

FOR LEASE
1,500sf PROFESSIONAL
OFFICE SUITE
6000 WATERDAM PLAZA
MCMURRAY, PA 15317

**WATERDAM
PLAZA**

HEIALEX@COMCAST.NET • 724-941-4013 EXT. 4



FIND YOUR PLACE AT WATERDAM

A PROFESSIONAL SPACE THAT FEELS DIFFERENT THE MOMENT YOU WALK IN.

Most office spaces are functional. This one gives you something more, a setting that makes your workday feel better and leaves a strong impression on your clients. This $\pm 1,500$ SF suite at Waterdam Plaza combines a polished interior with a rare waterfront location along Canonsburg Lake. It is the kind of space that supports focus during the day and reinforces your professionalism with every visit.

PROPERTY OVERVIEW

- $\pm 1,500$ SF professional office suite
- Welcoming reception area
- Private offices and open workspace
- Conference room or breakout area
- IT / supply closet
- Large windows with abundant natural light
- Updated interior with hardwood flooring and carpeted offices



ALEX HARDY - President

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A SETTING THAT WORKS FOR YOU AND YOUR CLIENTS

This suite is located on a peninsula within the Waterdam Plaza campus, surrounded by water, green space, and walking paths.

It creates an environment that is:

- Quiet and focused for your team
- Comfortable and inviting for your clients
- Distinct from typical suburban office space

You are not just leasing square footage—you are choosing the experience people have when they walk through your door.

BUILT-IN VISIBILITY THAT KEEPS YOU TOP OF MIND

Your location does more than house your business—it actively promotes it.

- High-traffic exposure to 25,000 daily drivers
- Prominent digital signage on Route 19
- Recognizable Waterdam Plaza location your customers already know

This kind of visibility supports awareness, credibility, and steady traffic.

WHY BUSINESSES CHOOSE WATERDAM PLAZA

At Waterdam Plaza, you are not just leasing space—you are setting your business up to operate without distractions.

- Prime Route 19 location with strong name recognition
- Easy access with a signalized entrance and nearby highway connections
- Ample free parking for your team and your customers
- 24/7 secure access to your space
- Locally owned, with responsive on-site management
- No surprise charges—clear, predictable costs
- Maintenance handled quickly so you can stay focused on your business

Many tenants come for the location—but stay because of the service and support.

ADDITIONAL MARKETING ADVANTAGE

As a tenant, you also gain:

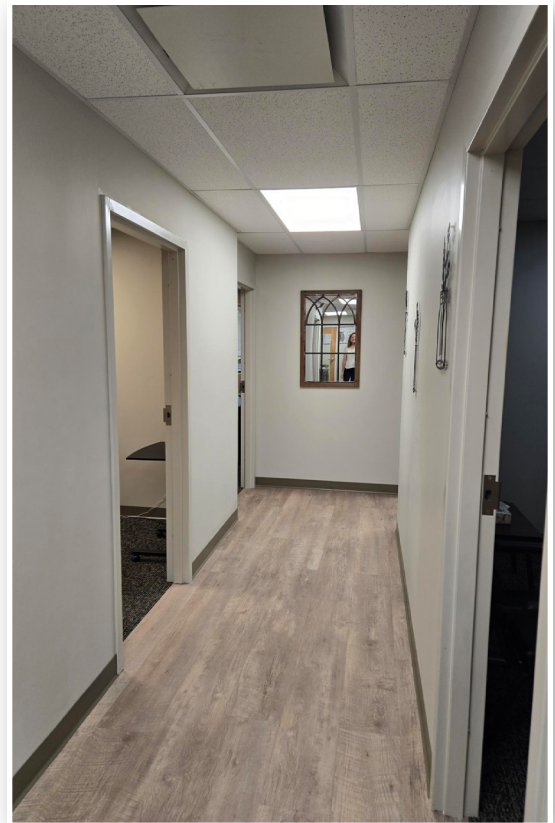
- Placement on the Waterdam Plaza digital sign along Route 19
- Continued exposure to thousands of daily drivers
- Added visibility without additional marketing spend

TAKE THE NEXT STEP

If you are considering a move, expansion, or new development, this is the kind of opportunity that deserves a closer look. Schedule a tour. Talk through your options. See if this location fits your next move.



VISIT OUR WEBSITE
FOR MORE INFORMATION ABOUT OUR CAMPUS
AND OTHER AVAILABLE PROPERTIES



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