



4150 WASHINGTON ROAD

McMURRAY, PA 15317 • WASHINGTON COUNTY



AVAILABLE SPACE:

GROUND FLOOR:

3,105 SF±: \$21.95 PSF

1,265 SF±: \$19.95 PSF

1st Floor:

814 SF±: \$23.95 PSF

2nd Floor:

823 SF±: \$23.95 PSF

OFFICE SPACE FOR LEASE



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All Lease Rates Are Full Service

One Oxford Centre | 301 Grant Street, Suite 4000 | Pittsburgh, PA 15219 | www.cbre.com



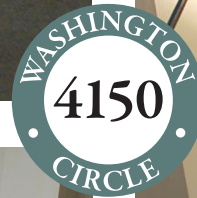
PROPERTY OVERVIEW

Total Building Size: 18,737 SF±

Average Floor Size: 6,244 SF±

Signage: Available on the building signage and on the monument sign along Rt. 19 for a monthly charge

- Building Features:**
- Three-story office building
 - Access to traffic light for north & south access to Rt. 19
 - Rear views overlooking Canonsburg Lake
 - Elevator
 - Recent renovations:
 - Updated building facade
 - Improvements to HVAC system
 - Improved parking lot
 - Interior cosmetic changes
 - New building signage
 - New restrooms



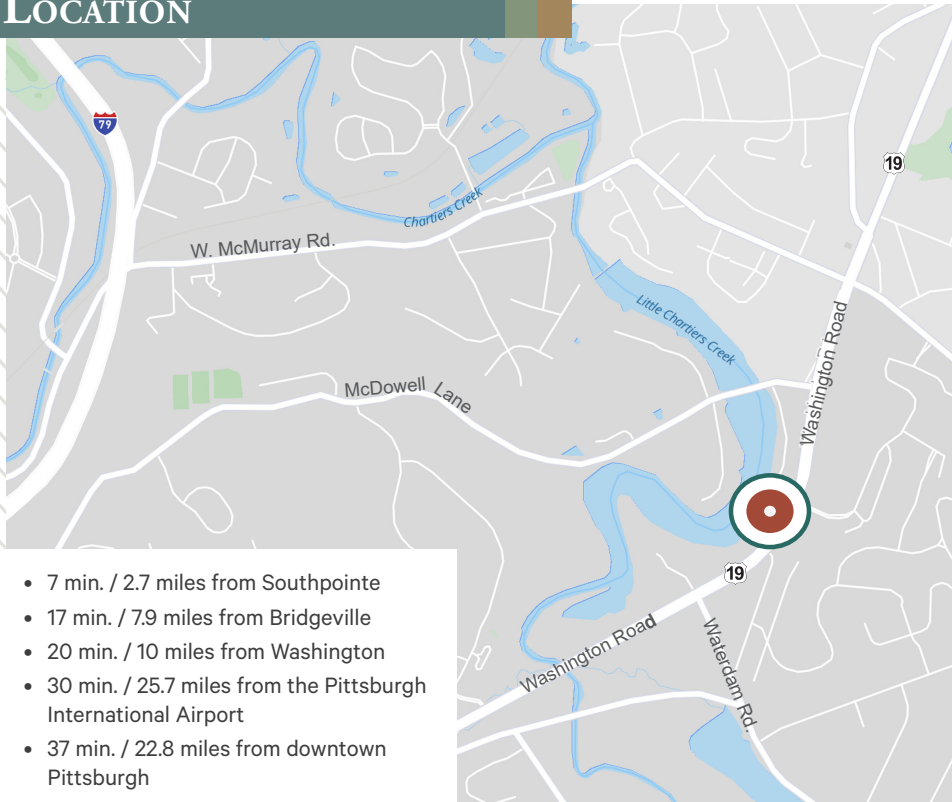


Monument Signage

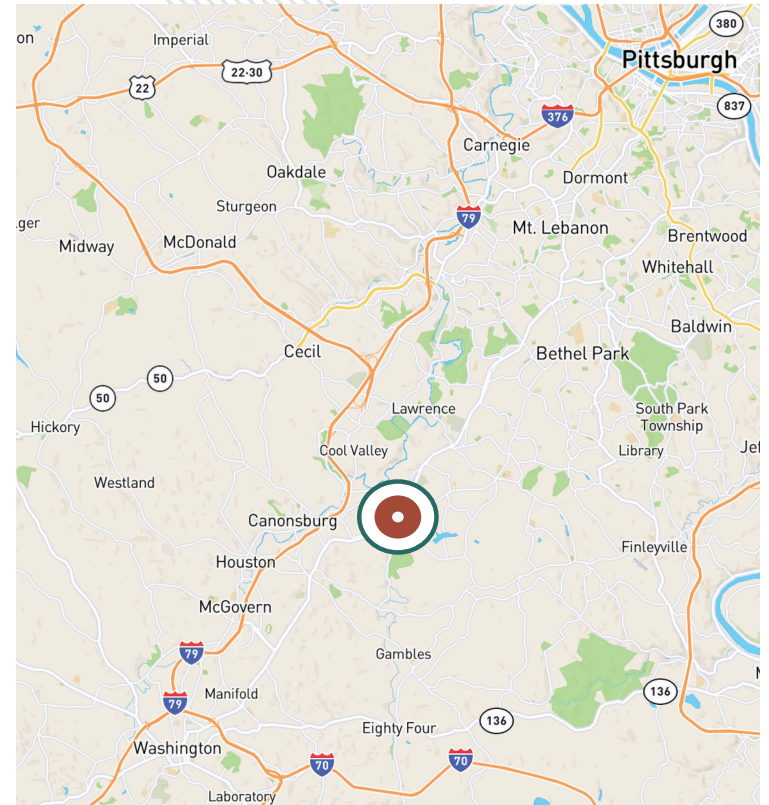
CBRE



LOCATION



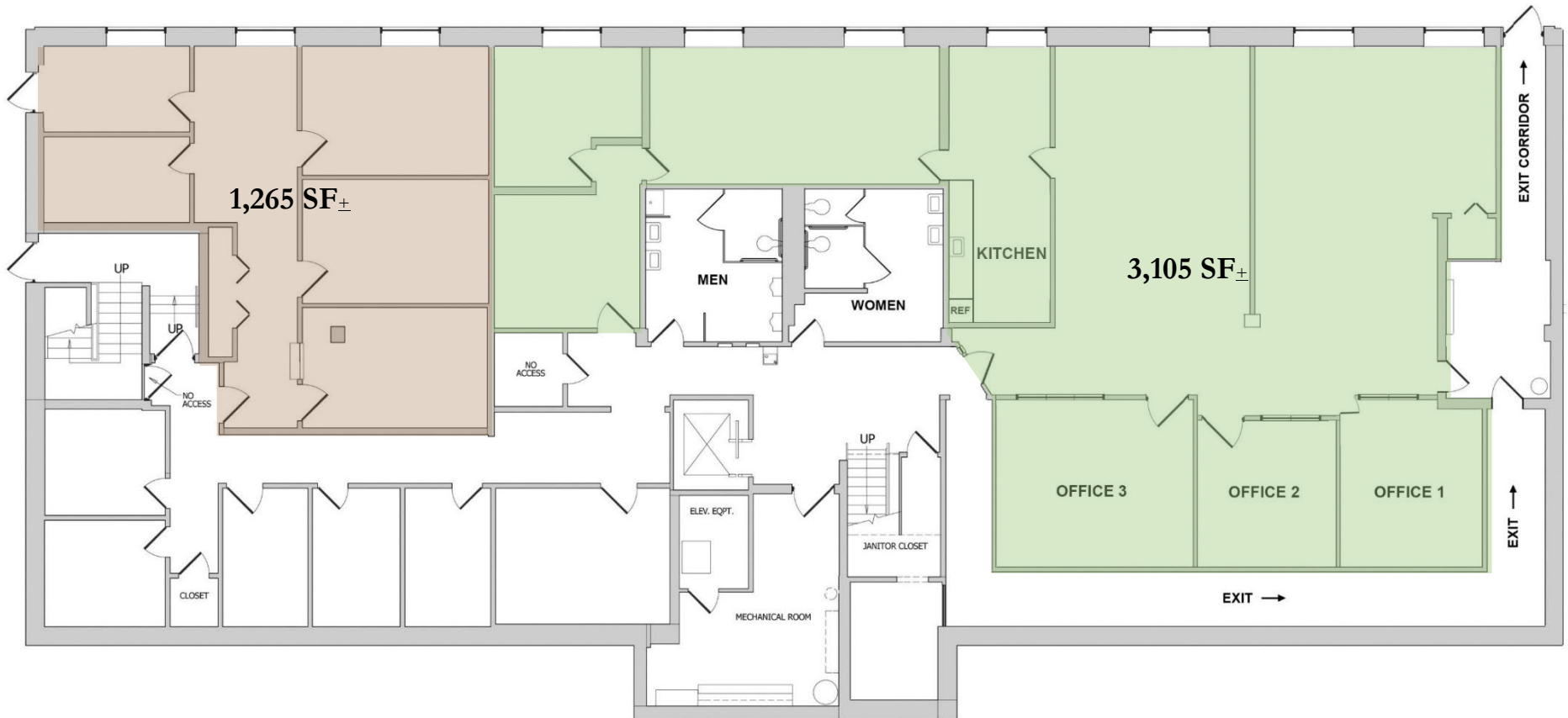
- 7 min. / 2.7 miles from Southpointe
- 17 min. / 7.9 miles from Bridgeville
- 20 min. / 10 miles from Washington
- 30 min. / 25.7 miles from the Pittsburgh International Airport
- 37 min. / 22.8 miles from downtown Pittsburgh



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GROUND FLOOR AVAILABILITY



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1ST FLOOR AVAILABILITY



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2ND FLOOR AVAILABILITY



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