

OFFERING MEMORANDUM

**For Lease: 1,750 SF
Office Suite | North
Strabane Township**

325 MEADOWLANDS BLVD

Washington, PA 15301

PRESENTED BY:

DARIN SHRIVER

O: 412.535.8088

darin.shriver@svn.com



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

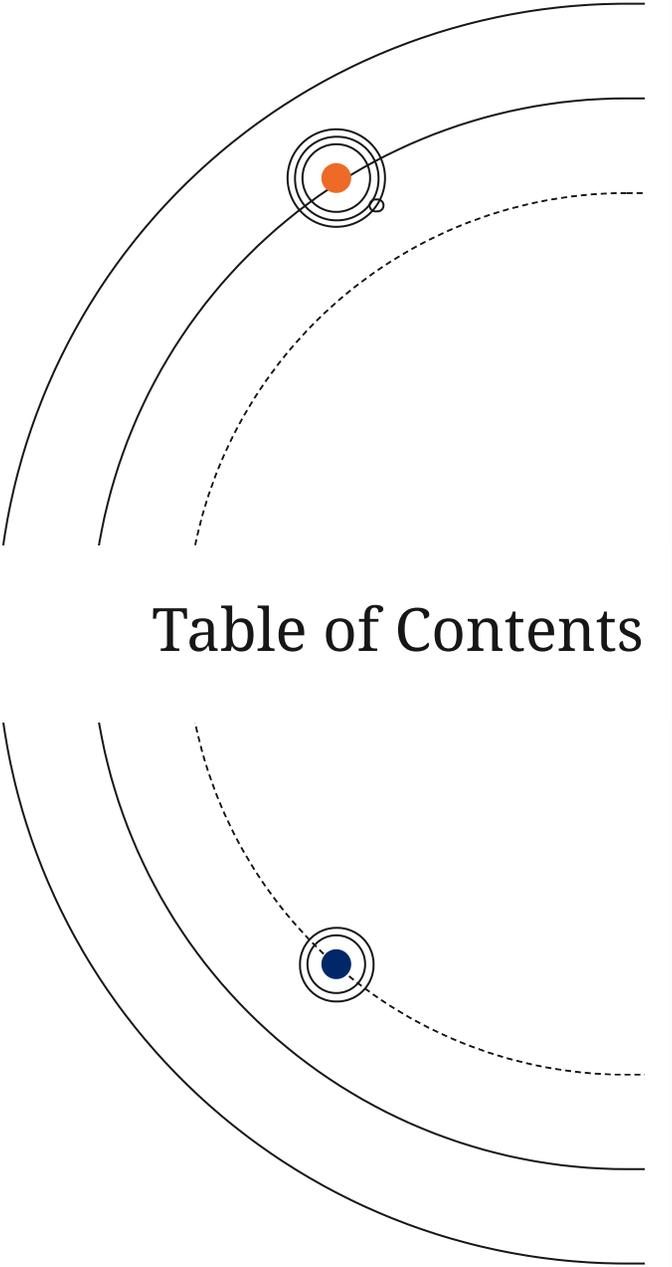


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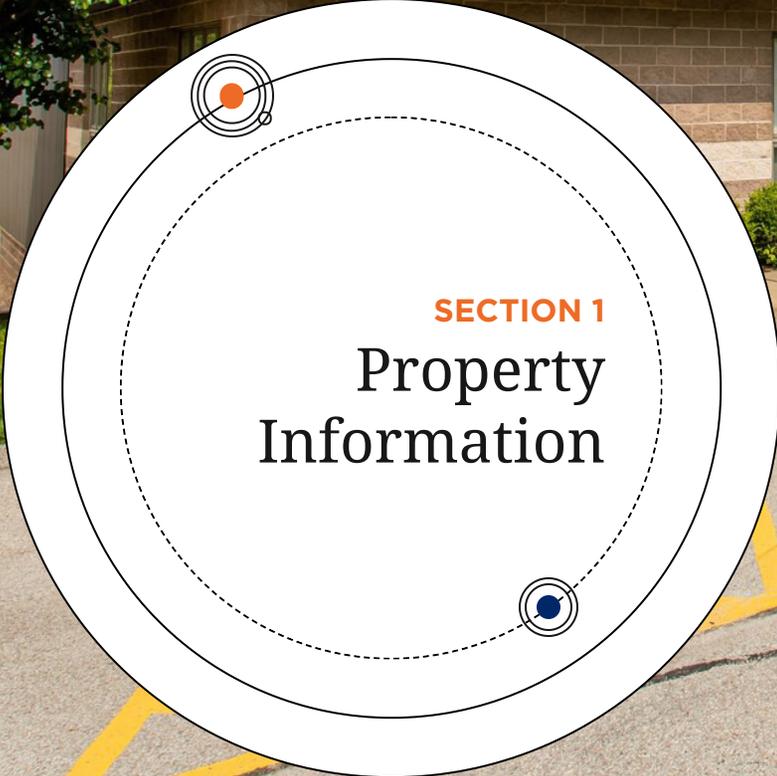
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LOCATION INFORMATION

Location Maps
Retailer Map

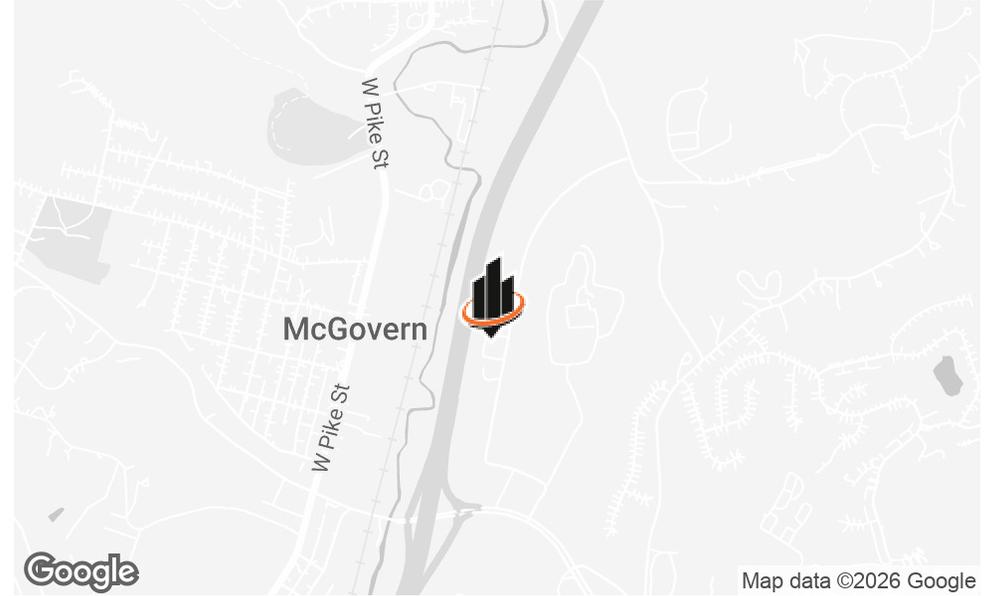
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr (plus \$550/month per suite for utilities)
BUILDING SIZE:	40,000 SF
AVAILABLE SF:	1,750 SF
YEAR BUILT:	2000
ZONING:	I-1
MARKET:	Pittsburgh
SUBMARKET:	North Strabane

PROPERTY OVERVIEW

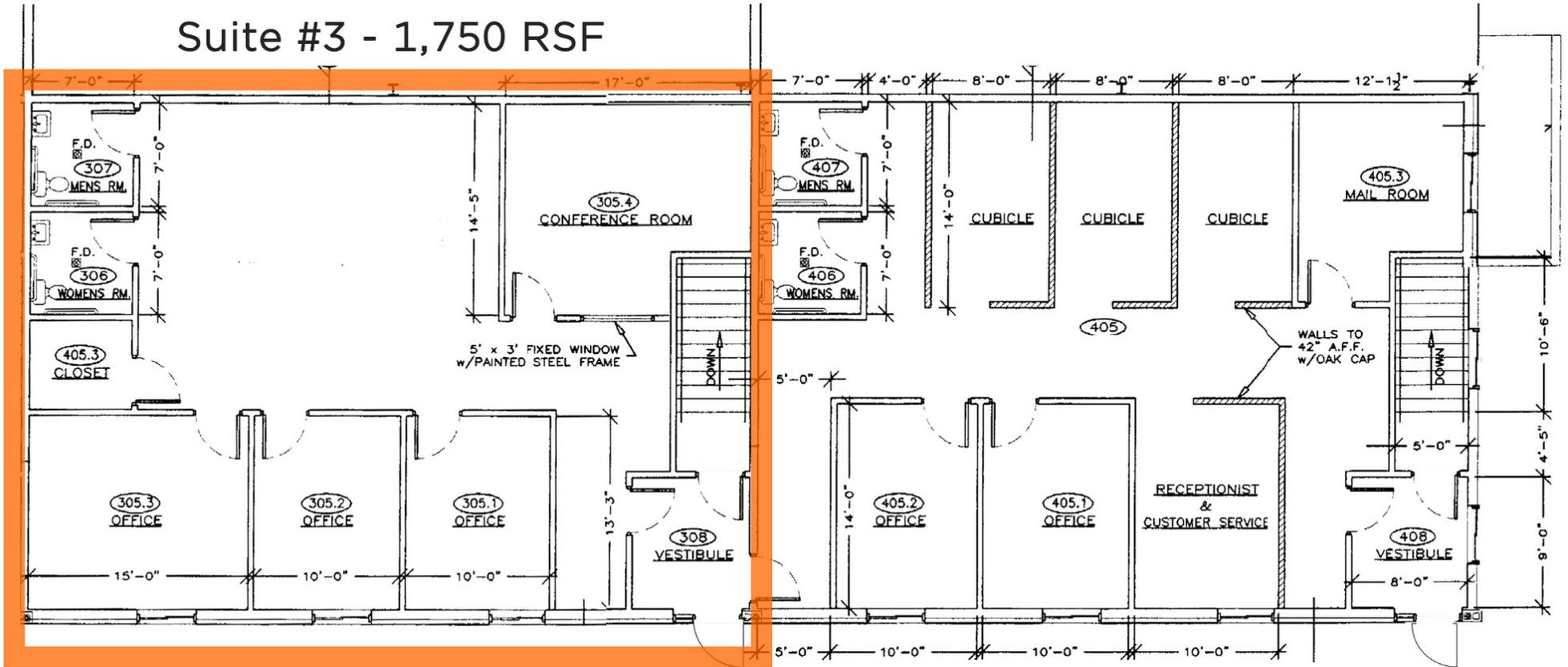
SVN Three Rivers Commercial Advisors is pleased to present an exceptional leasing opportunity at 325 Meadowlands Blvd, Washington, PA. This single-story commercial building is nestled within the highly sought-after Meadowlands Business Park, offering convenience and accessibility. Ideal for a dynamic business environment, the property features on-site parking and a prime location just 2 minutes from the I-79 Racetrack Road Interchange. Boasting a functional layout with 3 offices, conference room, in-suite restrooms, reception area, and open/bullpen space, this space is thoughtfully designed to accommodate a range of business needs.

PROPERTY HIGHLIGHTS

- Located in Meadowlands Business Park
- Single-story building
- On site parking
- Exit 41 off of I-79 (Racetrack Road Exit)
- 2 minutes from I79 (Racetrack Road Interchange)
- Current Configuration: 3 offices, conference room, In-suite restrooms, Reception, Open/bull pen area

FLOOR PLAN

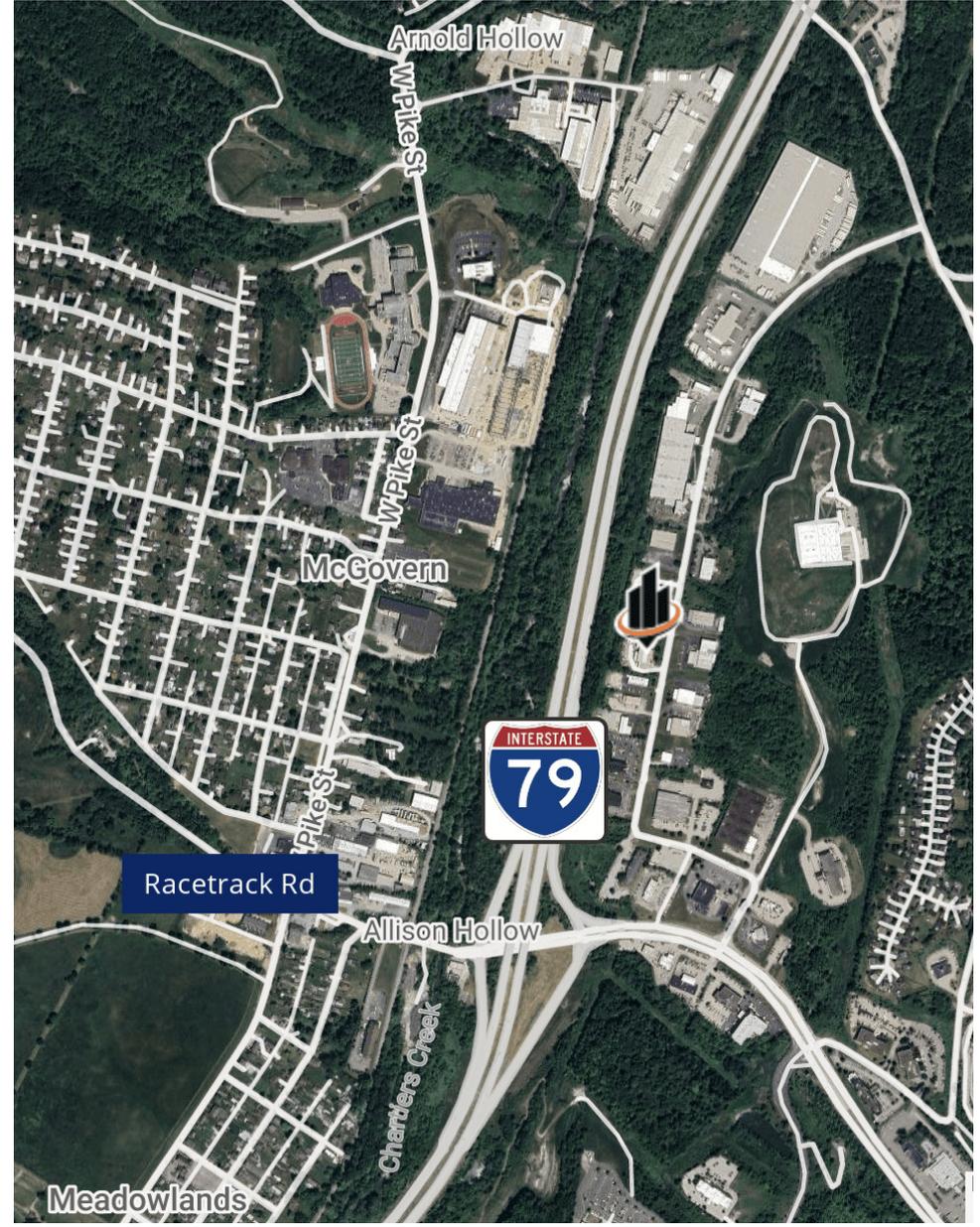
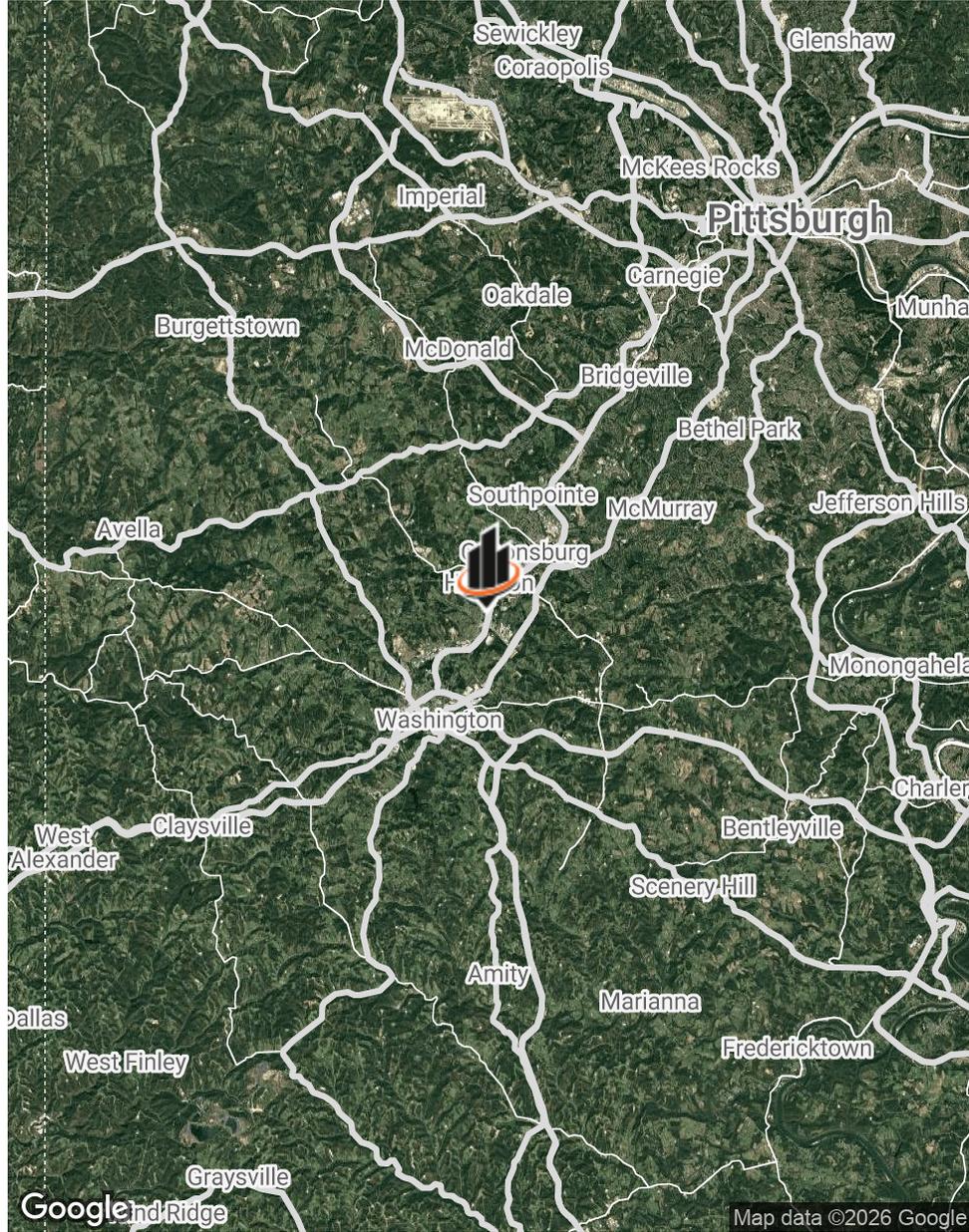
Suite #3 - 1,750 RSF





SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



Map data ©2026 Google

PRESENTED BY:

Darin Shriver

O: 412.535.8088

darin.shriver@svn.com

