

FOR LEASE



**FULLY RENOVATED CLASSIC
OFFICE BUILDING AVAILABLE**

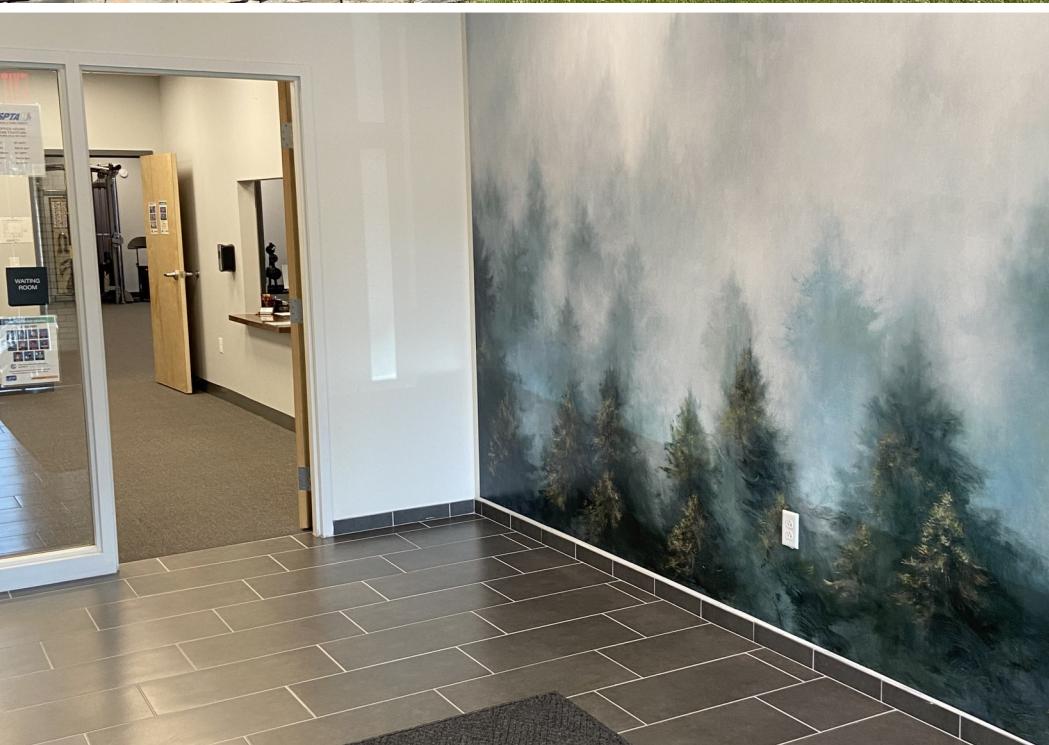
1,000 - 6,700 SF Available | Trafford, PA



Harvest Commercial
Real Estate Services

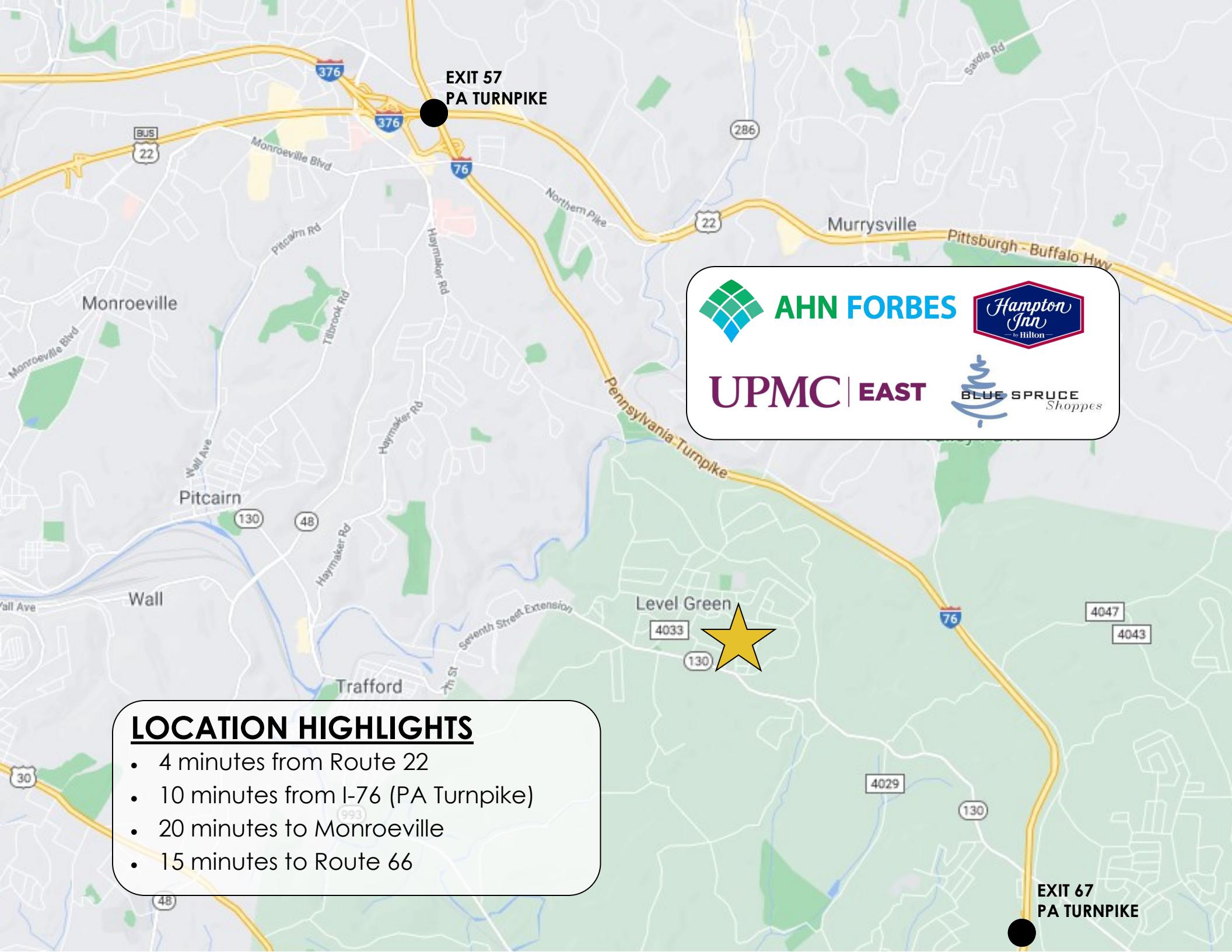
ORCHARD PROFESSIONAL BUILDING

101 Orchard Drive | Trafford, PA



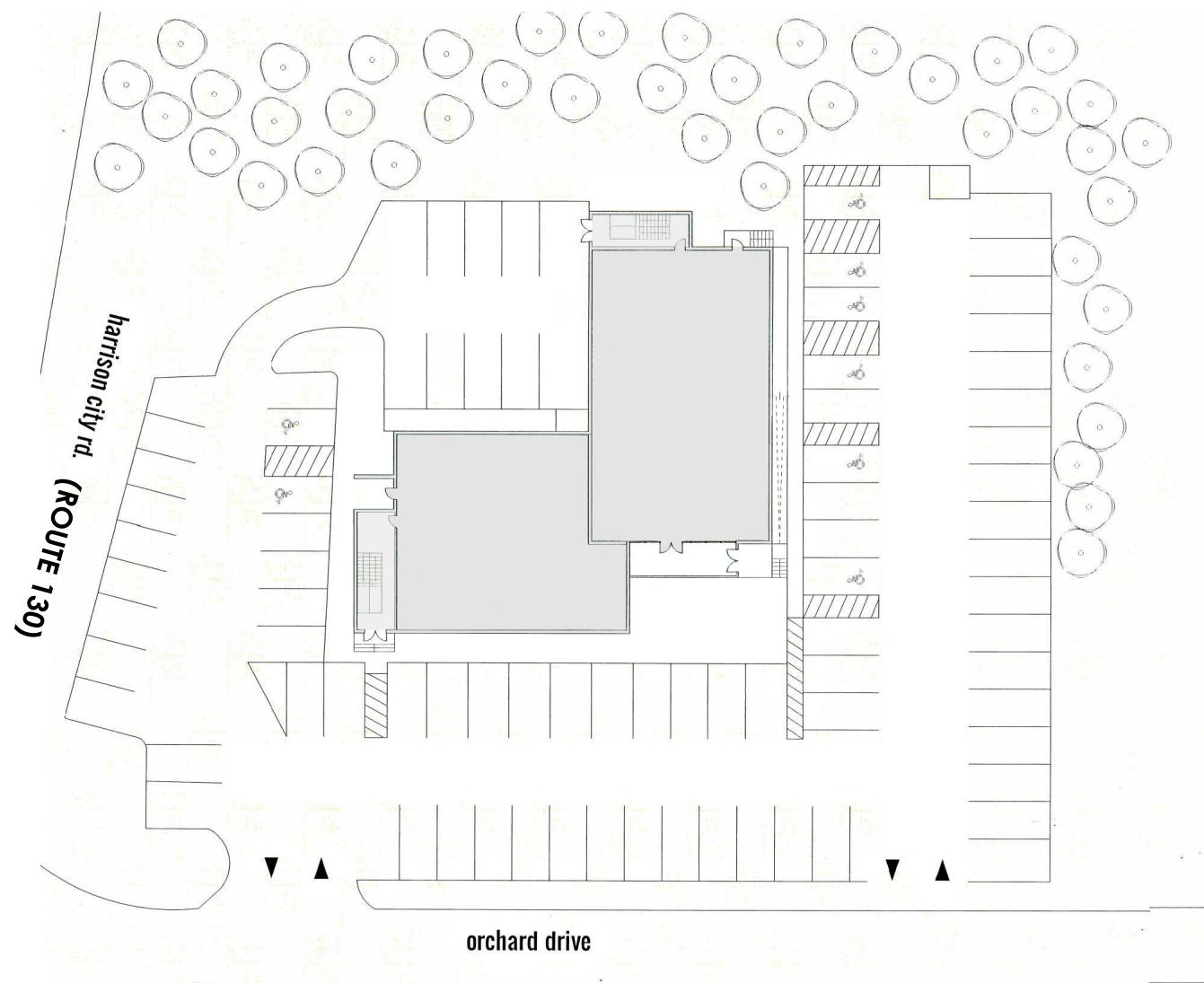
PROPERTY HIGHLIGHTS

- 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



SITE PLAN

101 Orchard Drive
Trafford, PA



DAVE STEVENSON
412.720.6080

HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101
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