

101 Orchard Dr

Presented by
FREG 101 Orchard

101 Orchard Dr, Trafford, PA 15085



Price: \$16.50 /SF/YR

This recently renovated professional and medical office building is strategically positioned on Rt 130 in Penn Township, ensuring maximum exposure and easy access from Rt 22 in Murrysville (just 7 minutes) and 2.5 miles from I-76 at the future location of the PA Turnpike ST130 interchange. Tailored for medical and professional practices, this building was fully renovated in 2022 with new mechanical systems, exterior finishes and roofing, public restrooms, and interior finishes. In addition, electronic access controls on exterior doors, security cameras, and ADA accessibility add to the amenities.

Choose from a range of suite sizes on the first floor, from 1,000 SF to 6,700 SF, including competitive and flexible rental rates starting from \$16.50 per square foot, depending on lease terms and available tenant improvement allowance, to meet your unique needs.

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Major Tenant Information

Tenant

OSPTA Physical & Hand
Therapy
Pittsburgh Hand and Nerve,
P.C.



Signage on Rt 130

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Listing space

1st Floor

Space Available	1,000 - 6,700 SF
Rental Rate	\$16.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Shell w/ Utilities
Space Use	Office/Medical
Lease Term	Negotiable

The building was fully renovated in 2022 with all new mechanical systems, exterior finishes and roofing, public restrooms on each level, and interior finishes. Tenant spaces on the first floor are in a shell space condition, with the ability to combine multiple spaces for a larger area. Tenant improvement allowances are available.

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Property Photos



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Orchard Professional Building
Proposed 3D Views

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Orchard Professional Building
Proposed 3D Views



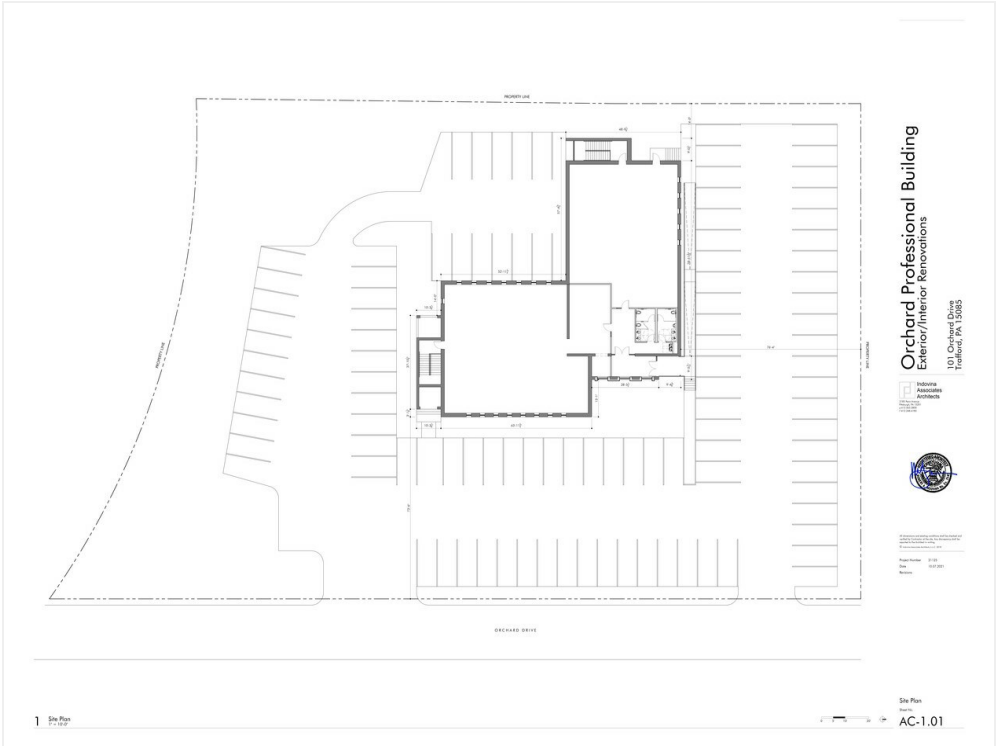
Orchard Professional Building
Proposed 3D Views



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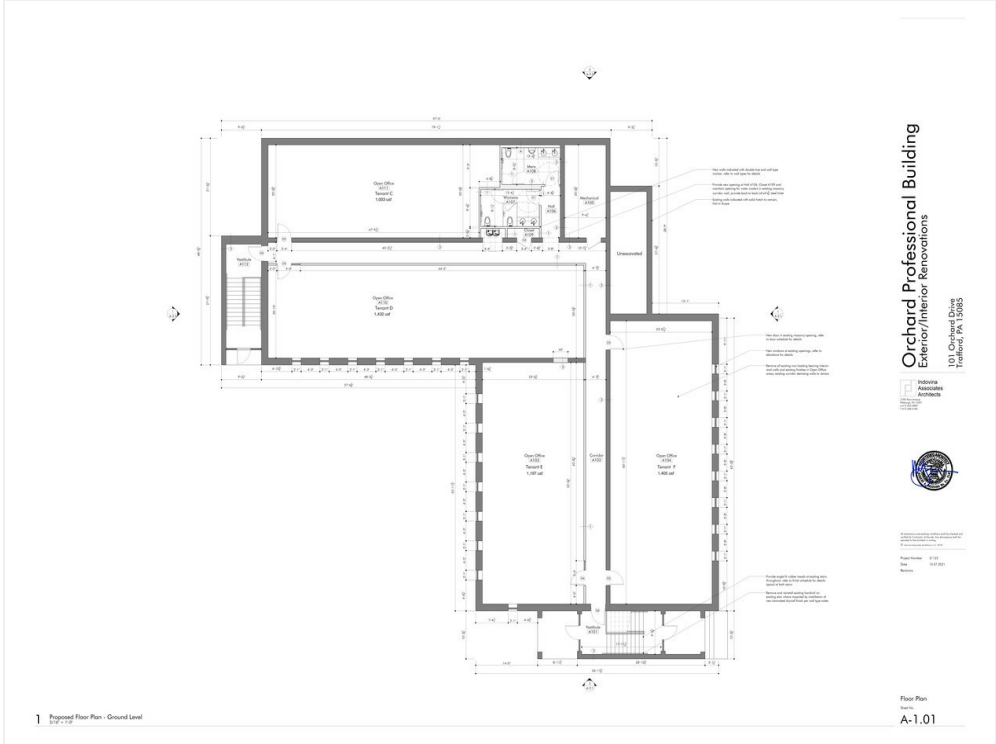
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L1 Floor Plan

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Location

