

# OFFICE SPACE FOR LEASE

## Summit Commons

3244 Washington Road, McMurray, PA 15317



### Available Square Ft

1st Flr **5,610 SF** Avl.

2nd Flr **2,078 SF** Avl.

2nd Flr **643 SF & 600SF** or **1,234 SF** Tot.

### PROPERTY HIGHLIGHTS

- Flexible Lease terms
- On-Site Property Management/Landlord
- Ample Parking
- Daily traffic count - Washington Rd: ~35,000
- Surrounded by abundant retail, dining, and service amenities



# 1ST FLOOR SUITE

PRIVATE & OPEN PLAN DESIGN

**5,600 SF** | Asking Rent: \$19.00/SF



Private Entrance/Reception



Private Office



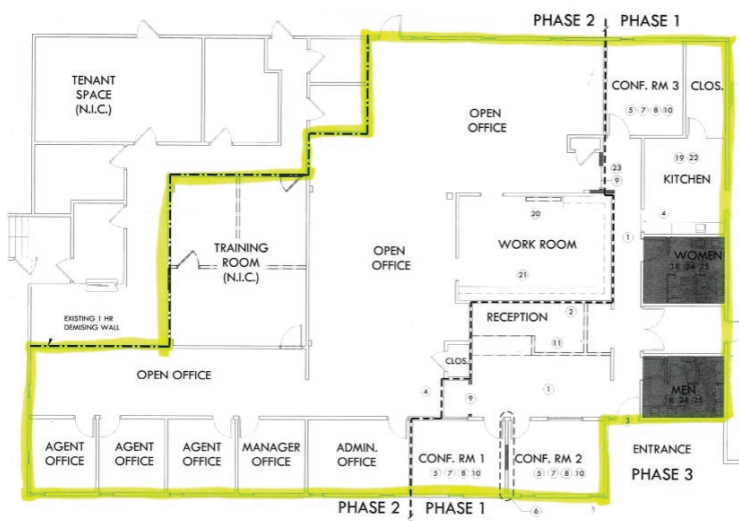
Work Room



Conference/Training Room



Coworking Space



## SUITE OVERVIEW

- Price Includes: New Paint + Carpet
- Private Entrance + Reception
- 8 Private offices
- Large open plan / Coworking Spaces
- 3 Conference Rooms
- Training Room & Work Room
- 2 Private in suite restrooms
- Kitchen



# 2ND FLOOR SUITE

AVL. AUG 1ST - NEWLY RENOVATED

Asking Rent: \$17.50/SF | **2,078 SF**



Private Office



Conference Room



Reception



Kitchenette



Private Office

## SUITE OVERVIEW

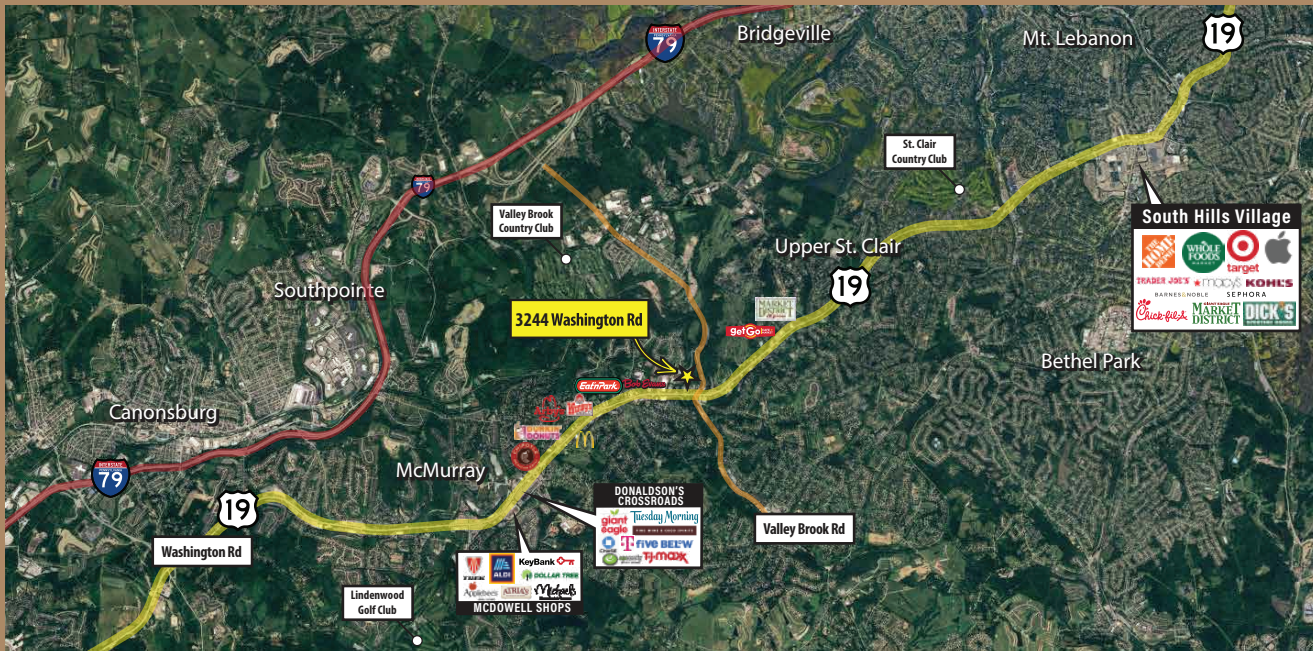
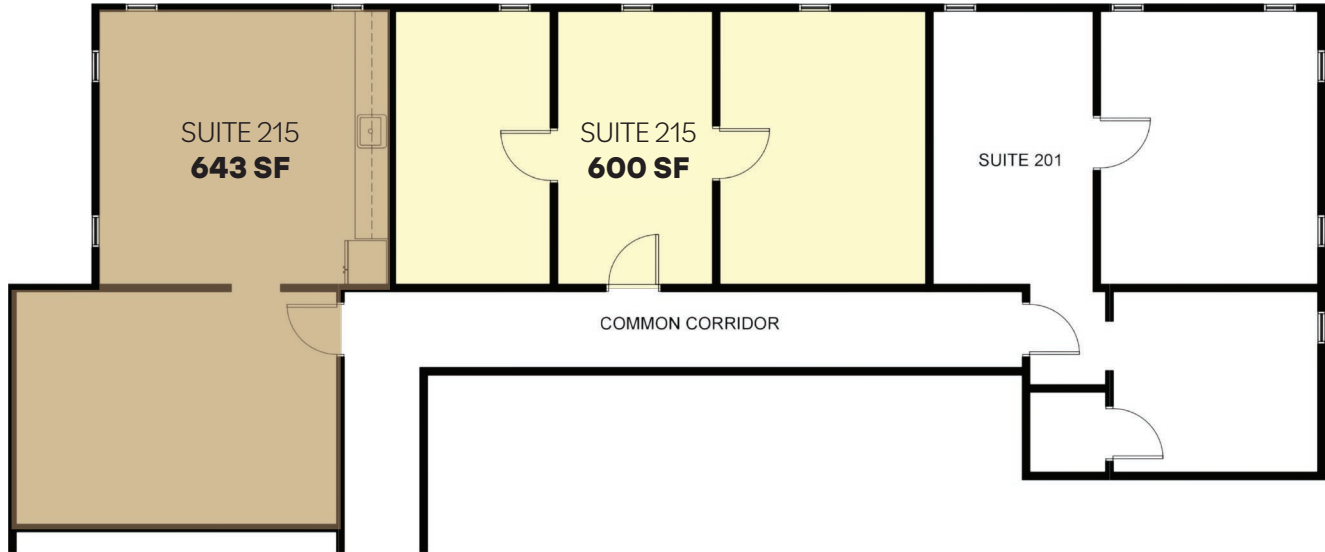
- Former Law Firm
- Newly renovated
- Move in Ready
- Reception area
- Multiple private offices
- Kitchenette
- Conference room



# 2ND FLOOR SUITES

2 PRIVATE SPACES / RENTED SEPERATELY OR COMB.

## 643 SF & 600 SF or 1,234 SF Total



LOCATION  
OVERVIEW