



Avison Young · Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR LEASE

Steamfitters Building

230 Wise Road, Harmony, PA 16037

**AVISON
YOUNG**



Property Highlights

- Only class A office available in Jackson Township
- Easy access to I-79
- Close proximity to Zelienople retail corridor
- Across the street from Union Brothers Brewing and convenient to plenty of other eateries and amenities
- New housing developments coming to market to add to strong employee pool
- 2 miles from Zelienople Municipal Airport, approximately 7 miles from Cranberry Business Corridor, 26 miles to downtown Pittsburgh and 22 miles to the Pittsburgh International Airport
- Perfect for financial and business services companies

Offering Summary

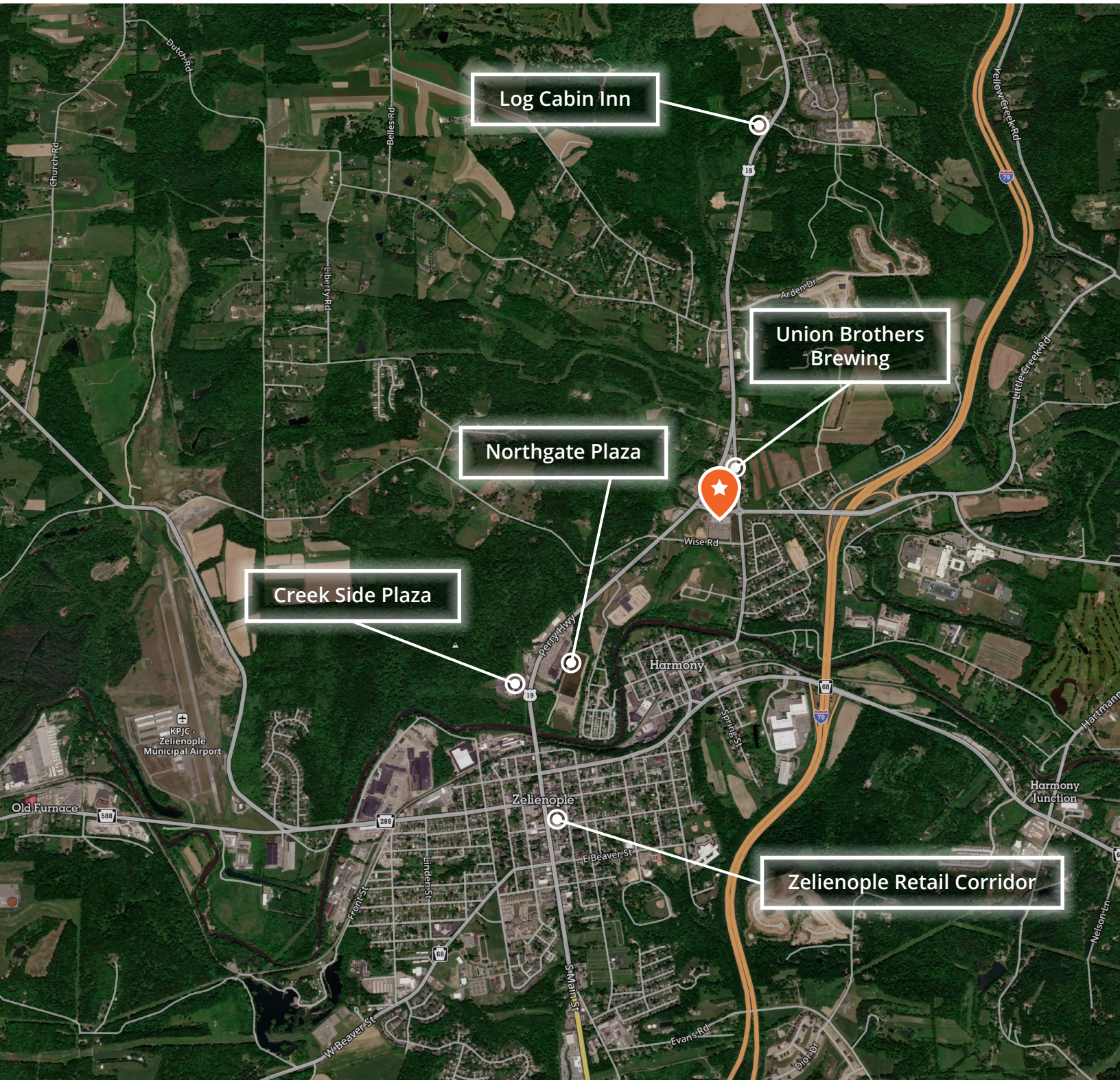
Lease Rate	\$23.00 SF/yr (Full Service)
Available SF	7,500 - 15,000 SF
Building Size	70,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	590	7,756	38,516
Total Population	1,278	18,575	98,636
Average HH Income	\$66,239	\$69,788	\$83,128



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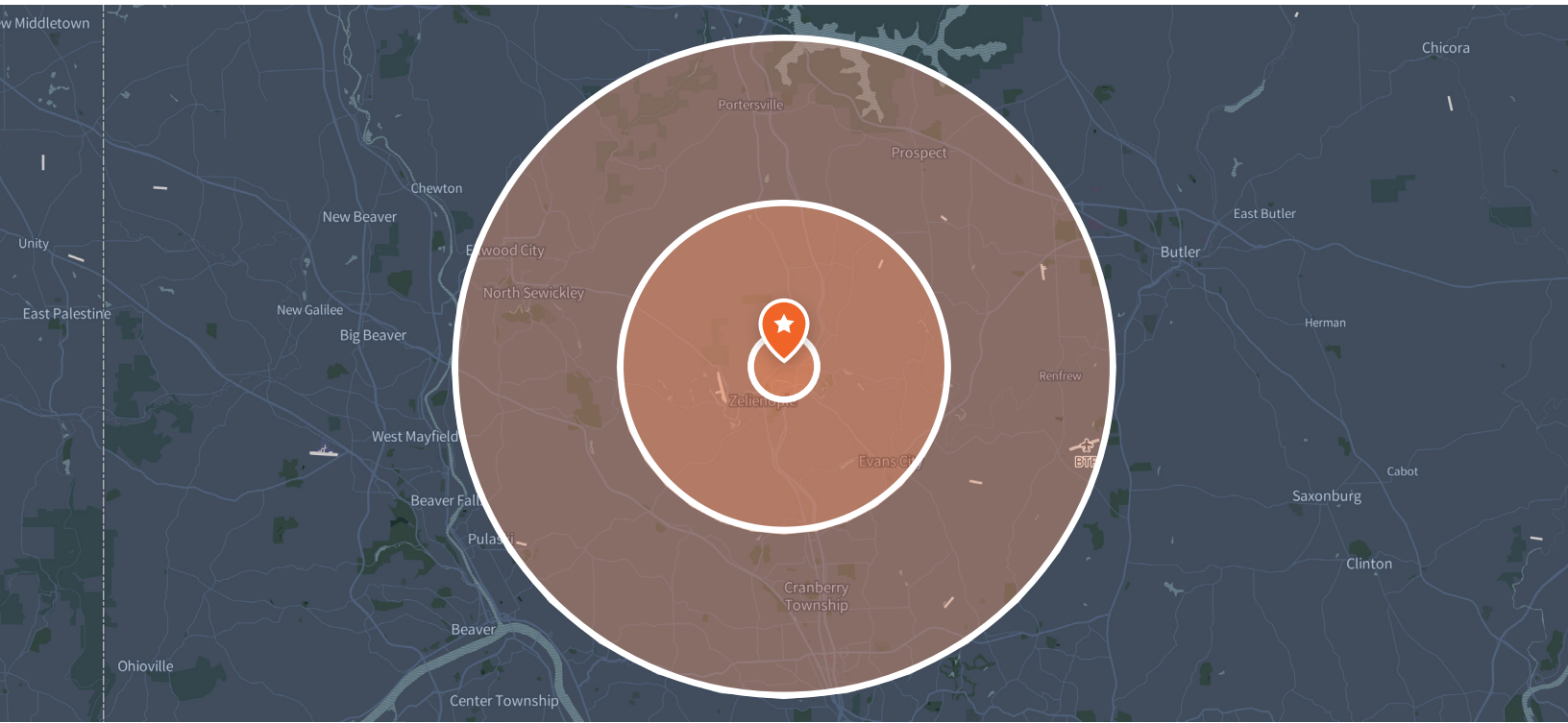


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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,278	18,575	98,636
Average Age	46.1	44.6	41.2
Average Age (Male)	44.7	43.9	40.5
Average Age (Female)	47.4	45.2	41.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	590	7,756	38,516
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$66,239	\$69,788	\$83,128
Average House Value	\$185,678	\$178,714	\$215,608

* Demographic data derived from 2020 ACS - US Census



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Office space for lease

Steamfitters Buildings | 230 Wise Road



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