



## 4150 WASHINGTON ROAD

McMurray, PA 15317 • Washington County

### OFFICE SPACE AVAILABLE FOR LEASE

- Ground Floor:  
3,105 SF $\pm$ : \$21.95 PSF  
1,265 SF $\pm$ : \$19.95 PSF
- 2<sup>nd</sup> Floor:  
1,607 SF $\pm$ : \$21.95 PSF  
823 SF $\pm$ : \$23.95 PSF

- All lease rates are Full Service -

### RECENTLY RENOVATED SUITES

For more information, please contact:

**CBRE**

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**KIM CLACKSON, SIOR**

Executive Vice President  
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## PROPERTY OVERVIEW

**TOTAL BUILDING SIZE:** 18,737 SF

**AVERAGE FLOOR SIZE:** 6,244 SF

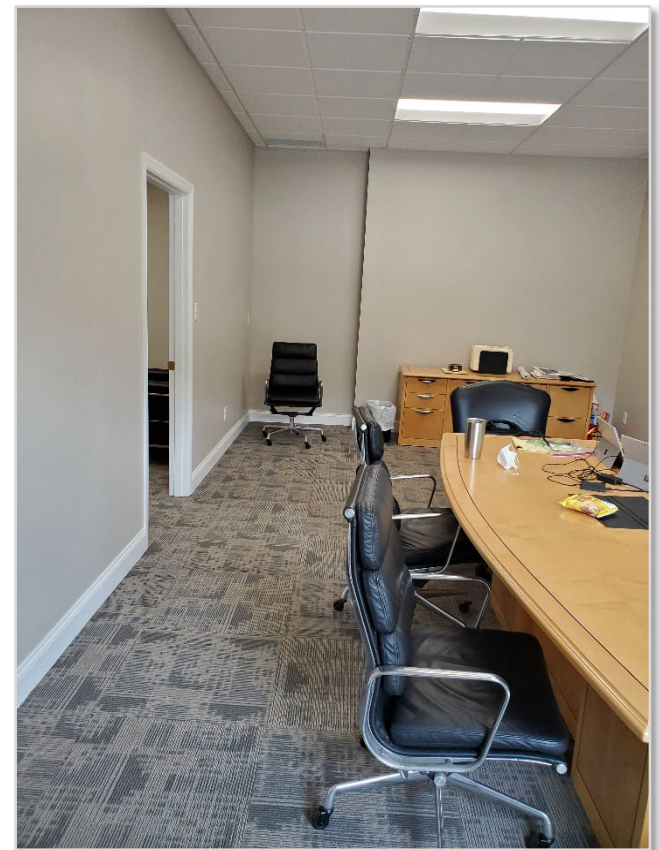
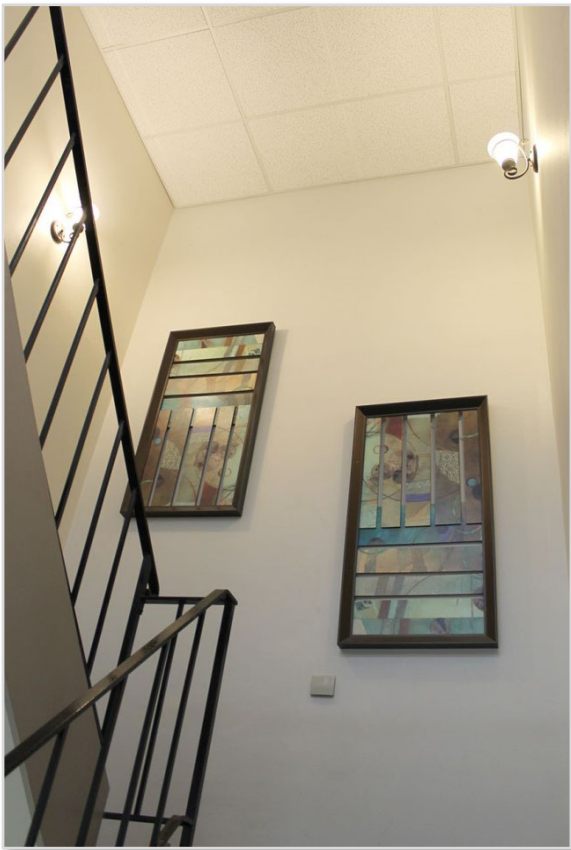
**SIGNAGE:** Available on the building signage and on the monument sign along Rt.19 for a monthly charge.

**BUILDING FEATURES:**

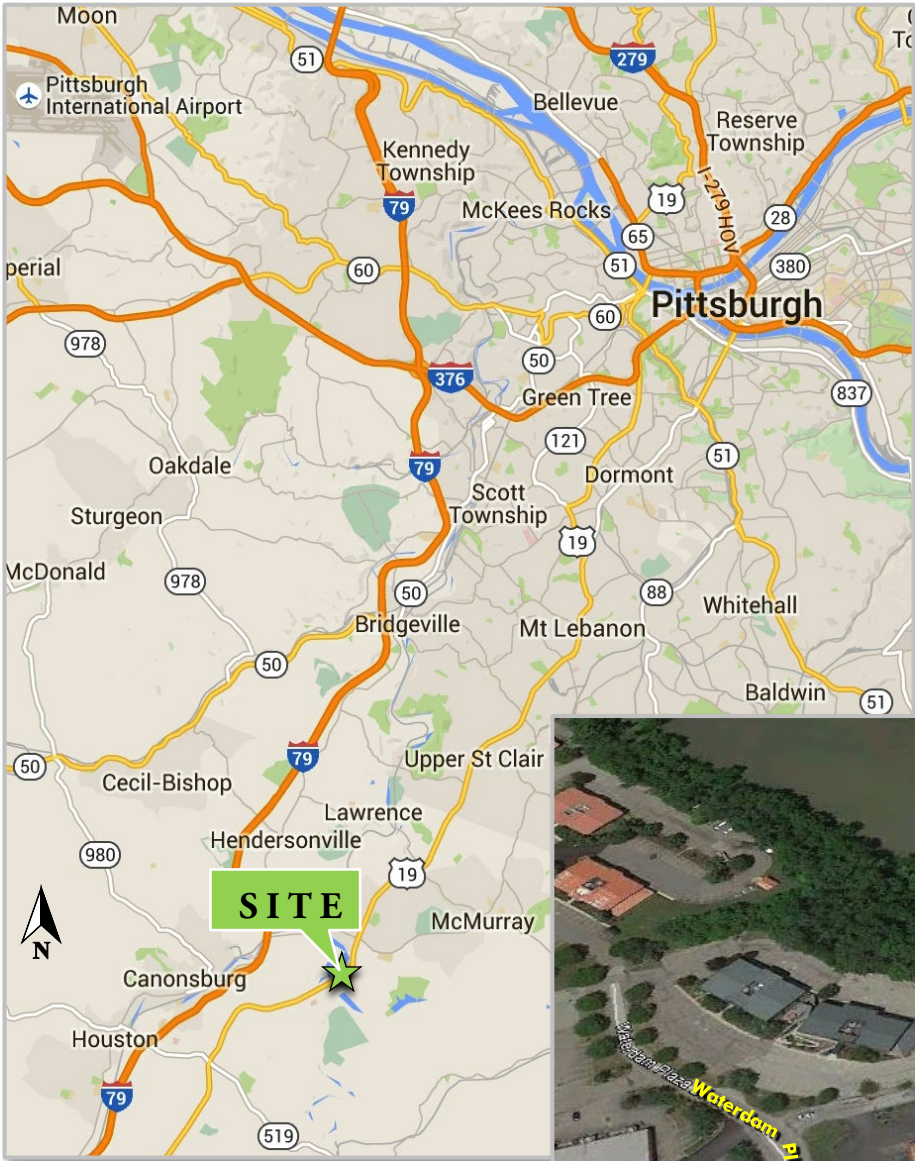
- Three-Story Office Building
- Access to Traffic Light for North and South access to Rt. 19
- Rear Views Overlooking Canonsburg Lake
- Elevator
- Recent Renovations
  - Updated Building Façade
  - Improvements to the HVAC System
  - Interior Cosmetic Changes
  - Improved Parking Lot
  - New Building Signage











## 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.*



For more information, please contact:

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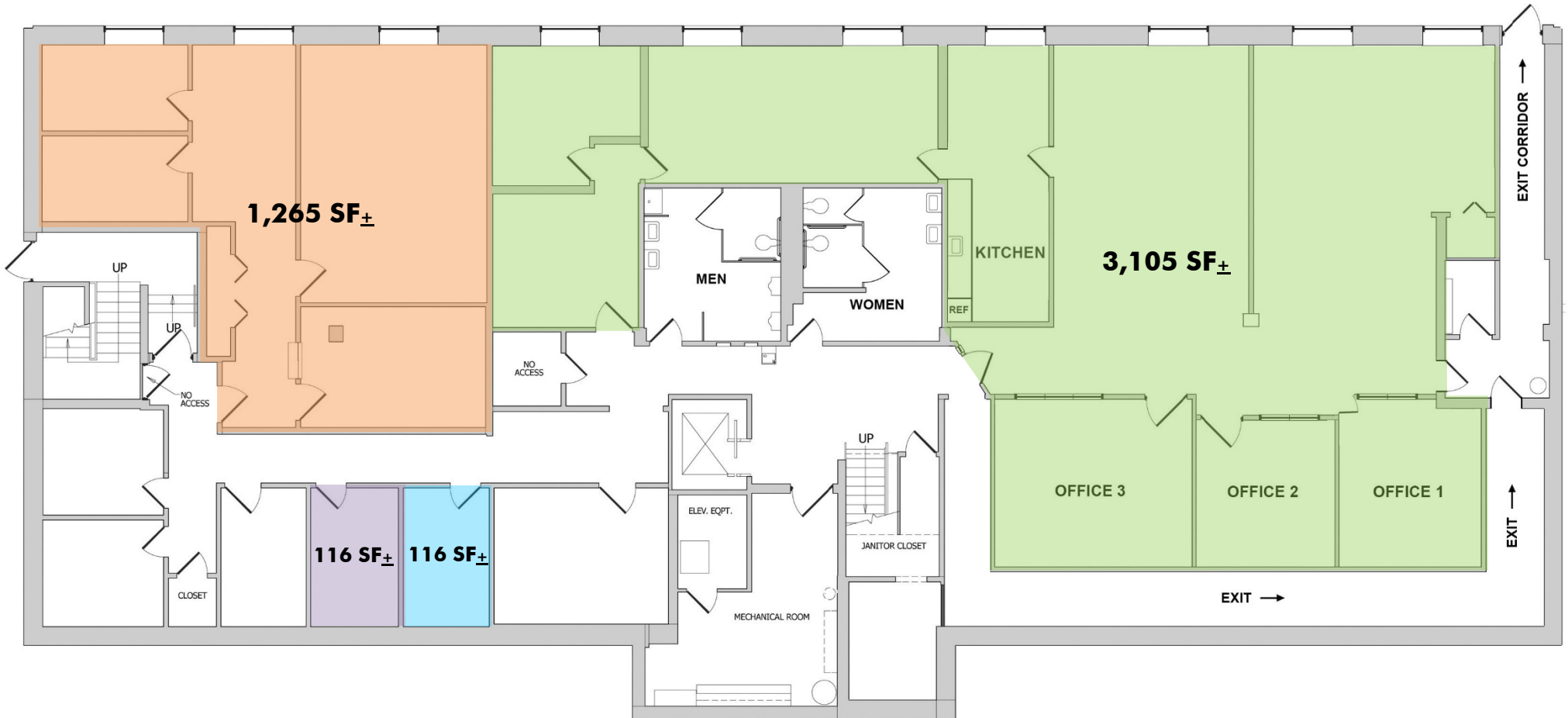
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## AVAILABLE SPACE

## GROUND FLOOR



**AVAILABLE SPACE**

**2<sup>nd</sup> FLOOR**

