

OFFERING MEMORANDUM

For Lease | 4,500 SF Renovated Office Space

2741 NOBLESTOWN ROAD

Greentree, PA 15205

PRESENTED BY:

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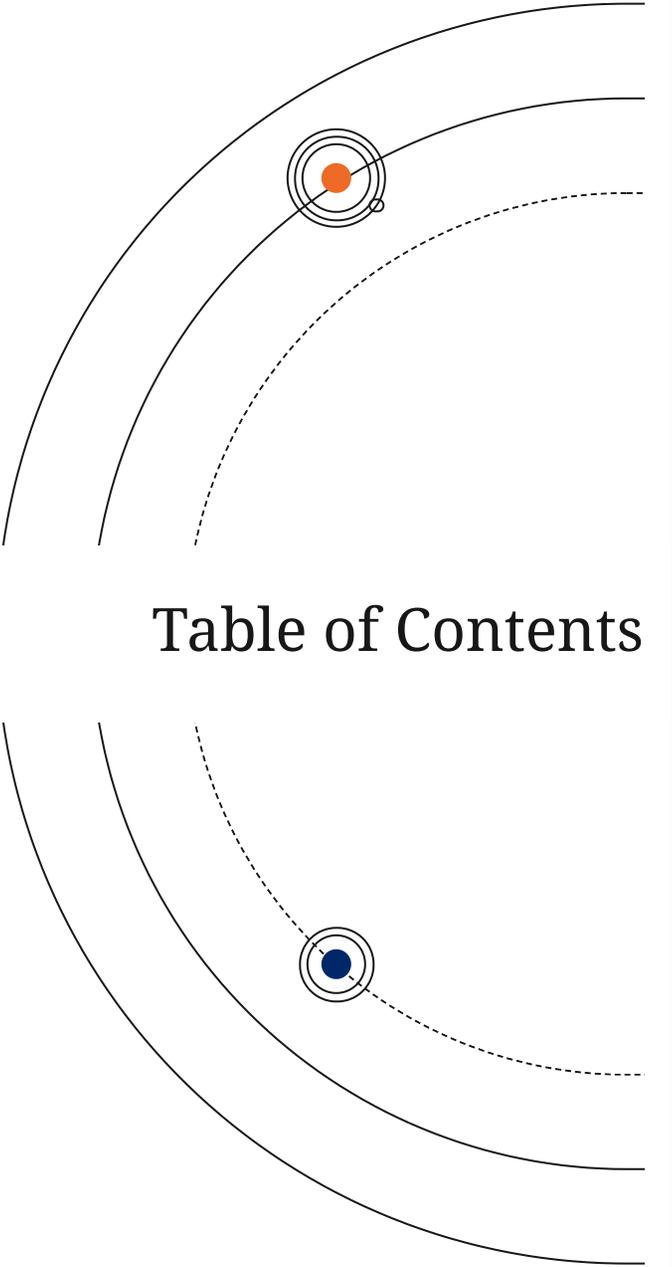


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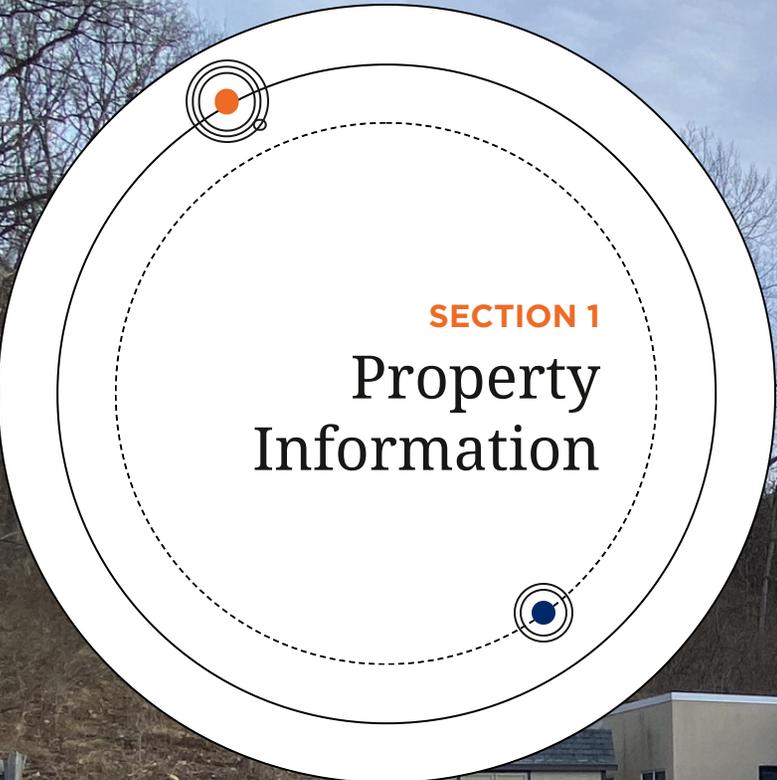
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LOCATION INFORMATION

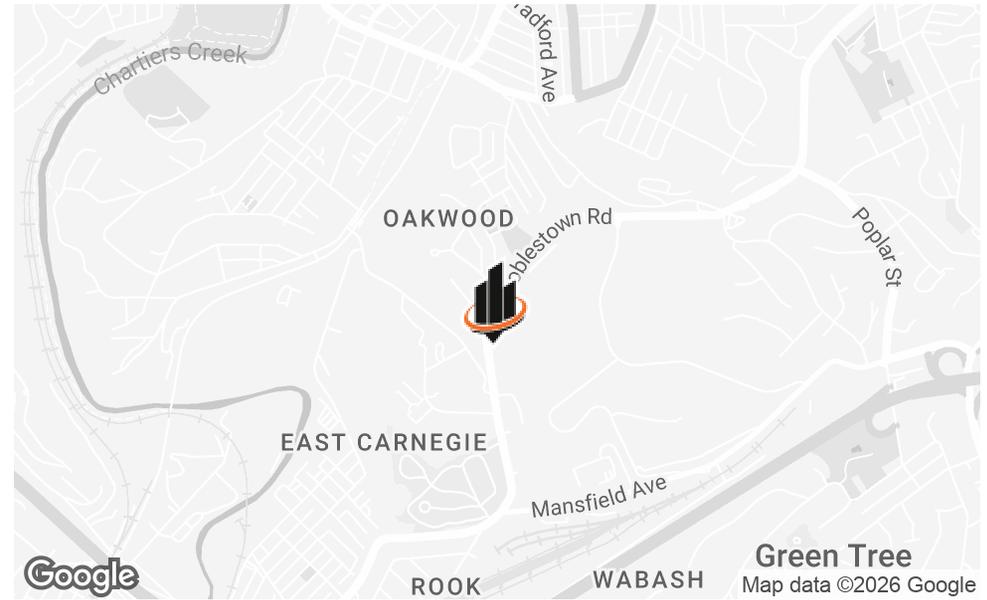
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	4,500 SF
AVAILABLE SF:	4,500 SF
LOT SIZE:	2.23 Acres
MARKET:	Pittsburgh
SUBMARKET:	Greentree

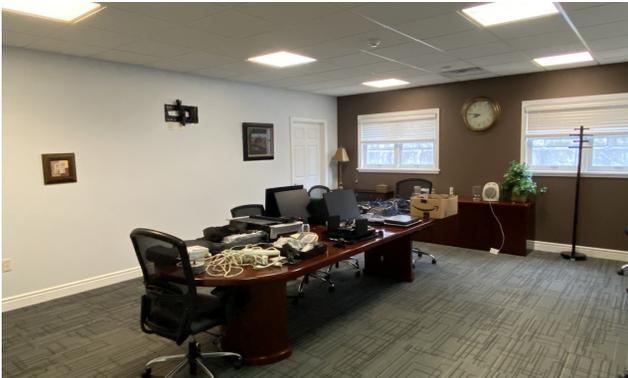
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for lease 2741 Noblestown Road in Greentree, PA – an impressive 4,500 SF office building set on 2.23 acres of land. Recently renovated, this property features a 2,500 SF addition added in 2014 and a newly constructed shed for additional storage. With a fully built-out workout area, scan card entry, and security system, this space prioritizes safety and convenience. The property offers 12+ surface parking spaces and easy access to I-376, making it a compelling opportunity for any business seeking a modern, secure, and strategically located office space.

PROPERTY HIGHLIGHTS

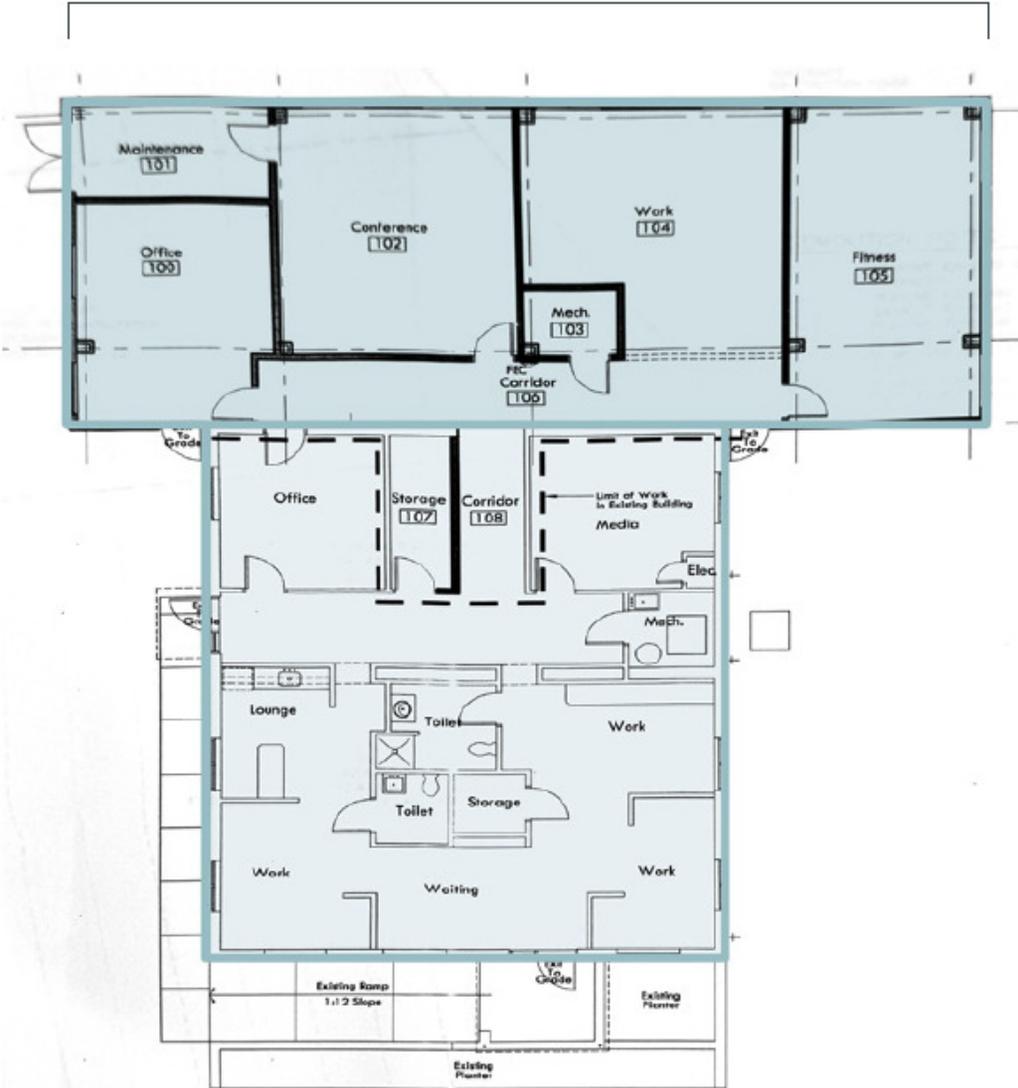
- 4,500 SF recently renovated/constructed office building, includes 2,500 SF addition added in 2014 and newly constructed shed for additional storage
- 2.23 acres of land
- Fully built-out workout area
- Security system and scan card entry
- 12+ surface parking spaces
- Great signage opportunity
- Easy access to I-376 at Greentree or Carnegie exits

ADDITIONAL PHOTOS



FLOOR PLAN

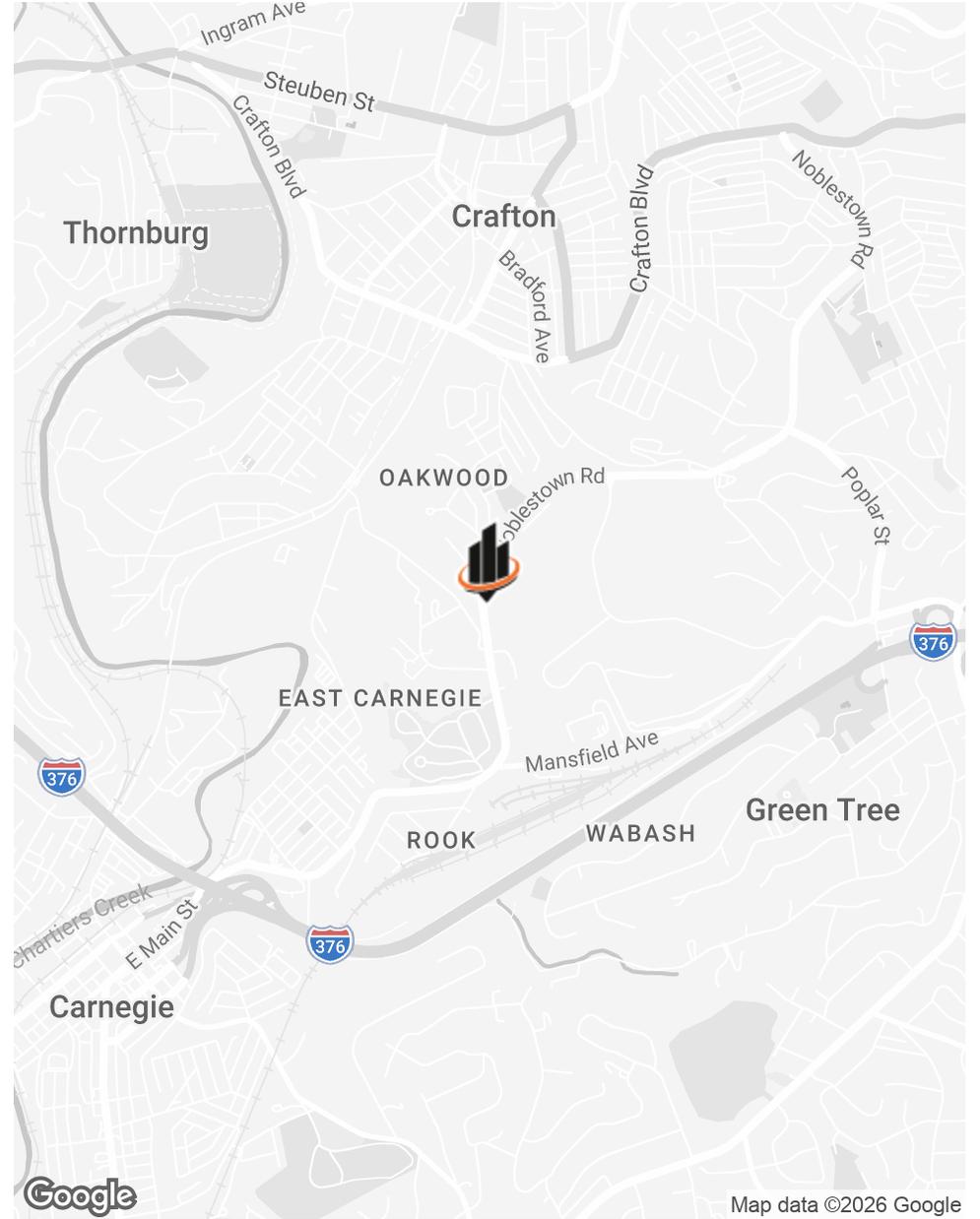
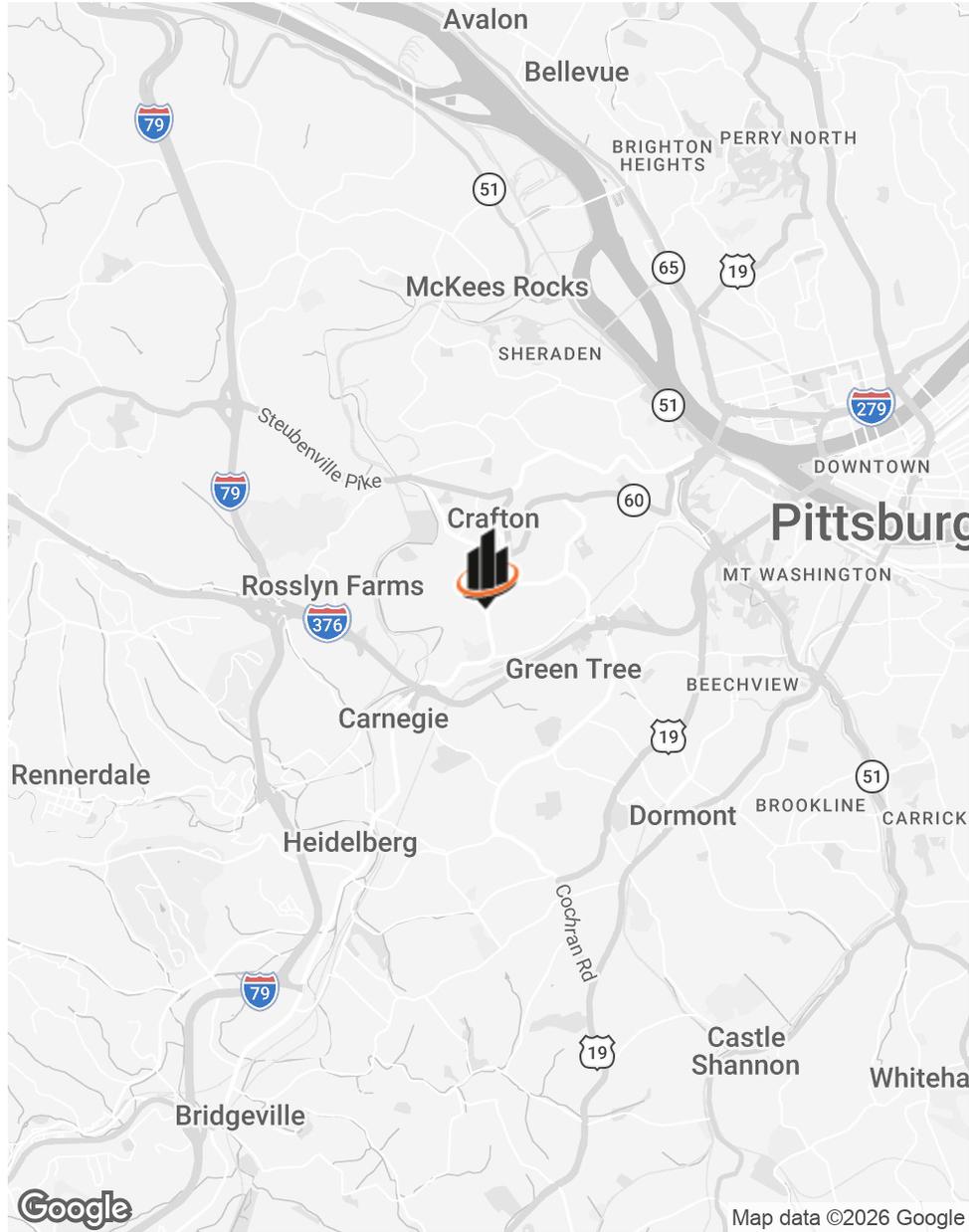
2,500 SF ADDITION (2014)



SECTION 2
Location
Information



LOCATION MAPS

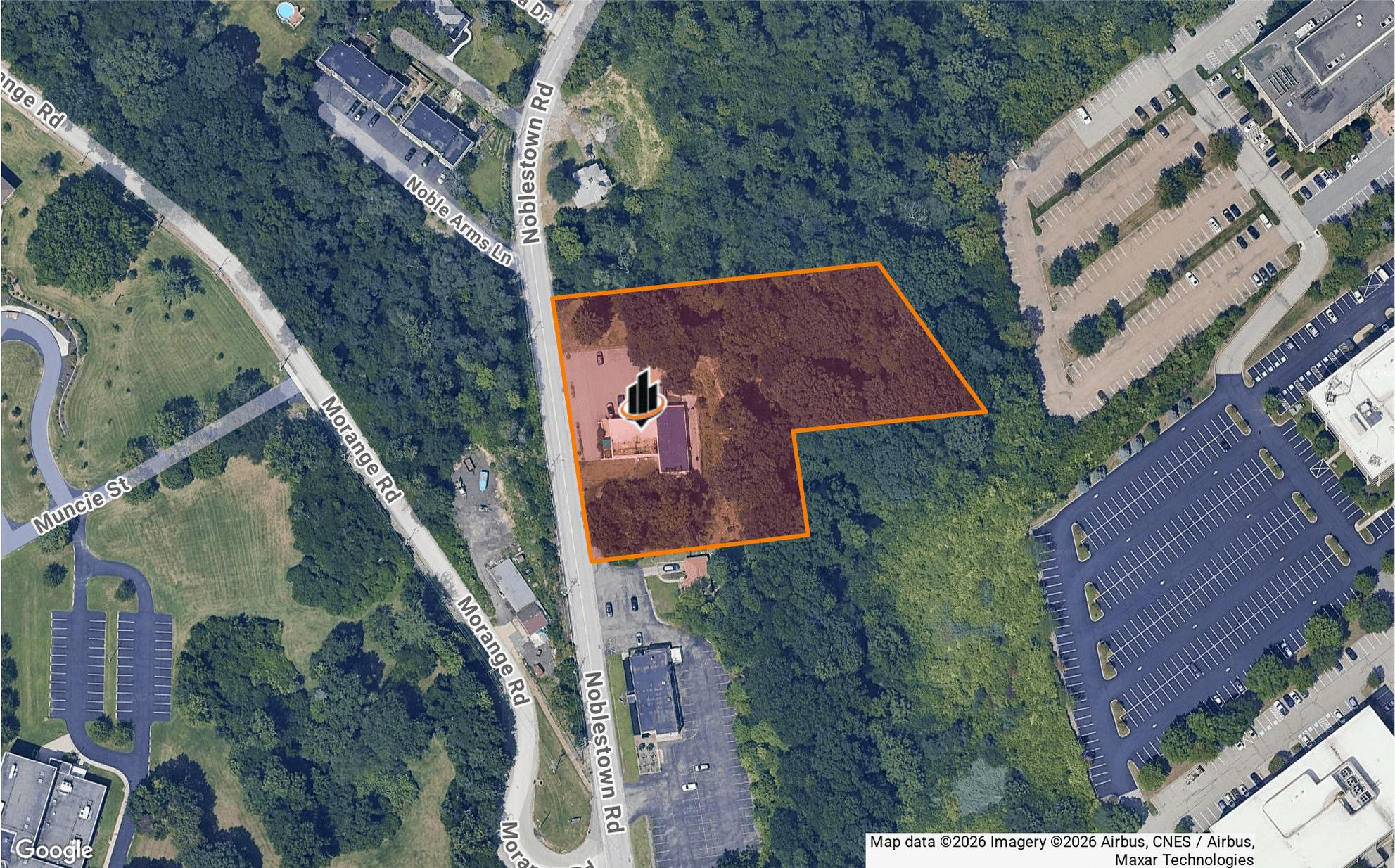


RETAILER MAP



Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

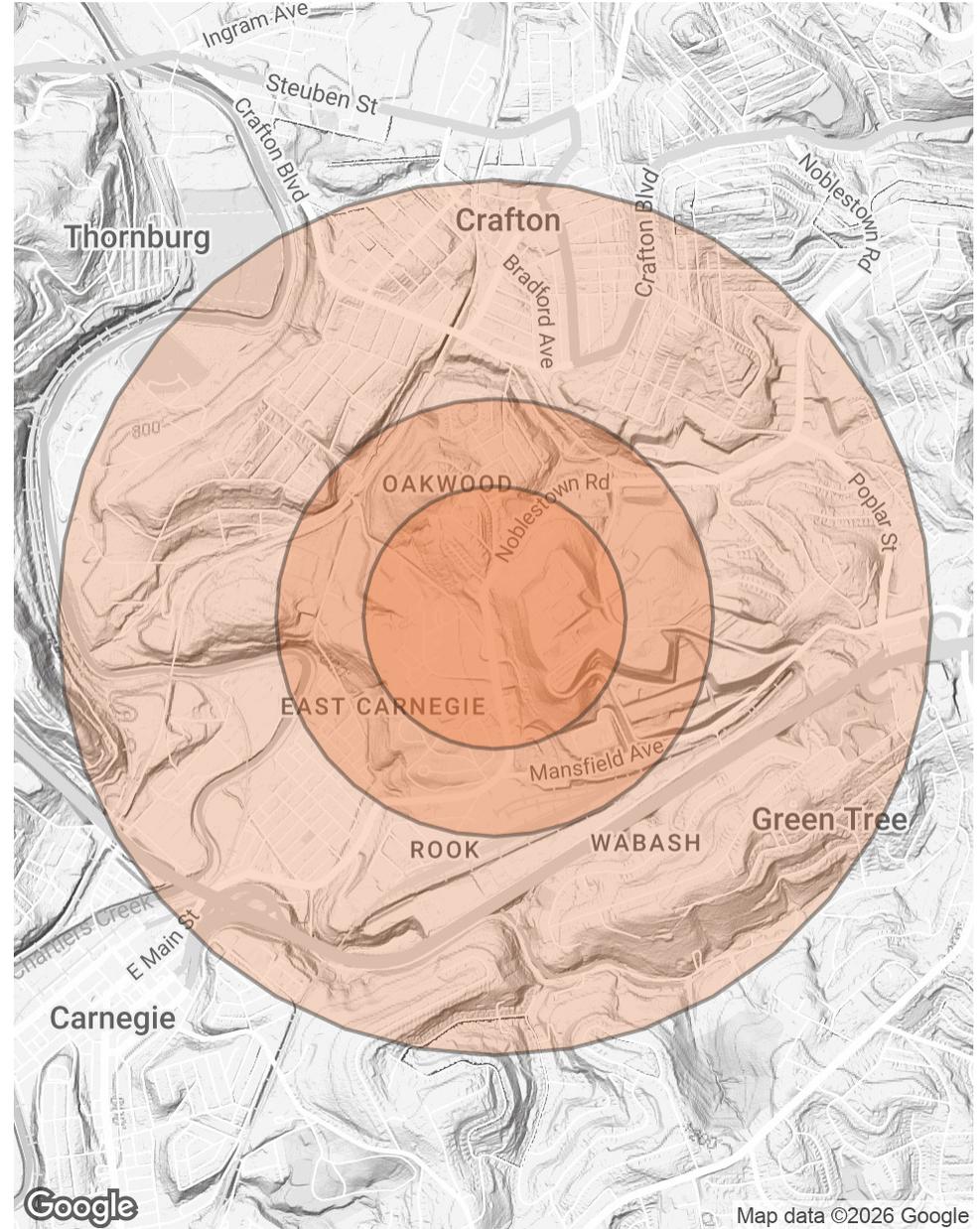
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	425	1,245	9,233
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	44	44	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	211	615	4,276
# OF PERSONS PER HH	2	2	2.2
AVERAGE HH INCOME	\$81,035	\$85,834	\$96,329
AVERAGE HOUSE VALUE	\$192,299	\$201,222	\$227,111

Demographics data derived from AlphaMap



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