



4150 WASHINGTON ROAD

McMurray, PA 15317 • Washington County

OFFICE SPACE AVAILABLE FOR LEASE

- Ground Floor:
 - 1,265 SF \pm : \$21.95 PSF
 - 116 SF \pm : \$16.95 PSF
 - 223 SF \pm : \$16.00 PSF
 - 2nd Floor: 1,607 SF \pm : \$21.95 PSF
 - 784 SF \pm : \$21.95 PSF
 - 823 SF \pm : \$21.95 PSF
- All Lease Rates are Full Service -

RECENTLY RENOVATED SUITES

For more information, please contact:

CBRE

NICOLE CLACKSON ROSSMAN

Senior Associate
412.471.3385
nicole.clackson@cbre.com

KIM CLACKSON, SIOR

Executive Vice President
412.471.3018
kim.clackson@cbre.com

PROPERTY OVERVIEW

TOTAL BUILDING SIZE: 18,737 SF

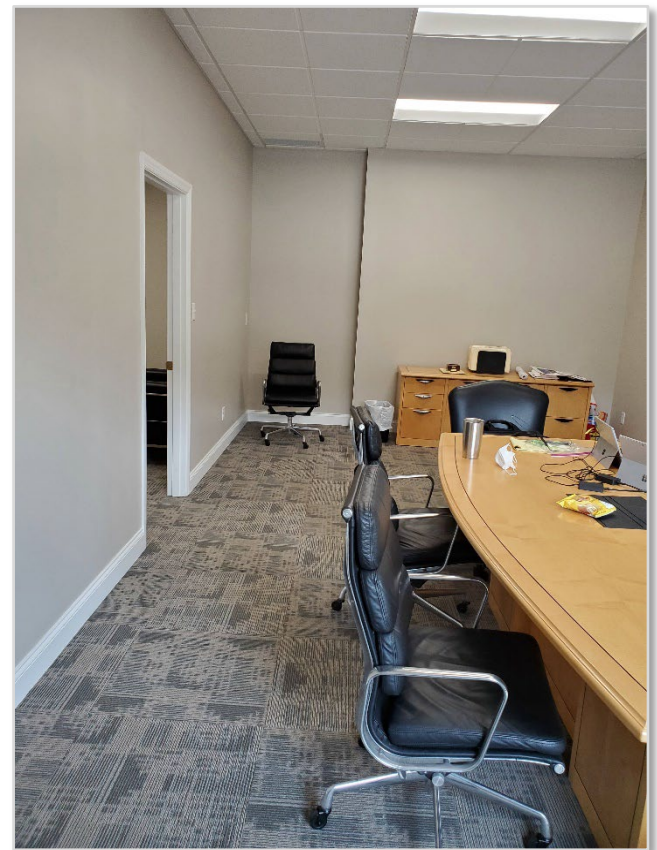
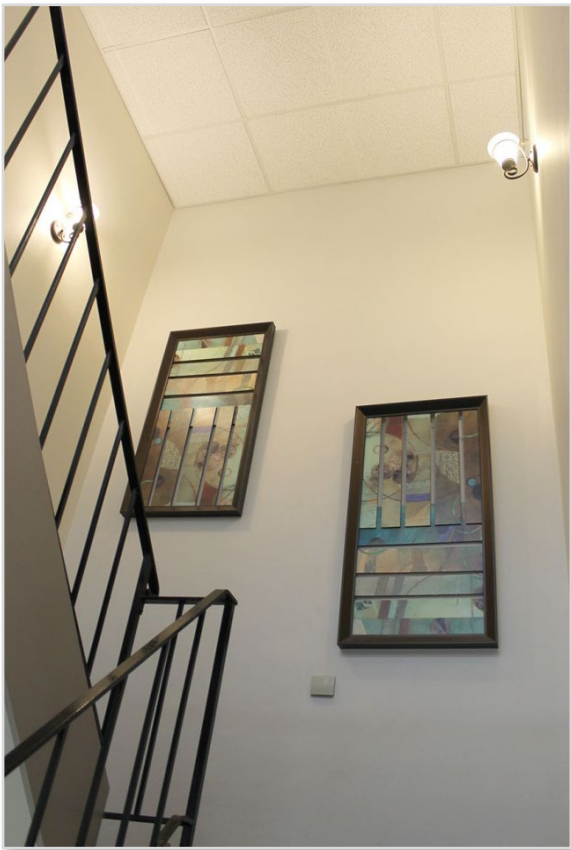
AVERAGE FLOOR SIZE: 6,244 SF

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 and South access to Rt. 19
- Rear Views Overlooking Canonsburg Lake
- Elevator
- Recent Renovations
 - Updated Building Façade
 - Improvements to the HVAC System
 - Interior Cosmetic Changes
 - Improved Parking Lot
 - New Building Signage

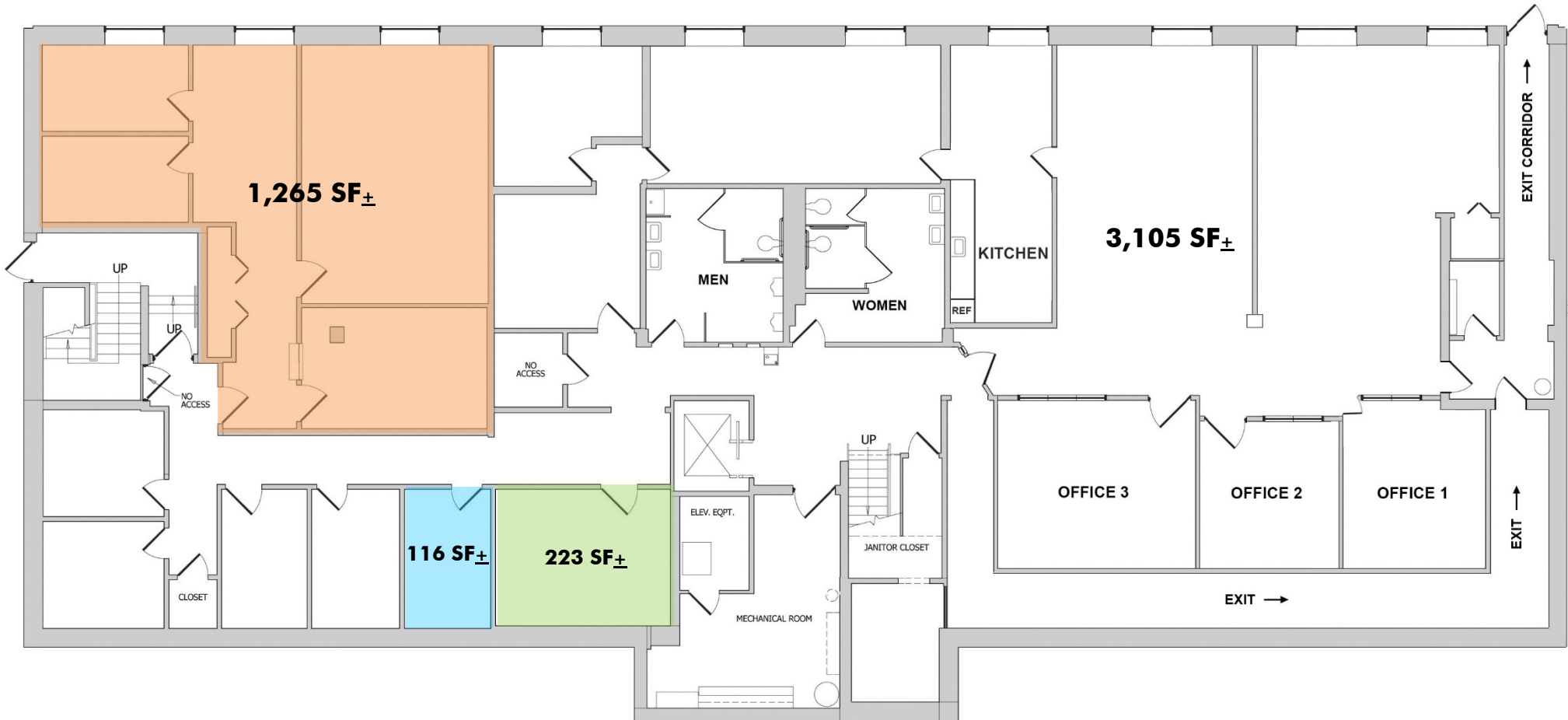






AVAILABLE SPACE

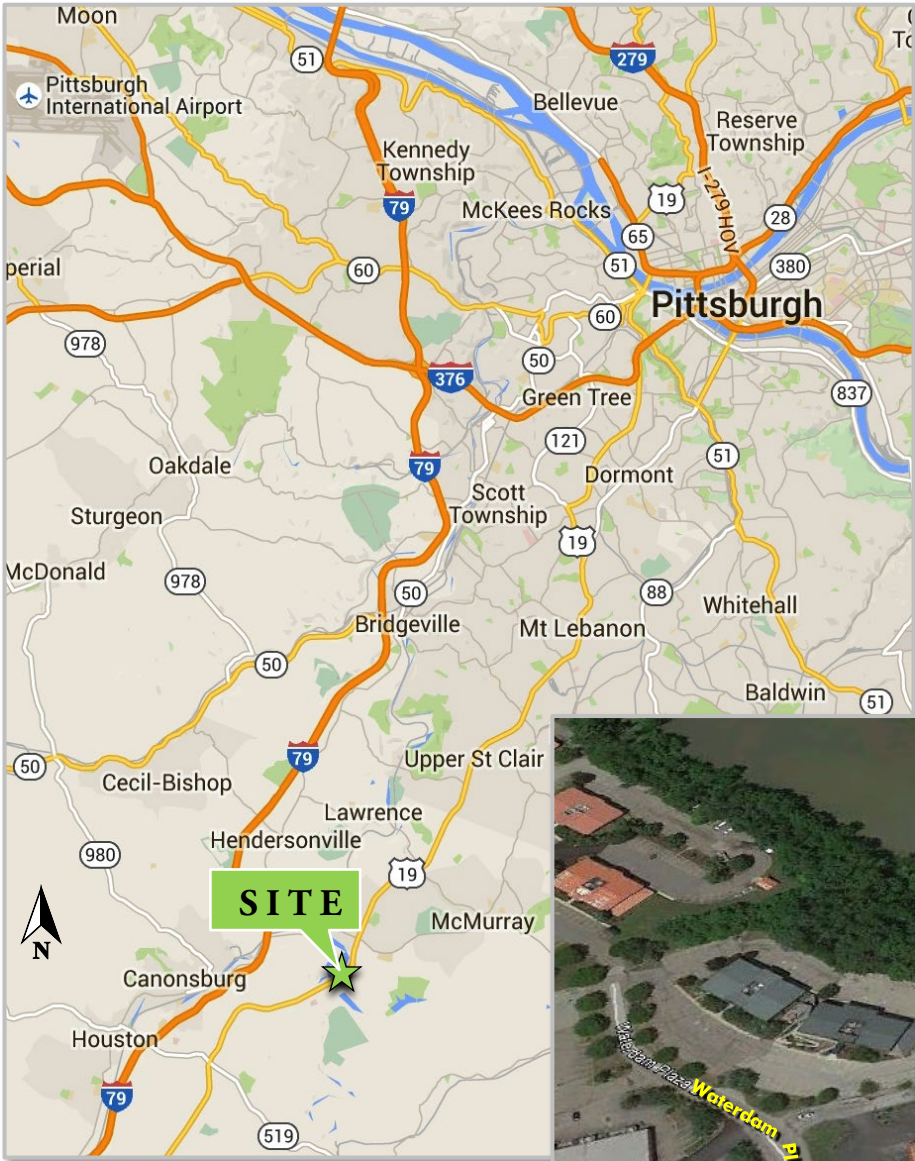
GROUND FLOOR



AVAILABLE SPACE

2nd FLOOR





LOCATION

- 30 minutes/16 miles from downtown Pittsburgh via Rt. 19
- 33 minutes/23 miles from downtown Pittsburgh via Interstate 79
- 15 minutes/11 miles from Bridgeville
- 9 minutes/4.5 miles from Canonsburg
- 5 minutes / 3 miles from Southpointe
- 28 minutes / 25 miles from the Pittsburgh International Airport

Drive times/distance are approximate.



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