4200-5101 TRIANGLE LANE

TRIANGLE LANE OFFICE COMPLEX

Murrysville, PA

APPROXIMATELY 3,800 - 30,540 SF IN 2 CONNECTED BUILDINGS

AVAILABLE FOR LEASE

MOVE-IN READY SUITES IMMEDIATELY AVAILABLE

CBRE

THE OPPORTUNITY
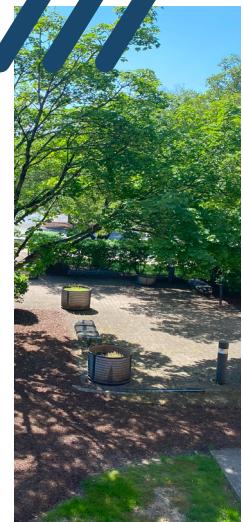
Floor Sizes of
8,940 SF & 10,800 SF

Move-In Ready Suites
Immediately Available

Park like Campus Allows
For **Outdoor Workspaces**

Exterior
Balconies

Climate Controlled Sky Bridge
Connects the Buildings

$17.50/SF
Modified Gross Rent

UP TO
**21,600 SF**
Contiguous

UP TO
6/1000
Parking Ratio

< 1 MILE
to Numerous Restaurants
& Grocery Options

NO
Business Privilege Tax
**Take Advantage of Westmoreland
County Tax Rate**

FLOOR PLANS

MOVE-IN READY

4200
1ST FLOOR

3,800 - 10,800 SF PER FLOOR

TRIANGLE LANE

MOVE-IN READY
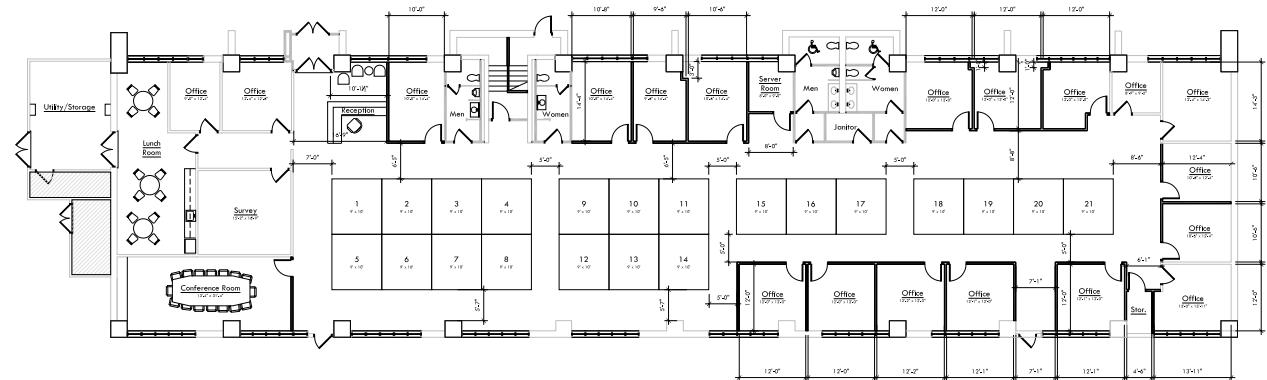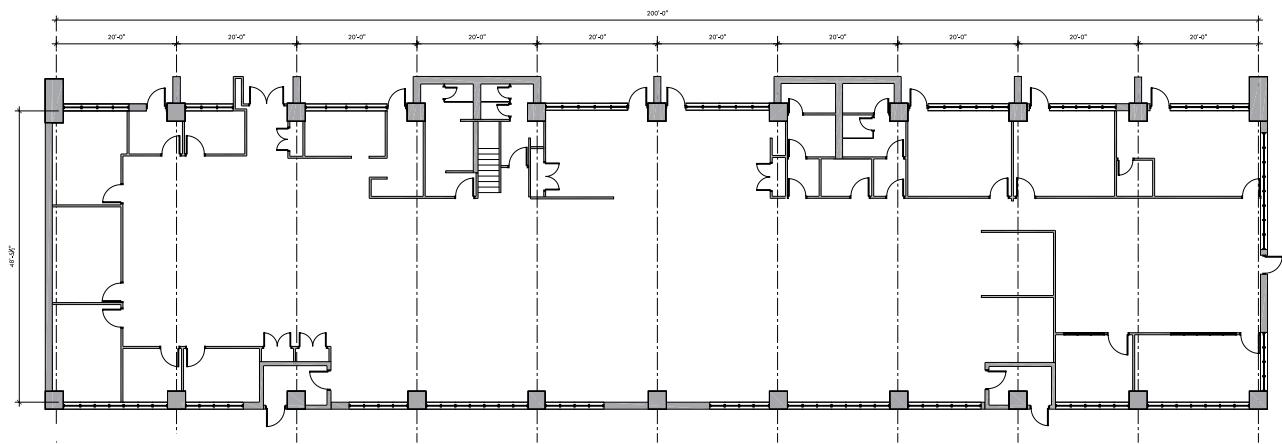
4200
2ND FLOOR

3,800 - 10,800 SF PER FLOOR

FLOOR PLANS

FLEX WAREHOUSE/ STORAGE

5101 1ST FLOOR

8,940 SF PER FLOOR

THE
SPACE

UP TO
6 PER 1,000
FREE PARKING
ON-SITE

P

BUILDING 2

P

BUILDING 1

P

22
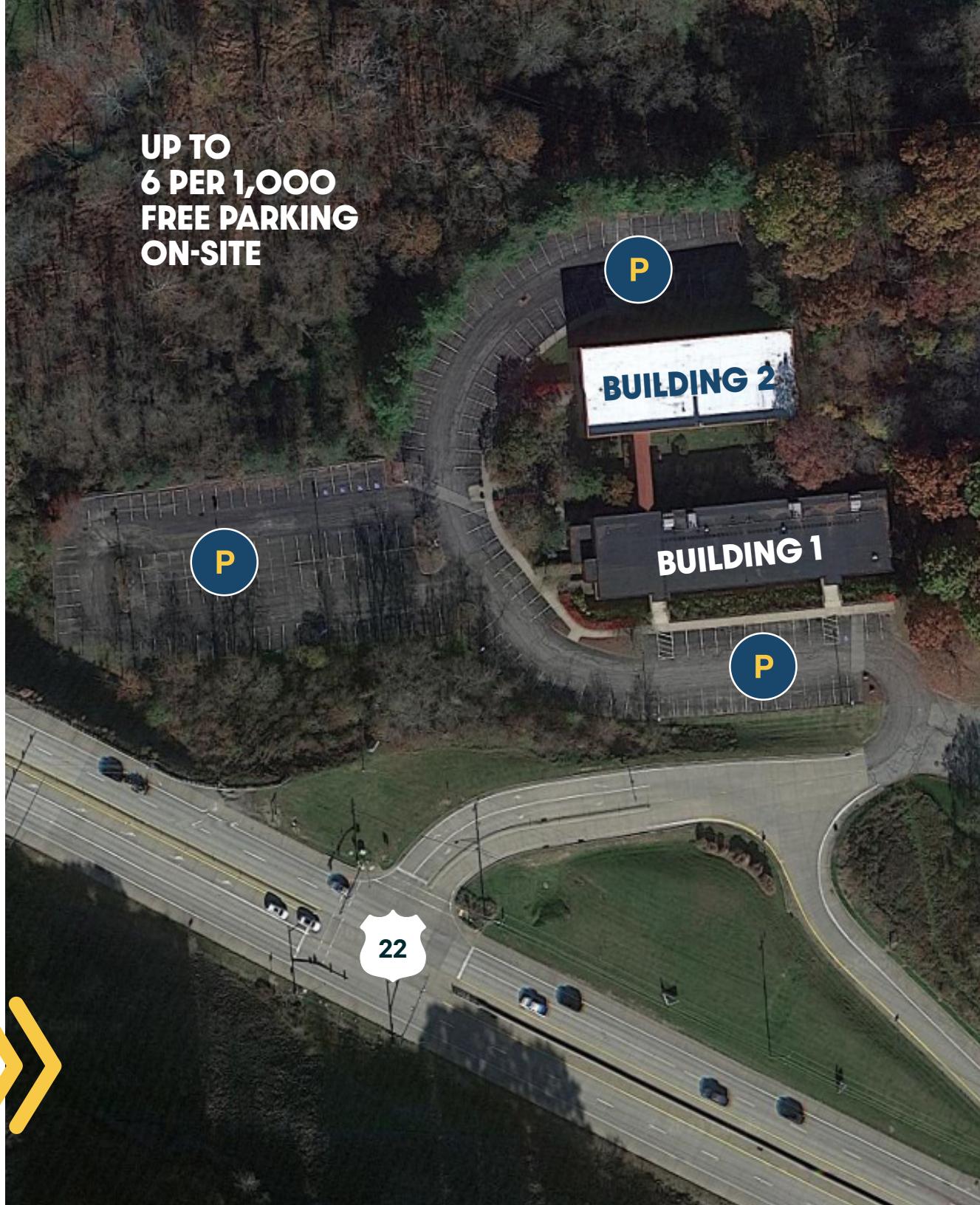
PERFECTLY POSITIONED

TRIANGLE LANE

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enV HAIR STUDIO   PNC   Applebee's
Citizens Bank   SHOP 'n SAVE
RITE AID   TRANQUILITY salon & spa   D's Sun Park & Dogs
Eat'nPark   MADERO cantina

MURRYSVILLE SPORT ZONE   First National Bank   HOSS'S FAMILY STEAK & SEA
ATRIA'S   The Kitchen on Penn   Juniper Grill
SHEETZ   Walgreens   Walkers Pet Hotel Pet Care Center

Penn Murry Bar & Kitchen   avere BEAUTY   East Suburban Animal Hospital

GINNY'S NEIGHBORHOOD PIZZA JOINT
Helltown Brewing   GRIFF'S ITALIAN ICE & SOFT SERVE

GIUSEPPE'S   Jigger's Pub
WADE'S   EJ's BARBER SHOP
WHITE VALLEY DISTILLING CO.   EXPORT DELI J&M

4200-5101 TRIANGLE LANE

- **GREAT FOR TRADITIONAL OFFICE OR QUASI OFFICE OCCUPIERS**
- **SHARE THE CAMPUS WITH QUALITY TENANTS: WESCO & MITSUBISHI**
- **LONGSTANDING PROFESSIONAL OWNERSHIP HEADQUARTERED NEARBY**

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