

# PINE VALLEY DRIVE

777-787 PINE VALLEY DRIVE, PLUM, PA 15239

OFFICE SPACE FOR LEASE

Discover our built-to-suit opportunities; premium sites ready to be tailored to your exact needs. Bring your vision, and we'll create the perfect space for your business to thrive.

## WHAT WE DO?

Sampson Morris Group delivers value through ground-up construction, adaptive reuse, custom turnkey tenant-specific buildouts, and effective property management. We provide affordable, attractive and functional spaces, allowing our clients to focus on their business while we handle their space needs.

Take a look at our website!





**PROPERTY DESCRIPTION**

Prime Office space located off of a lit intersection in Plum Borough. Located on the border of Allegheny & Westmoreland Counties - Easy access to PA Turnpike & 376 Parkway East.

**PROPERTY HIGHLIGHTS**

- Great for medical office space
- Wonderful office location
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Healthy tenant mix

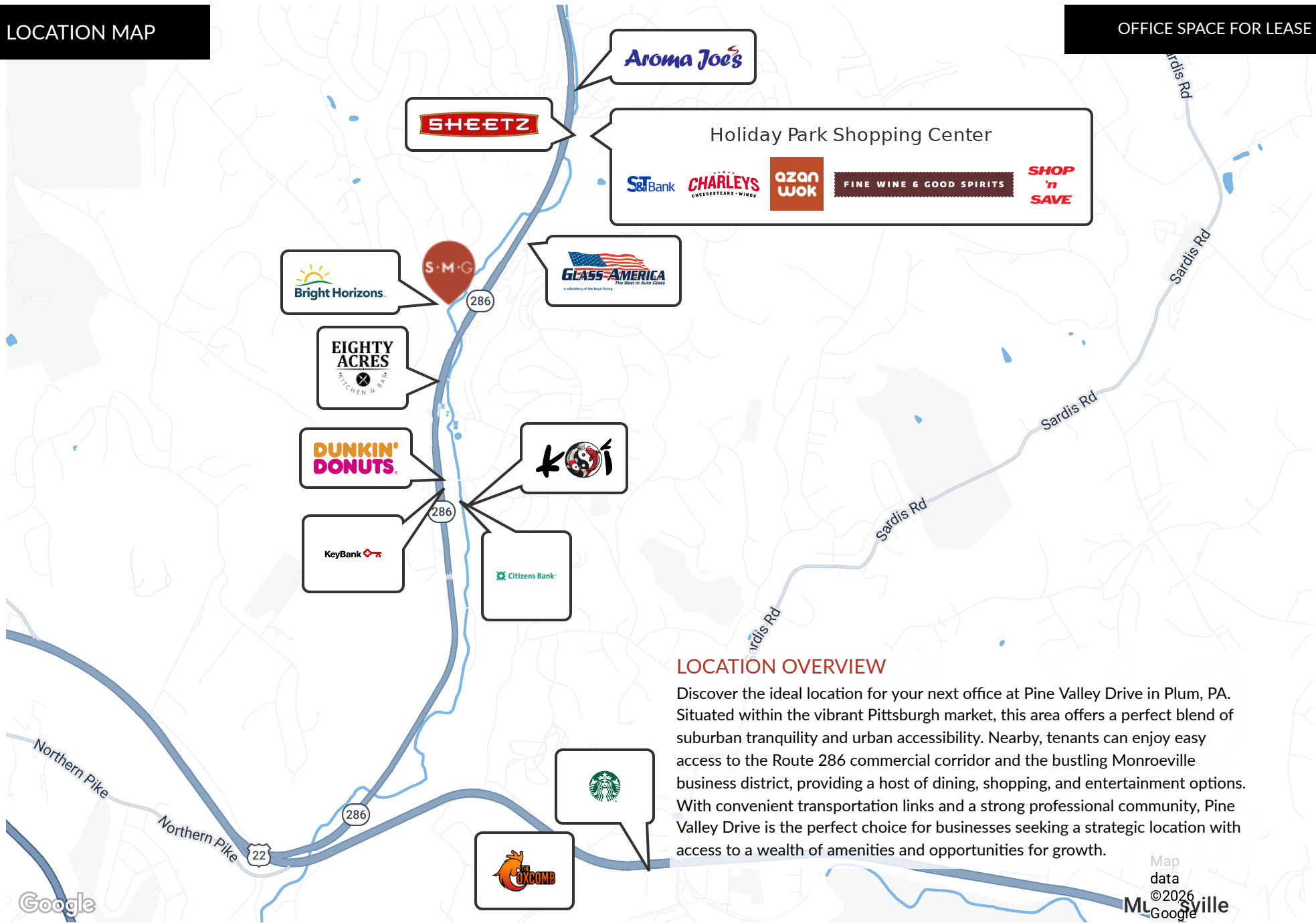
**SPACES**

	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
777 Pine Valley Drive, Plum, PA, 15239	\$12.00 SF/yr	1,440 SF
779 Pine Valley Drive, Plum, PA 15239	\$12.00 SF/yr	787 SF
781 Pine Valley Drive, Plum, PA 15239	\$12.00 SF/yr	2,137 SF
787 Pine Valley Drive, Plum, PA 15239	\$12.00 SF/yr	1,476 SF

**5-YEAR RATES:**

Office \$12.00 per SF/NNN

Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.



**LOCATION OVERVIEW**

Discover the ideal location for your next office at Pine Valley Drive in Plum, PA. Situated within the vibrant Pittsburgh market, this area offers a perfect blend of suburban tranquility and urban accessibility. Nearby, tenants can enjoy easy access to the Route 286 commercial corridor and the bustling Monroeville business district, providing a host of dining, shopping, and entertainment options. With convenient transportation links and a strong professional community, Pine Valley Drive is the perfect choice for businesses seeking a strategic location with access to a wealth of amenities and opportunities for growth.

Map data ©2026 Google Myrtle Hill



# DEMOGRAPHICS MAP & REPORT

OFFICE SPACE FOR LEASE

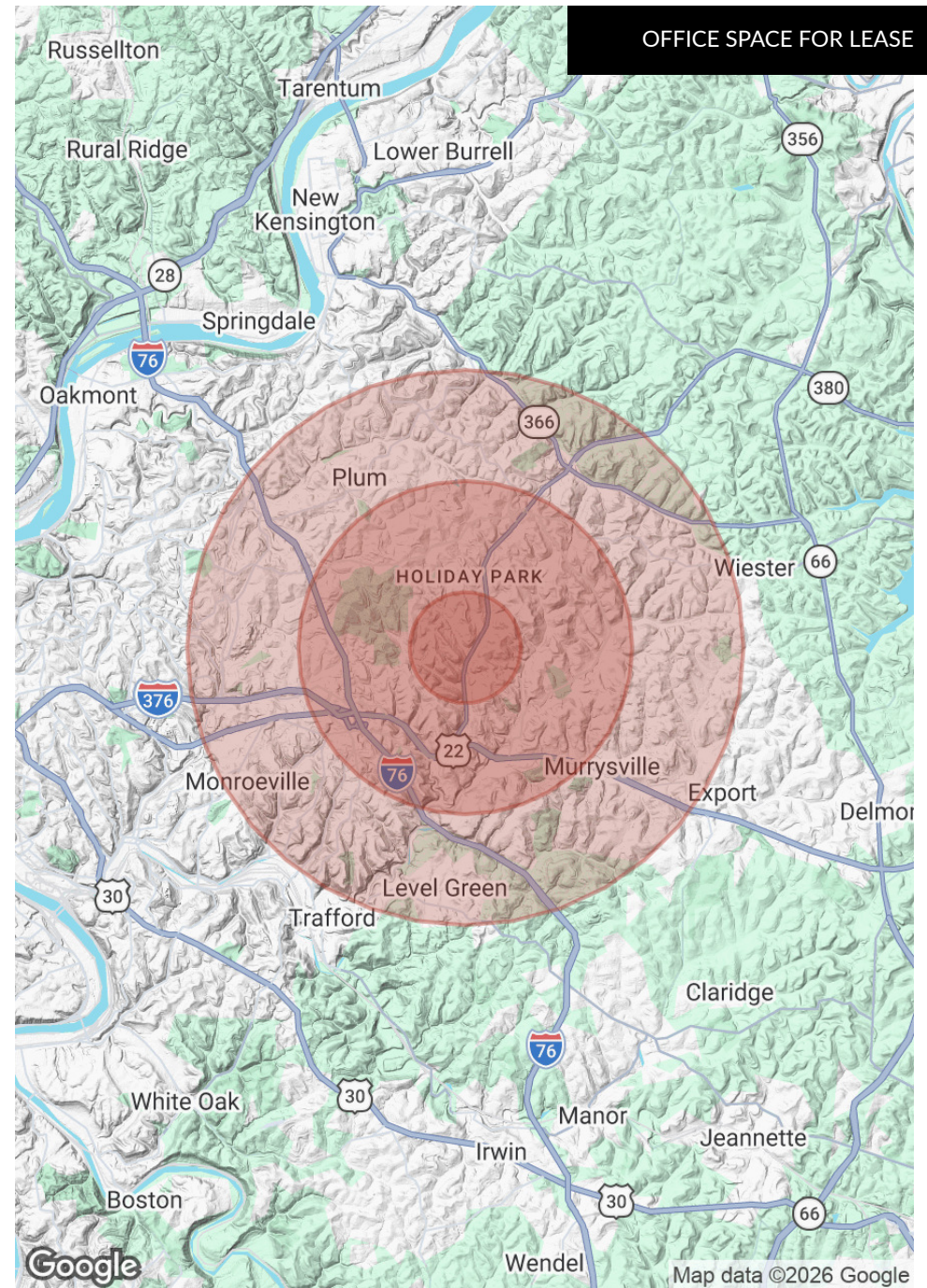
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,460	33,105	76,340
Average Age	38.5	43.5	44.3
Average Age (Male)	37.0	41.7	42.4
Average Age (Female)	39.0	44.6	46.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,901	13,135	30,659
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$72,953	\$79,867	\$81,476
Average House Value	\$133,766	\$159,208	\$178,521

2020 American Community Survey (ACS)





**CLAYTON MORRIS**

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**TERMS AND CONDITIONS**

All information is subject to errors, omissions, prior lease, change of price/rental terms, or withdrawal without notice.