

FOR LEASE



**FULLY RENOVATED CLASSIC
OFFICE BUILDING AVAILABLE**

1,000 - 6,700 SF Available | Trafford, PA



Harvest Commercial
Real Estate Services

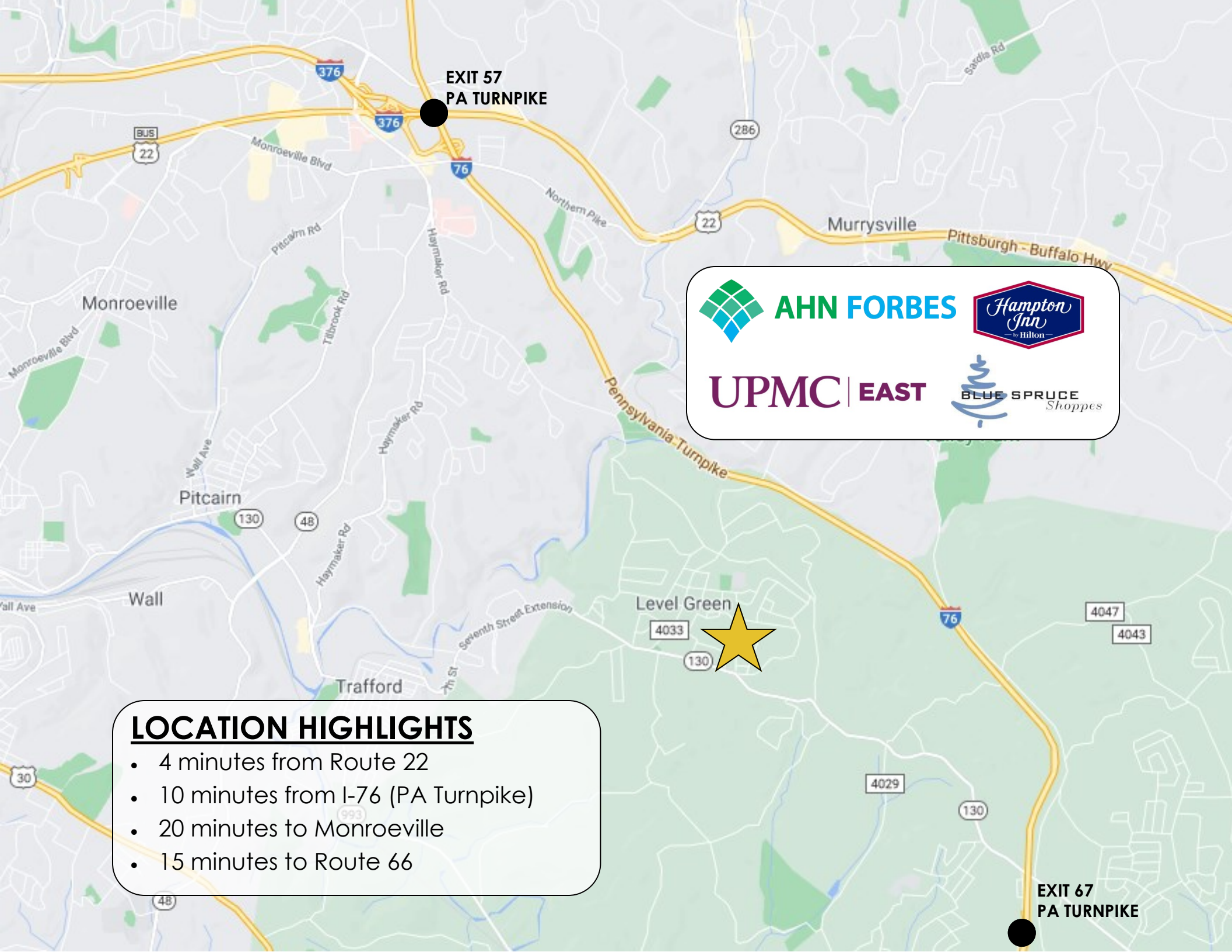
ORCHARD PROFESSIONAL BUILDING

101 Orchard Drive | Trafford, PA



PROPERTY HIGHLIGHTS

- Orchard Professional Office Building renovations complete and ready for occupancy
- Highly visible location on Route 130 at the intersection of Orchard Drive
- 2 Miles from new Turnpike Interchange at Route 130
- 2-story office building— offering suites from 1,000 - 6,700 SF per floor
- Energy efficient mechanicals
- Parking ratio is 5.33/1,000 SF
- Prominent signage available
- Pleased to announce the leasing of office space by Pittsburgh Hand & Nerve and OSPTA Physical Therapy on the 2nd floor



EXIT 57
PA TURNPIKE



AHN FORBES



UPMC | EAST



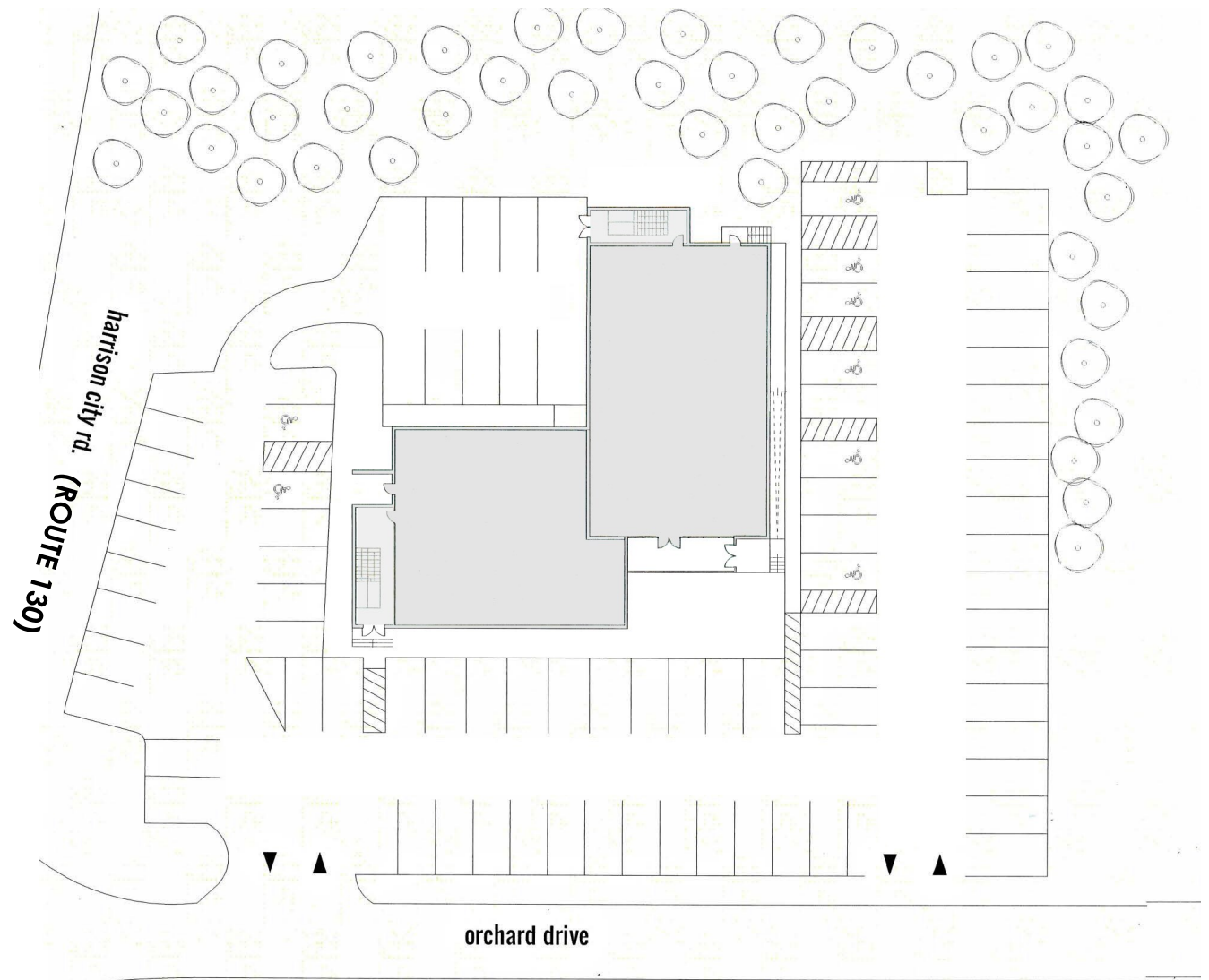
LOCATION HIGHLIGHTS

- 4 minutes from Route 22
- 10 minutes from I-76 (PA Turnpike)
- 20 minutes to Monroeville
- 15 minutes to Route 66

EXIT 67
PA TURNPIKE

SITE PLAN

101 Orchard Drive
Trafford, PA



DAVE STEVENSON

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www.harvestcre.com



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