

JOE GRAY RENTALS /
JJ PROPERTIES

**CORNERSTONE
COMMONS
BUILDING**

113 E CUNNINGHAM ST
BUTLER, PA 16001

Joseph Gray
Owner
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Property Summary



OFFERING SUMMARY

Lease Price:	\$1,600 plus utilities
Lease Area:	1,160 SF
Gross Building Area:	20,584 SF
Year Built:	1903
Map Number:	562-7-101
Price / SF:	\$1.38

PROPERTY OVERVIEW

Joe Gray Rentals / JJ Properties is pleased to offer a premier marketing opportunity. This high traffic street-level store front gives you great exposure for a retail or office setting in the Cornerstone Commons Building at 113 E Cunningham Street, Butler PA located in the Central Business District.

The property is a four-level commercial building that offers nine commercial units and has been remodeled throughout including electrical, wiring, HVAC, plumbing, interior floors, walls, exterior doors, some windows and installation of an elevator.

With proximity to many businesses, restaurants, banks, offices and the courthouse, 113 E. Cunningham St. will benefit the needs of your clients and employees. Available immediately as-is or can build-to-suit!



Tenant Highlights



- Dual entry and exit points offer great access
- A well-designed showroom/presentation room equipped with two ADA restrooms and water fountain
- Street level
- Large store front windows
- Main road location offers exposure to passing traffic, heavy foot traffic
- Natural light and air-conditioning ensure a comfortable work environment
- Abundant parking for staff and visitors alike
- 24-hour access
- Private office area with separate entrance and one private ADA restroom
- Spacious open area can accommodate an open layout or a segmented plan
- Tile & Carpet
- Cable/internet ready
- Security system ready
- High-efficiency gas furnace
- This space comes with a tax abatement for any new or relocated business subject to Business Privilege Tax.

Tenant Highlights Con'd

GATEWAY ENGINEERS

- Tenant since 2004, leases 4,960 SF
- As a full-service civil engineering firm, providing services including Environmental/Ecological, GIS, Geotechnical, Inspection/Materials Testing, Land Development, Landscape Architecture, Municipal Engineering, Structural Engineering, Surveying, and Traffic Engineering.



BUTLER'S GRAND BALLROOM

- Tenant since 2004, leases 6,496 SF
- Hosting large or small formal parties, elegance surrounds you with a timeless design of 16 foot high coffered ceilings with gold egg and dart moldings, 10 foot tall windows with oak trim and Williamsburg brass chandeliers make for a fairytale setting for your intimate gathering. Guests can mingle and enjoy cocktails & appetizers in the smaller "Pearl Room" before adjourning to the larger "Diamond Room" for dinner and dancing.



BUTLER PENNE

- Tenant since 2015, leases 1,100 SF
- Fast casual pasta shop, Italian food. Fresh custom-made pasta, soup, and salad.



ARRIS CONSTRUCTION

- Tenant since 2017, leases 1,344 SF
- A full-service construction company, offers a range of construction services designed to fit all of our clients' needs. We pride ourselves in our ability to lead and manage unique projects for a range of clientele. Whether you are looking for an addition to your home, a restoration of your existing space, or a new facility, Arris construction can take you from start to finish with ease and expertise.



Tenant Highlights Con'd

RB CIGAR BAR & SPEAKEASY

- Tenant since 2017, leases 1,500 SF
- Focuses on fine cigars, Pennsylvania alcoholic beers, wines, and spirits - particularly whiskeys.



DR REBECCA DE VRIES, PHD MA MED

- Tenant since 2015, leases 166 SF
- Focusing on depression, anxiety and relationship issues, Dr DeVries has the skills and experience to support and guide during your personal journey identifying changes you want to make in your life.



EMILY HILES, LMT

- Tenant since 2019, leases 108 SF
- Licensed Massage Therapist and Bodywork Practitioner with all massage sessions including aromatherapy, sugar foot scrub, hot oil, hot towels, hot bamboo and Himalayan salt stones

MARY KATHRYN HIDO, LPC

- Tenant since 2020, leases 218 SF
- A offers counseling as a mental health treatment for cognitive, psychological, and behavioral disorders; helping individuals, couples, families, and groups understand and solve problems as well as offer advice on how to manage mental and emotional health. anxiety, depression, post-traumatic stress disorder (PTSD), behavioral disorders, phobias, bereavement, marital hardship, attempted suicide, drug and alcohol addiction, sexual abuse, marriage counseling, one-on-one therapy sessions, anger management therapy, and stress management.

Photos

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Ariel Map

