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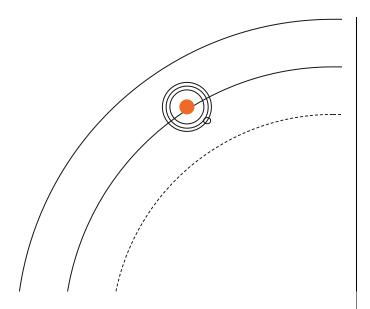
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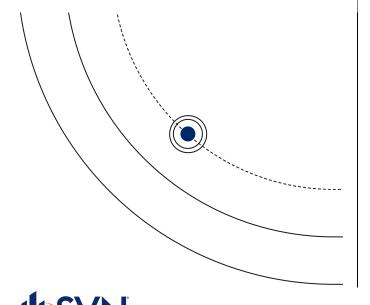
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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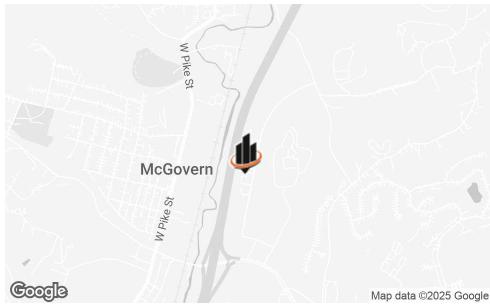


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#### **EXECUTIVE SUMMARY**





#### OFFERING SUMMARY

**LEASE RATE:** \$17.50 SF/yr (plus \$450/month per suite for utilities)

	suite for utilities)
BUILDING SIZE:	40,000 SF
AVAILABLE SF:	1,750 - 3,500 SF
YEAR BUILT:	2000
ZONING:	I-1
MARKET:	Pittsburgh
SUBMARKET:	North Strabane

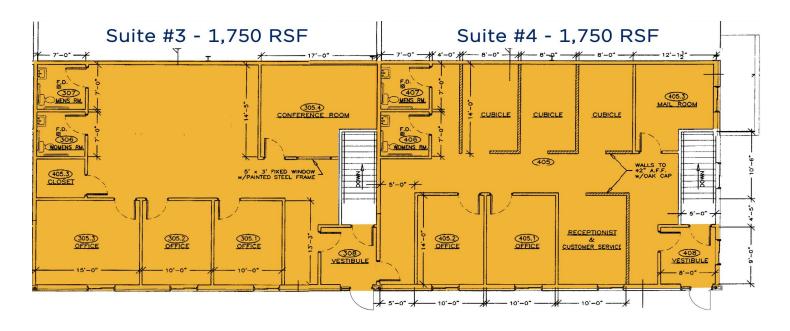
#### **PROPERTY OVERVIEW**

SVN Three Rivers Commercial Advisors is pleased to present an exceptional leasing opportunity at 325 Meadowlands Blvd, Washington, PA. This multi-tenant commercial building is nestled within the highly sought-after Meadowlands Business Park, offering convenience and accessibility. The property features on-site parking and a prime location just 2 minutes from the I-79 Racetrack Road Interchange. Boasting a functional layout with 5 offices, 2 conference rooms, in-suite restrooms, reception area, open/bullpen space, and 3 existing cubicles, this space is thoughtfully designed to accommodate a range of business needs.

### PROPERTY HIGHLIGHTS

- Located in Meadowlands Business Park
- On site parking
- Exit 41 off of I-79 (Racetrack Road Exit)
- Current Configuration: 5 offices, 2 conference rooms, In-suite restrooms, Reception, Open/bull pen area, 3 existing cubicles

# **LEASE SPACES**



# LEASE INFORMATION

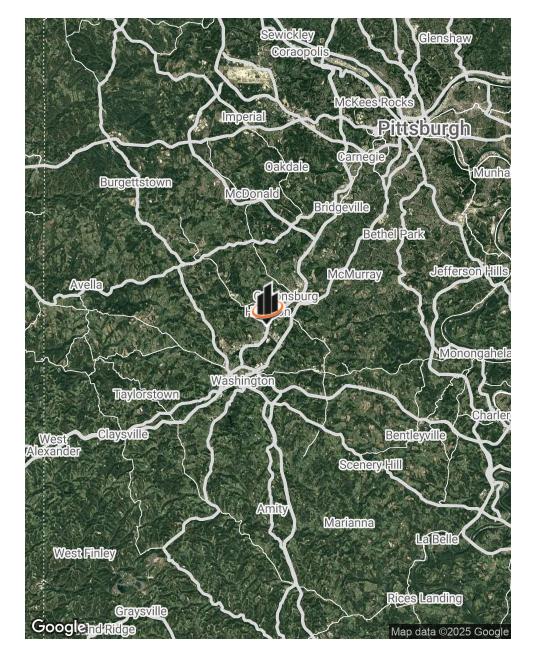
LEASE TYPE:	plus \$450/month per suite for utilities	LEASE TERM:	Negotiable
TOTAL SPACE:	1,750 - 3,500 SF	LEASE RATE:	\$17.50 SF/yr

# **AVAILABLE SPACES**

SUITE	IENANI	SIZE (SF)	LEASE TYPE	LEASE RAIE	
Suites #3 & #4	Available	1,750 - 3,500 SF	plus \$450/month per suite for utilities	\$17.50 SF/yr	



## **LOCATION MAPS**





# RETAILER MAP



