



OFFICE SUBLEASE AVAILABLE

501 MOSSIDE BLVD
NORTH VERSAILLES, PA 15137



Presented By:

Kevin Riley

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$8.50 SF/yr (NNN) |
| Building Size: | 72,000 SF |
| Available SF: | 6,240 SF |
| Exclusive SF: | 3,440 SF |
| Shared SF: | 2,800 SF |

PROPERTY OVERVIEW

This exceptional sublease opportunity provides the sub-tenant with exclusive access to 3,440 SF of space, featuring 9 private offices, a well-appointed conference room, and a spacious open area designed for collaborative work environments. Additionally, the sub-tenant will enjoy shared access to 2,800 SF of common areas, including a welcoming reception area, modern restrooms, a break room, and essential server/utilities room. With a total of 6,240 SF available, this sublease offers a perfect balance of private and shared spaces, providing flexibility and functionality.

PROPERTY HIGHLIGHTS

- Ample parking
- Move-In ready
- Great business start-up option
- Unbeatable economics

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PLANS

★ Sub-tenant exclusive space (3,440 Square Feet)

★ Shared space (2,800 Square Feet)

Appx Square Footage (6,240 Total Square Feet)



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ADDITIONAL PHOTOS



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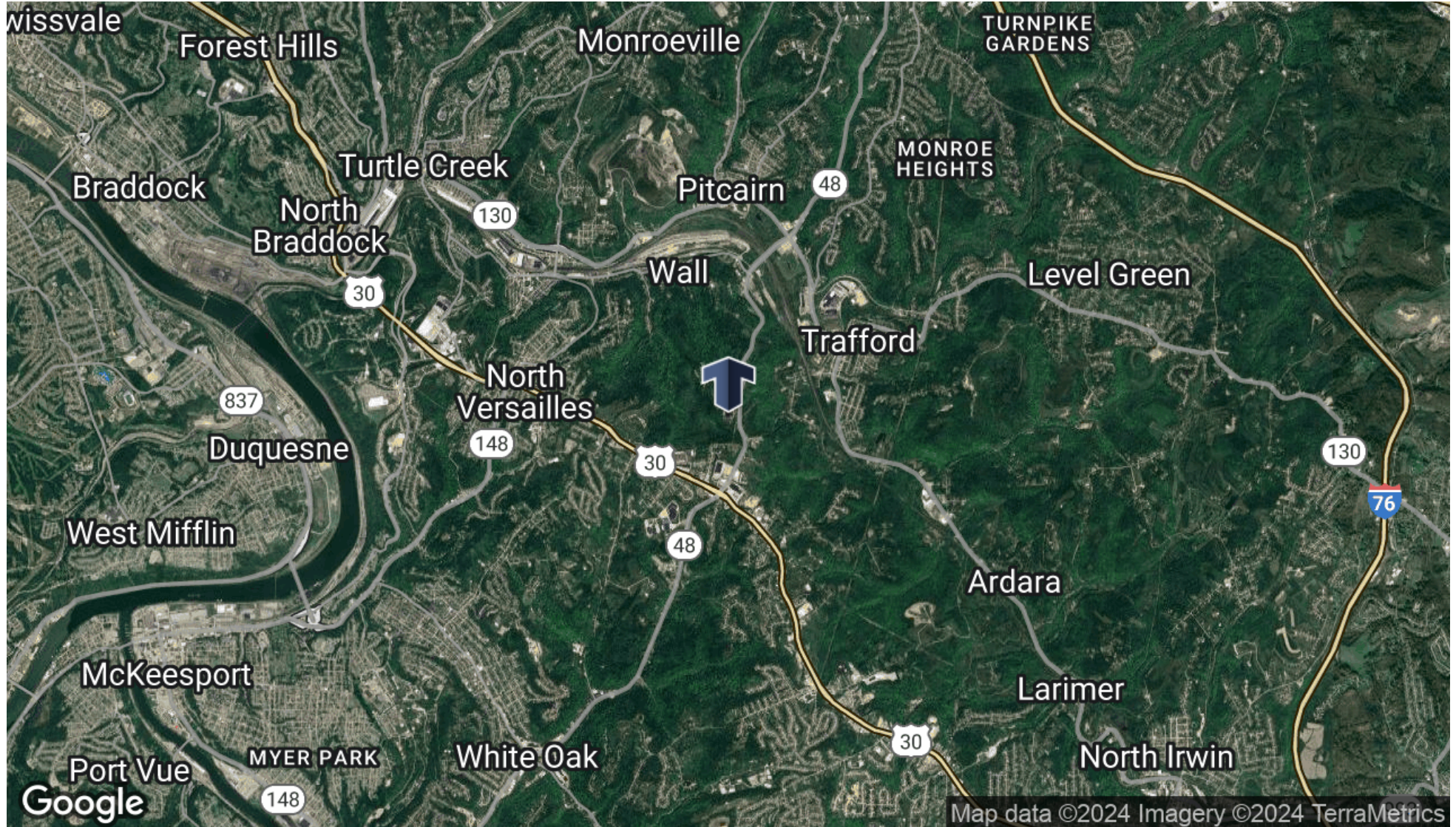
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LOCATION MAP



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