

OFFICE SPACE FOR LEASE

UP TO 27,570 SF AVAILABLE

1200 MARONDA WAY

MONESSEN, PA 15062

MONESSEN RIVERFRONT INDUSTRIAL PARK

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY



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BUILDING SPECIFICS

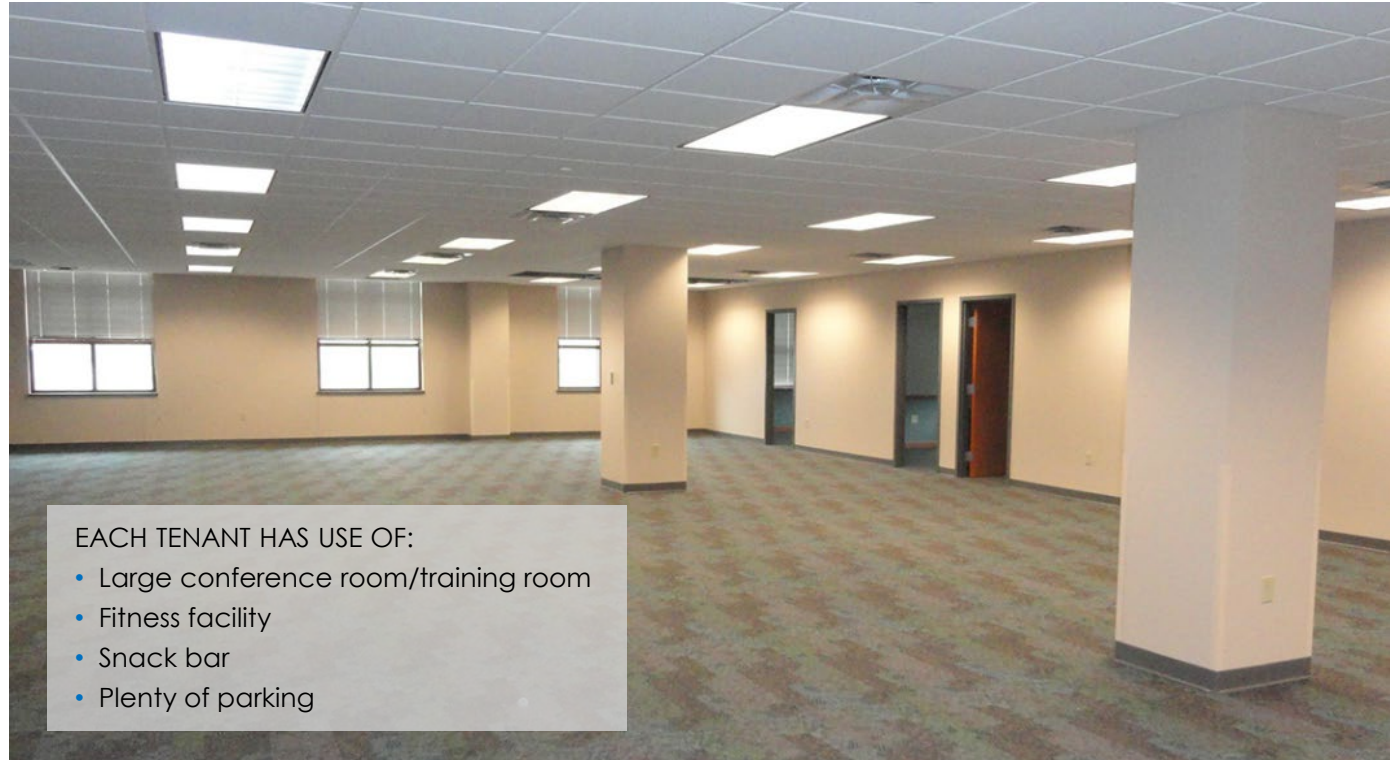
- 4-Story Office Building
- Situated on 3.43 Acres±
- Built in 2005
- 8'6" Ceilings
- Security System
- Sprinkler System
- Building Reception Provided
- 3 Miles from I-70



Common Area Kitchen



Common Area Fitness Room



EACH TENANT HAS USE OF:

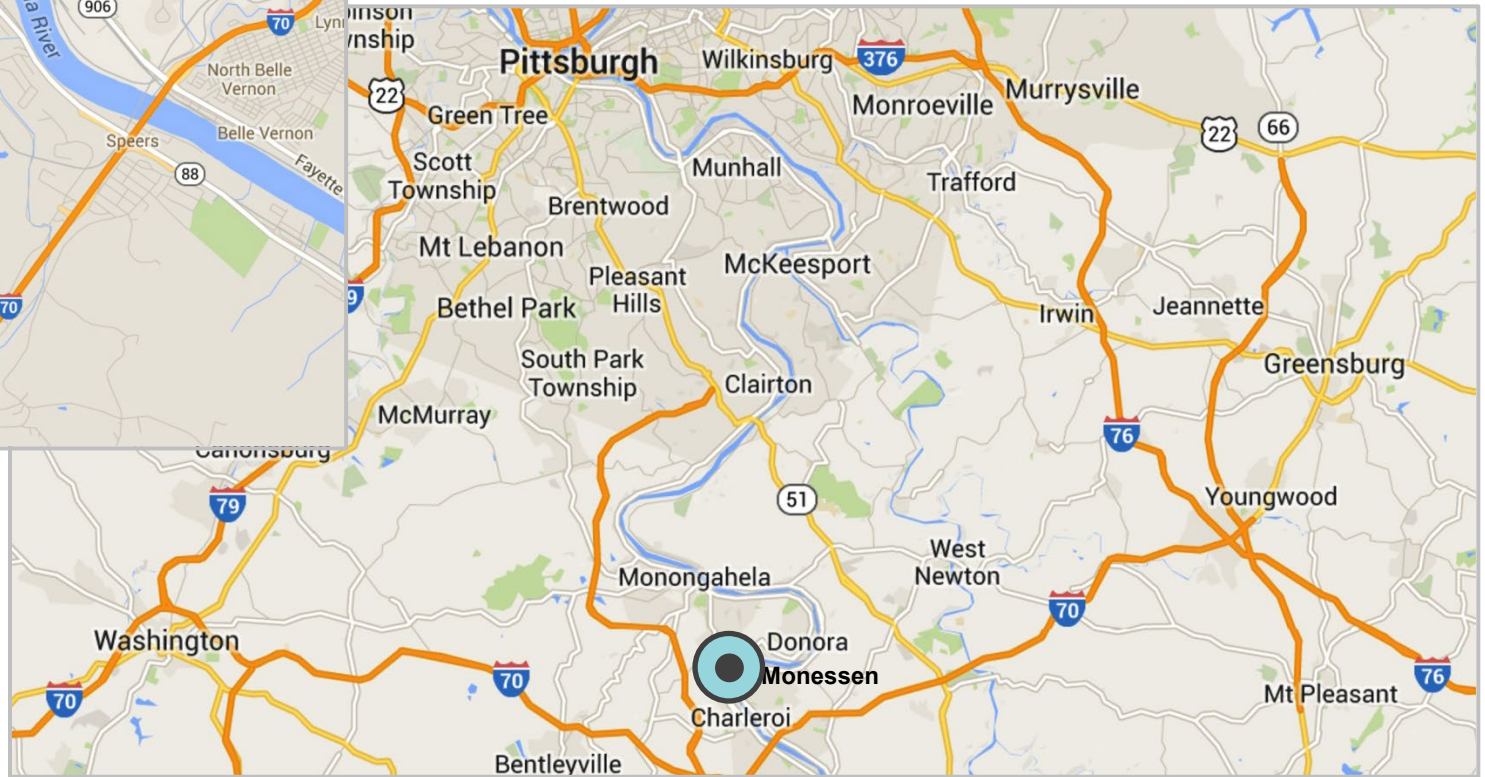
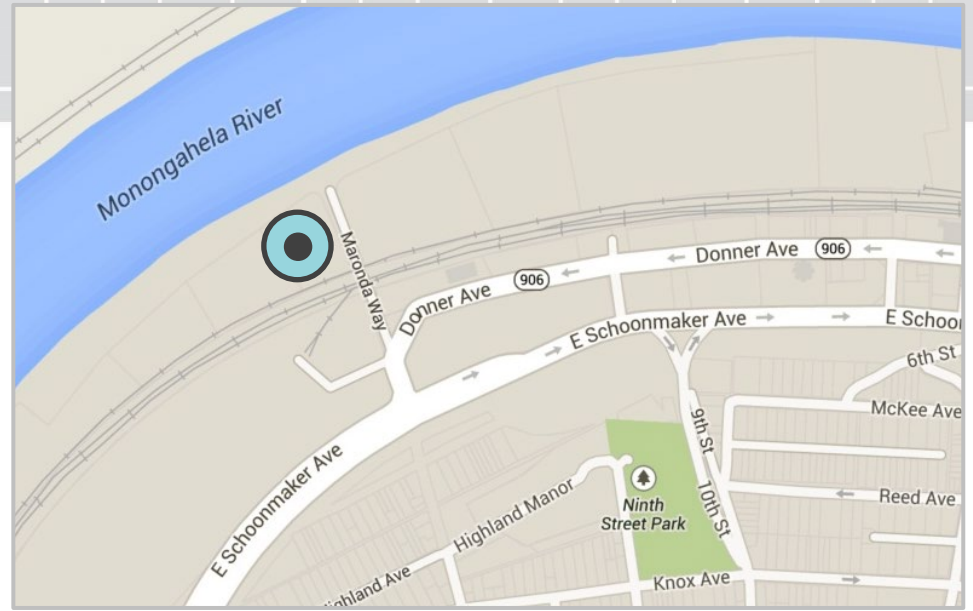
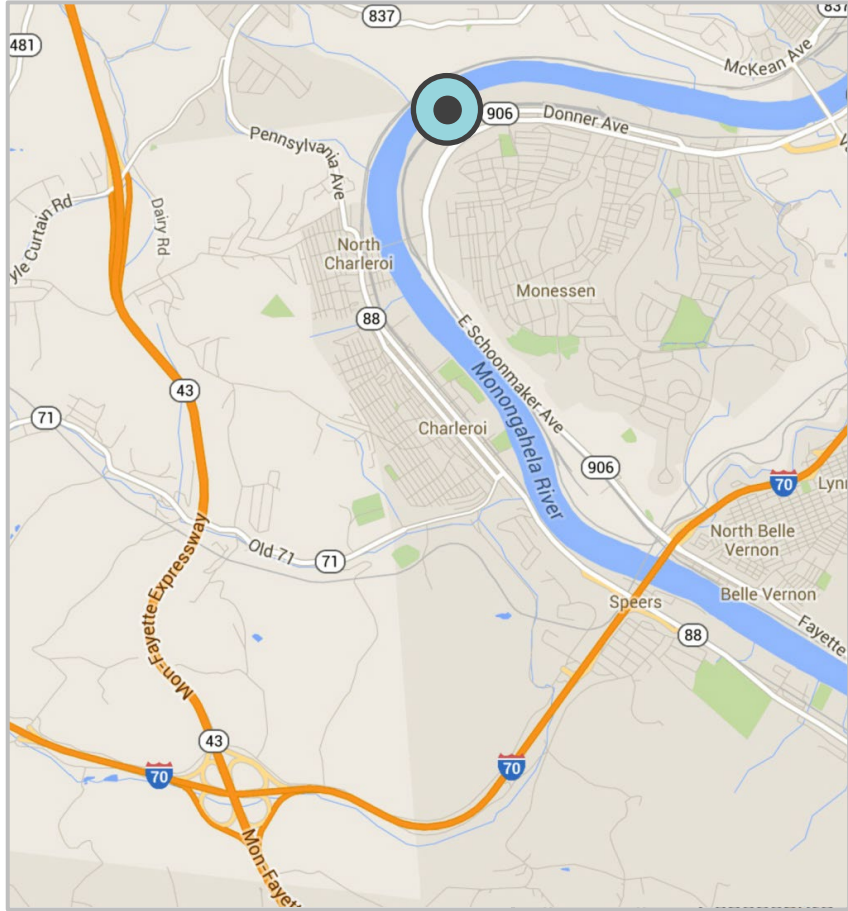
- Large conference room/training room
- Fitness facility
- Snack bar
- Plenty of parking



1200 MARONDA WAY – RIVERSIDE VIEW



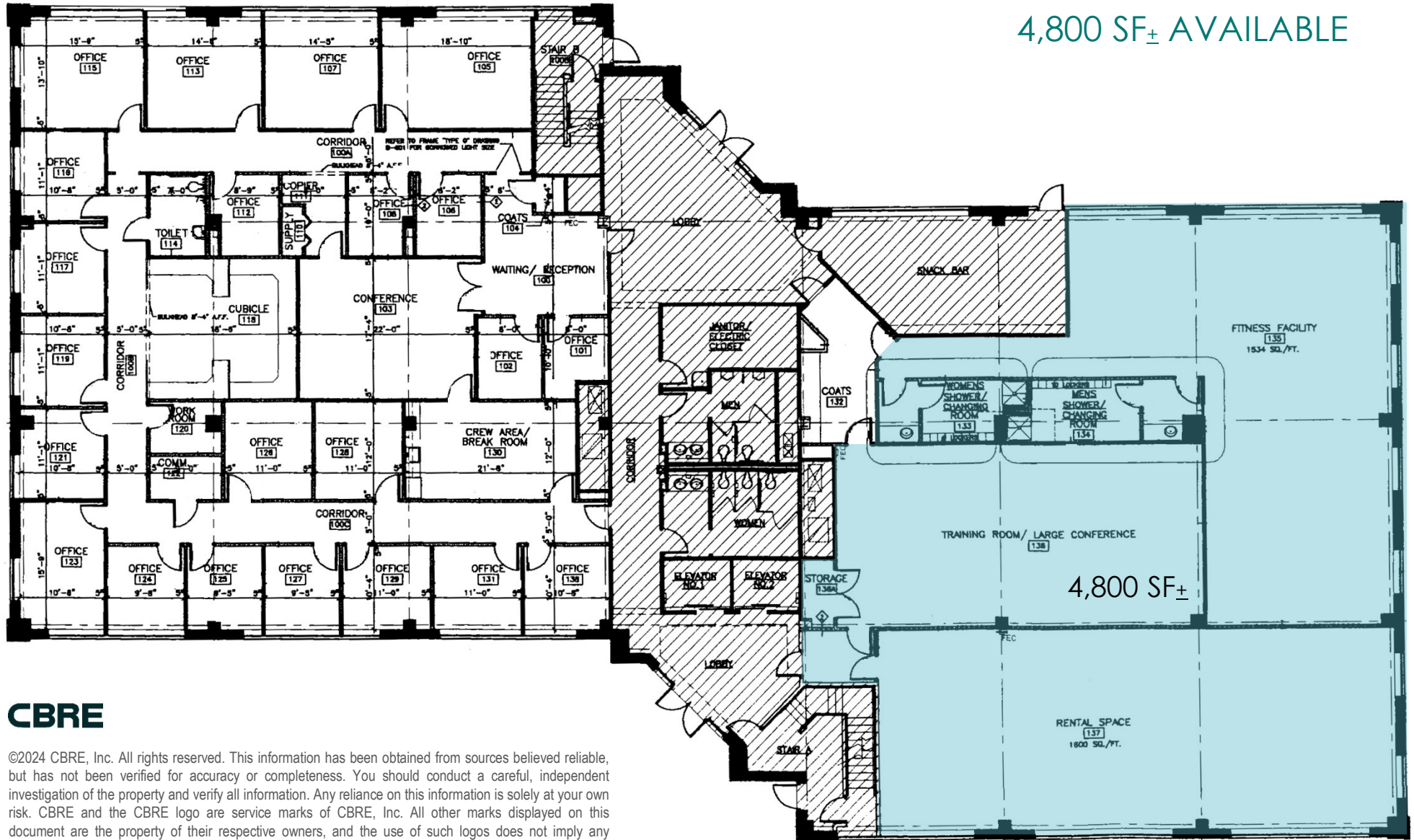
LOCATION



HIGHWAY ACCESS:

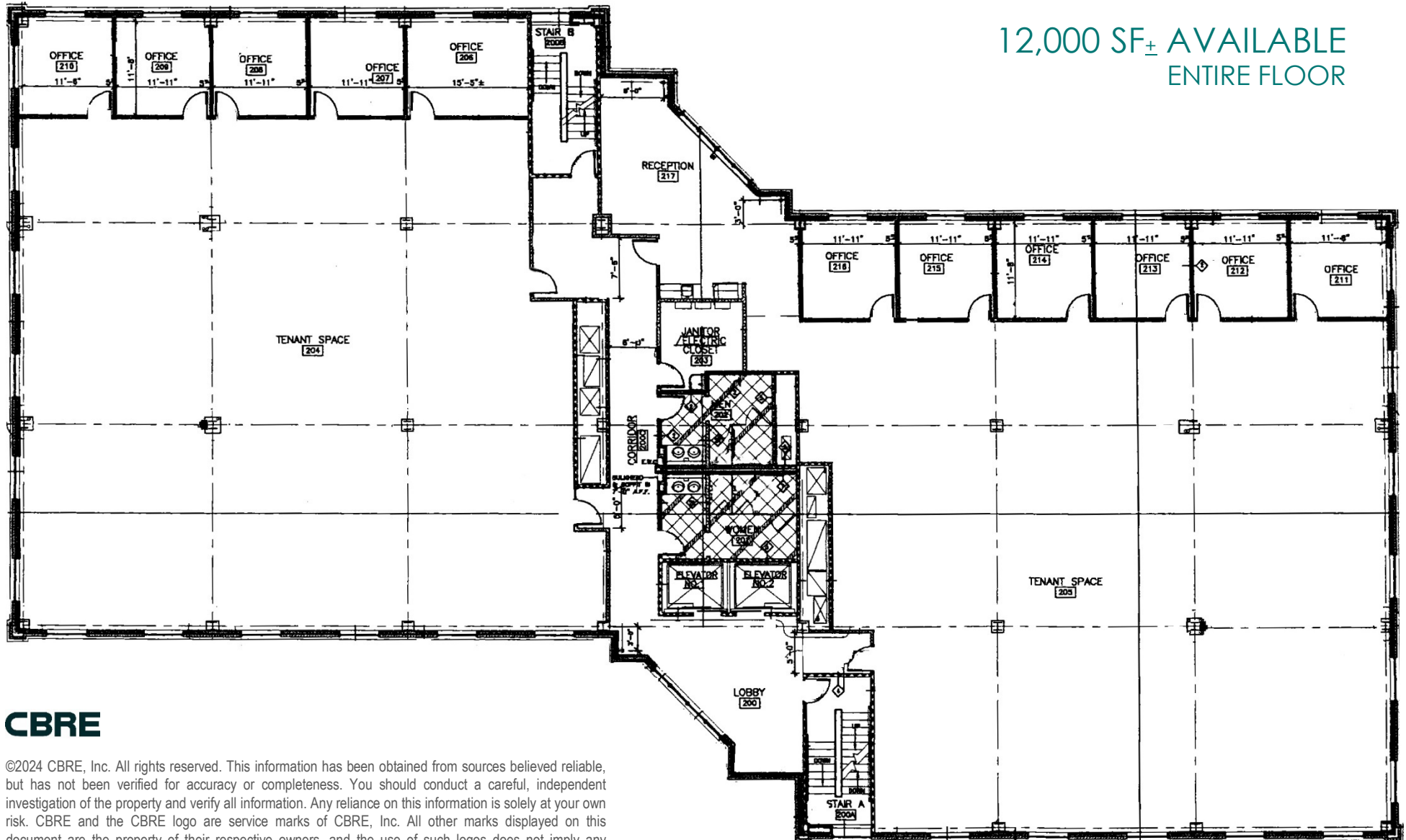
- Rt. 43 – 7.5 miles
- Rt. 51 – 7 miles
- Interstate 70 – 3.8 miles (Exit 42A)
- Approx. 50 minutes / 30 miles to Pittsburgh

4,800 SF± AVAILABLE



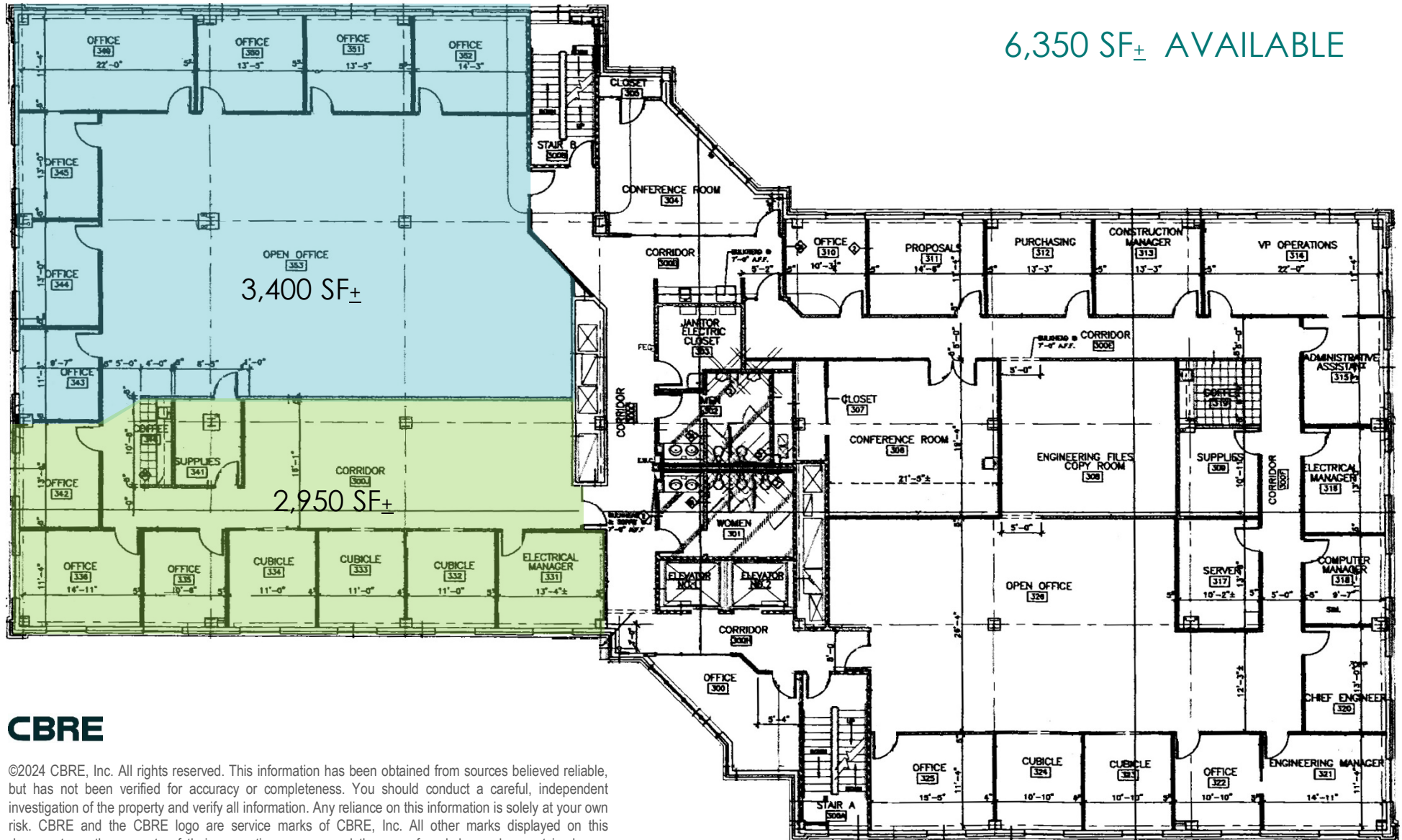
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12,000 SF± AVAILABLE
ENTIRE FLOOR



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6,350 SF± AVAILABLE

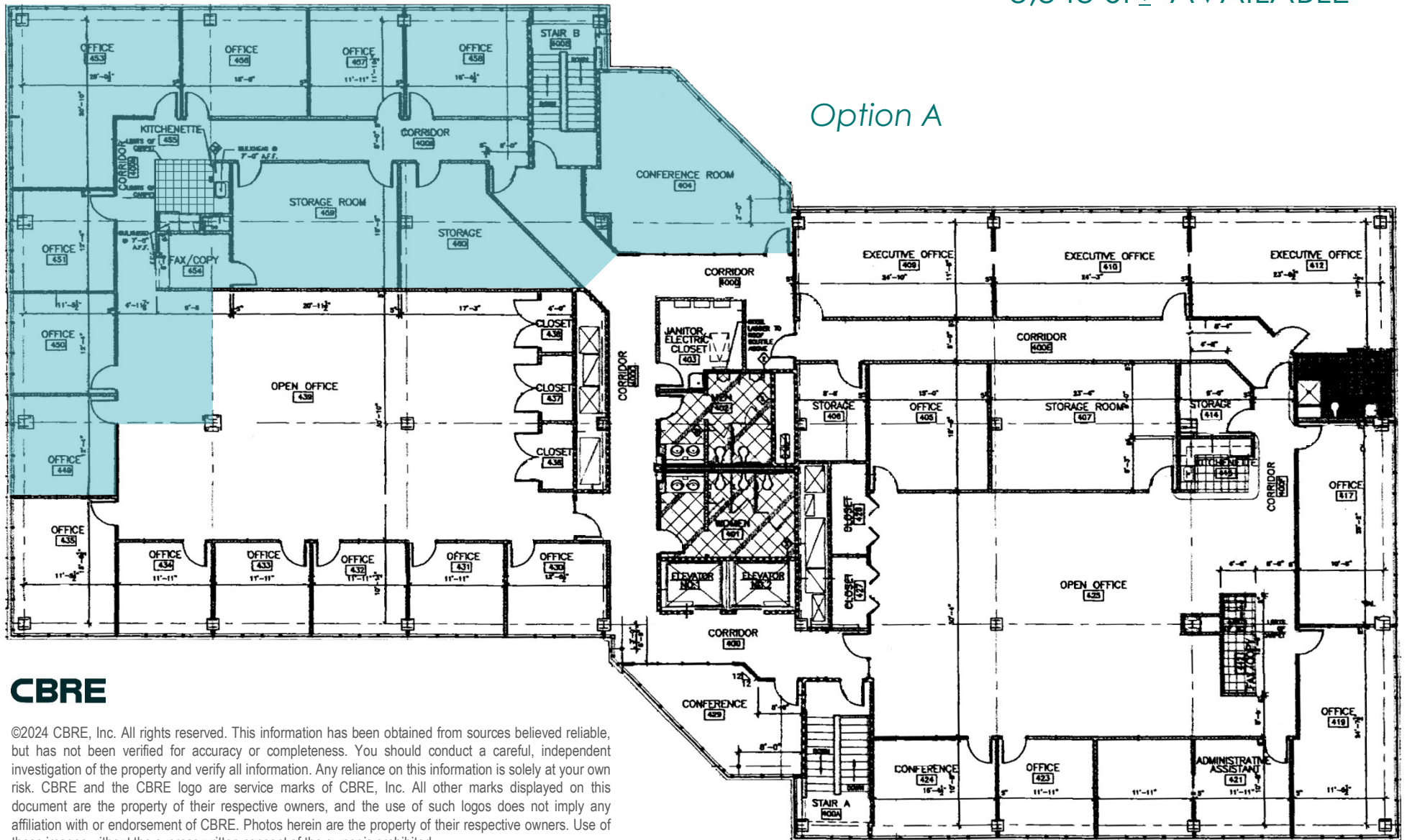


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1200 MARONDA WAY

FOURTH FLOOR

3,343 SF± AVAILABLE

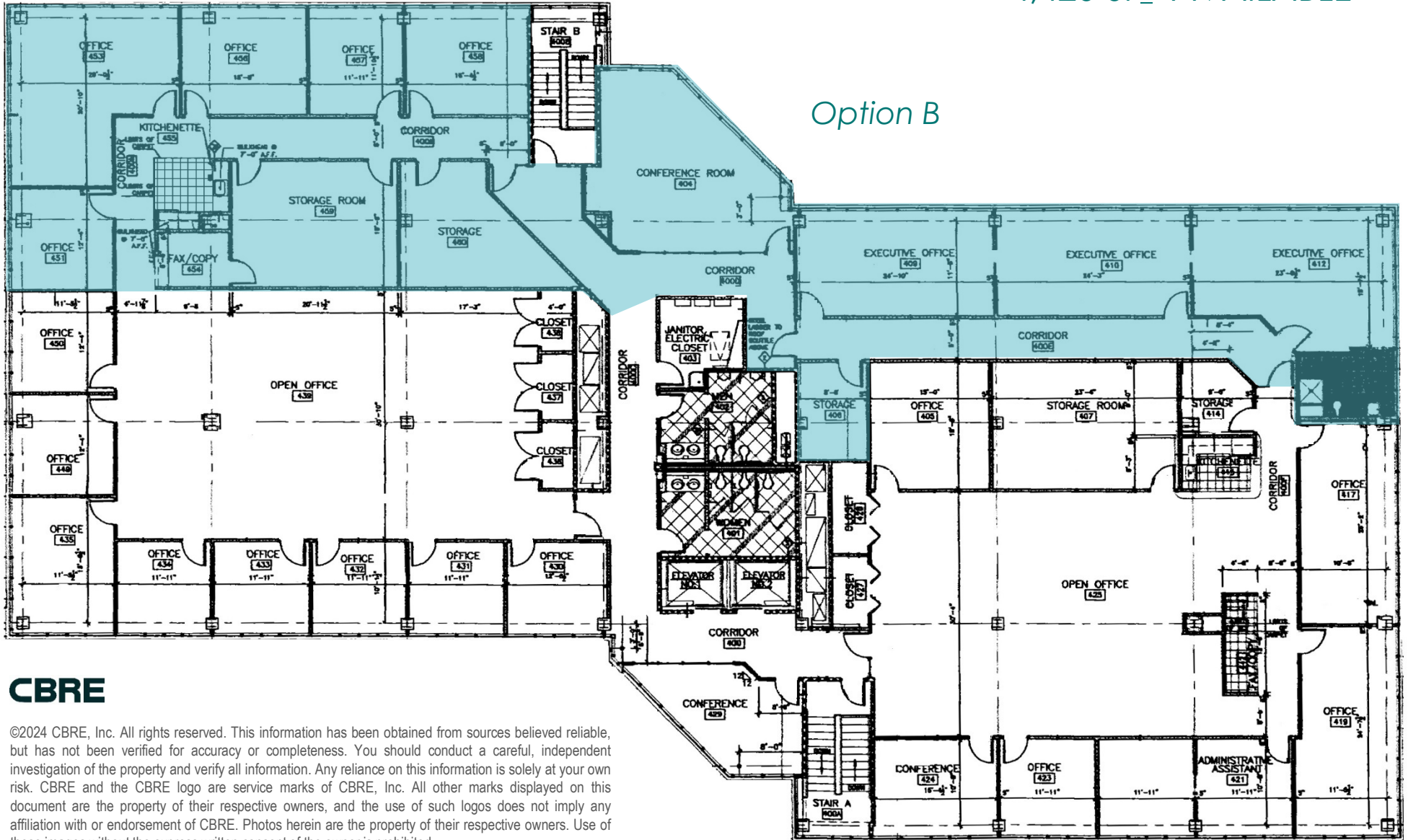


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4,420 SF± AVAILABLE

Option B



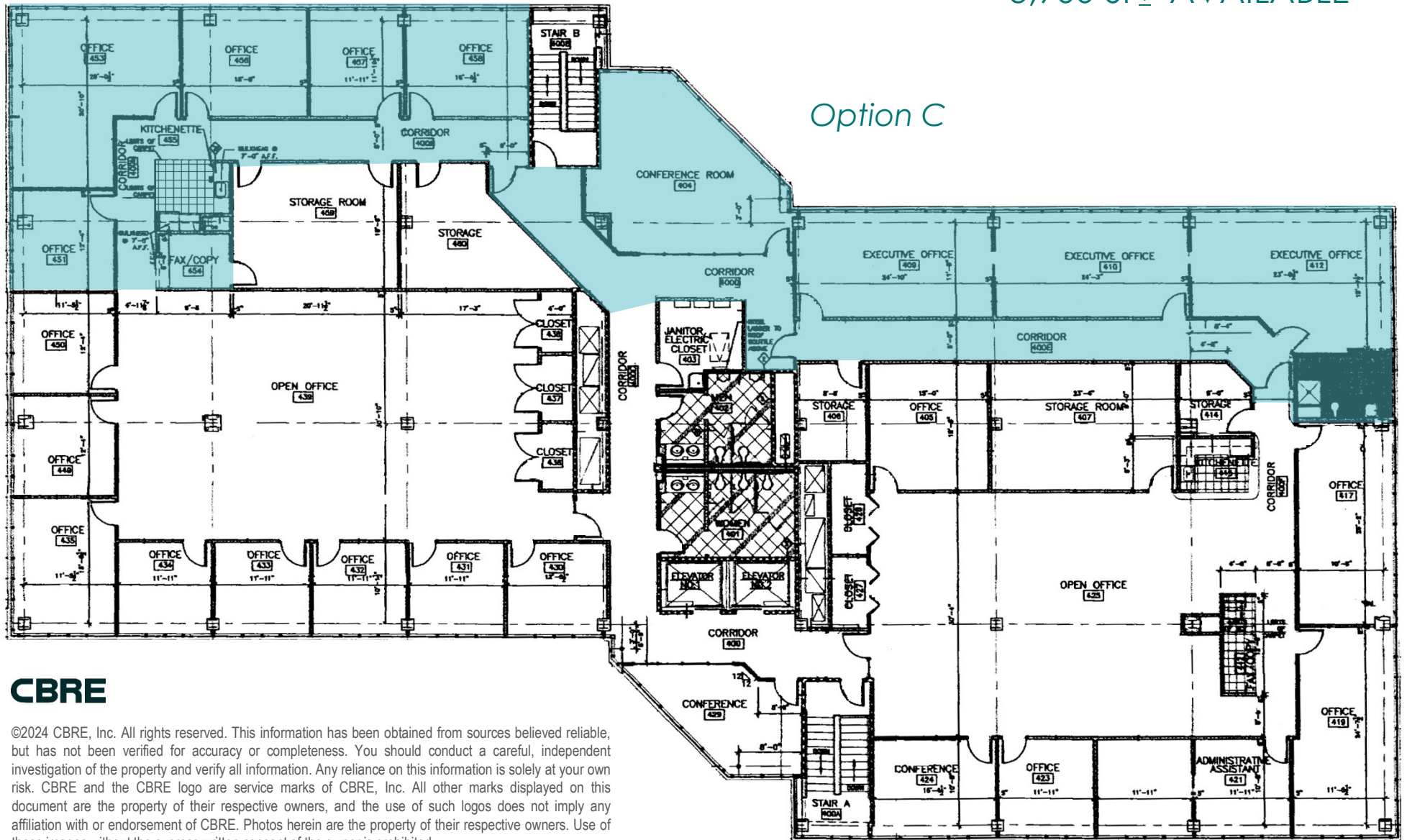
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1200 MARONDA WAY

FOURTH FLOOR

3,900 SF± AVAILABLE

Option C



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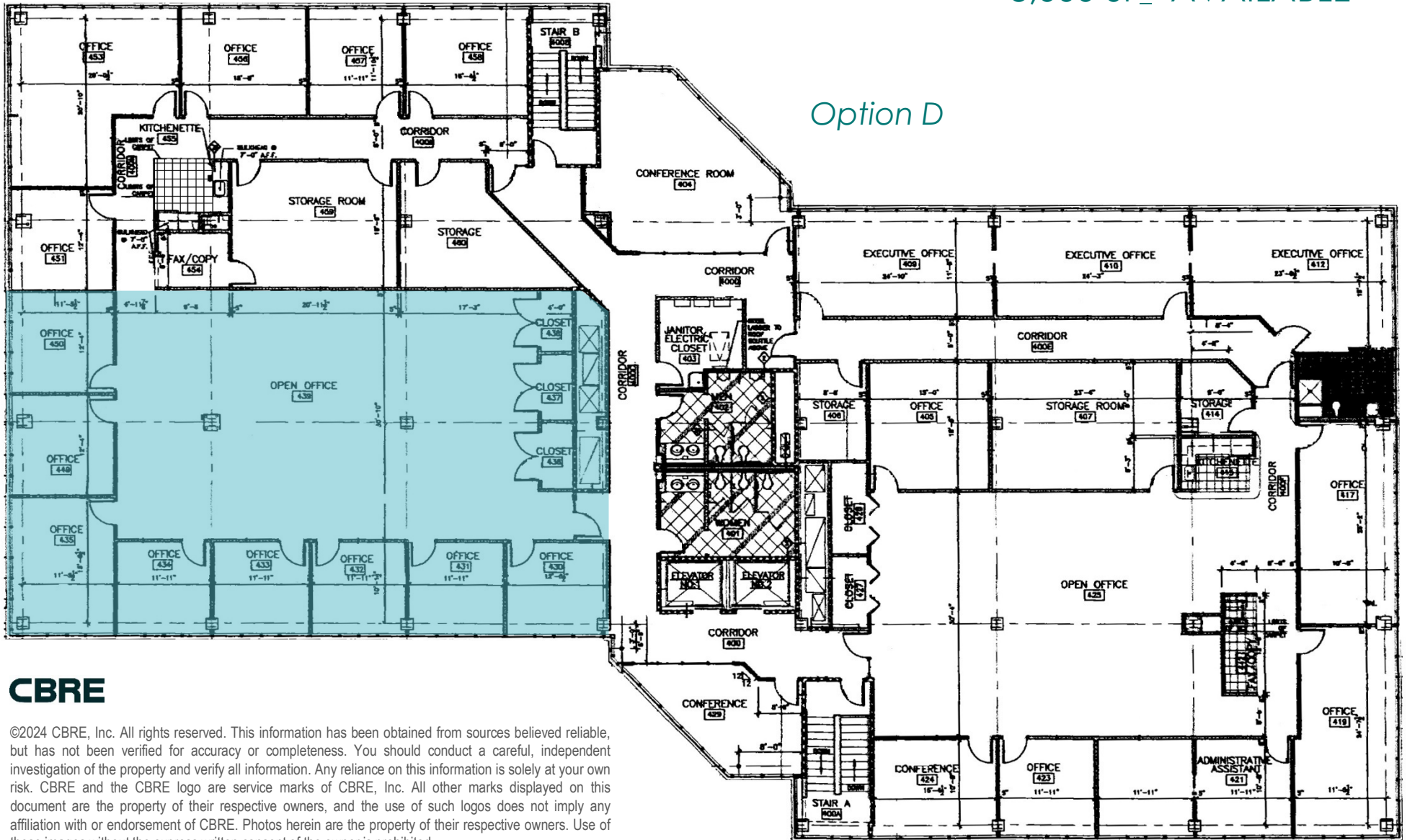
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1200 MARONDA WAY

FOURTH FLOOR

3,000 SF± AVAILABLE

Option D



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