe
- 10 minutes to Bridgeville
- 30 minutes to downtown Pittsburgh and the Pittsburgh International Airport

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1st Floor
1,786 SF



This floor plan is for discussion purposes only. Tenant should consult with an architect before making any space modifications. Any projections, opinions, assumptions or estimates used are for example only and should be independently investigated by Tenant. Landlord and CBRE make no guarantee, warranty or representation about this information.

2nd Floor
3,777 SF



For more information, please contact:

KIM CLACKSON

Executive Vice President

412.471.3018

kim.clackson@cbre.com

MATT CLACKSON

Senior Vice President

412.471.4069

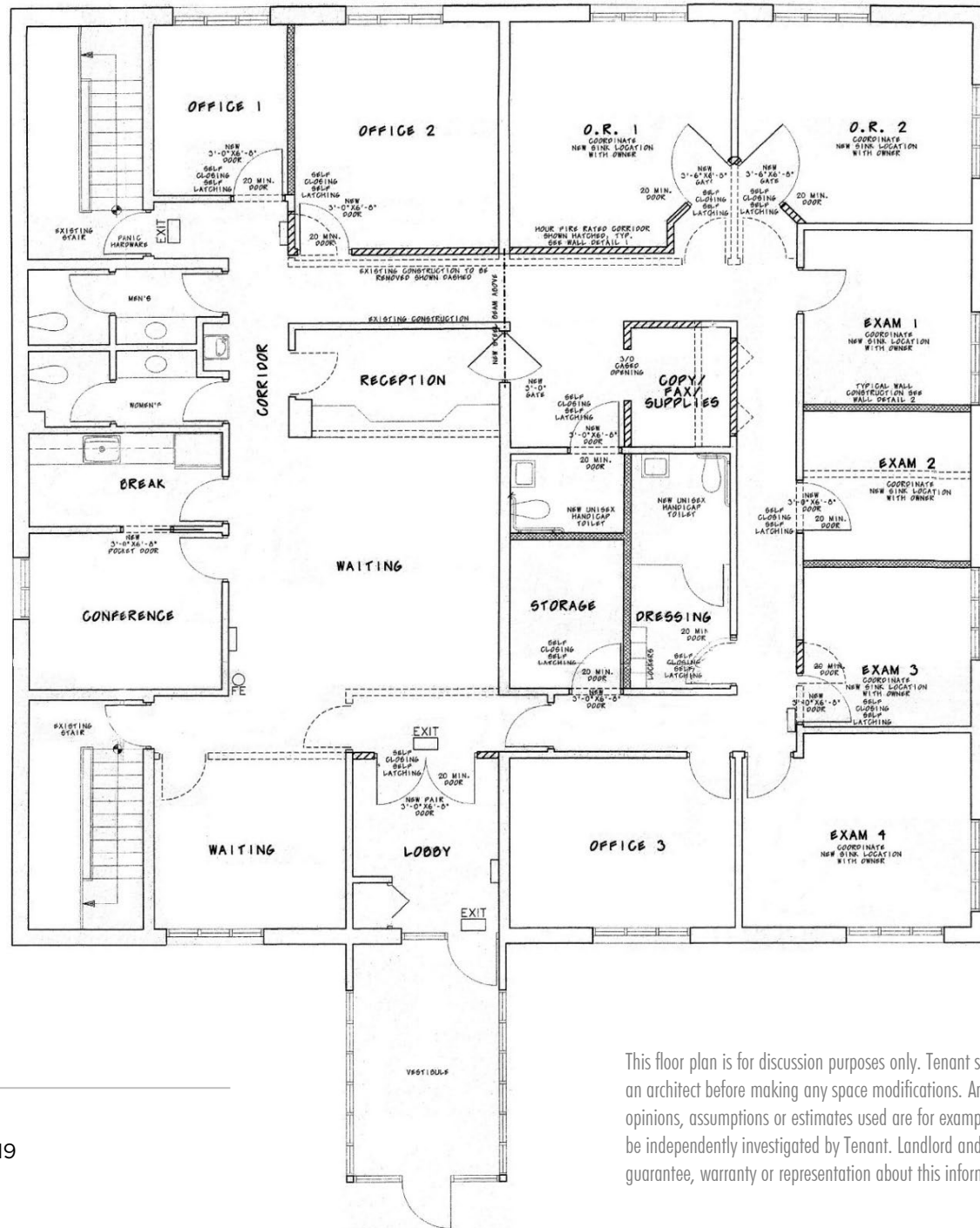
matt.clackson@cbre.com

NICOLE CLACKSON ROSSMAN

Senior Associate

412.471.3385

nicole.clackson@cbre.com



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CBRE, Inc.

301 Grant Street, Suite 4000 | Pittsburgh, PA 15219

www.cbre.com