

LEASE OFFICE

248 MONKEY WRENCH ROAD
GREENSBURG, PA 15601



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OFFERING SUMMARY

248 Monkey Wrench Road presents a versatile commercial office leasing opportunity located just outside the Greensburg and Irwin markets, offering convenient access to major transportation corridors serving Westmoreland County and the greater Pittsburgh region.

The property has undergone a comprehensive renovation, featuring new flooring, fresh paint, and updated mechanical systems throughout. The flexible floor plan accommodates a wide range of users, from small private offices to larger executive suites, allowing tenants to scale space according to operational needs.

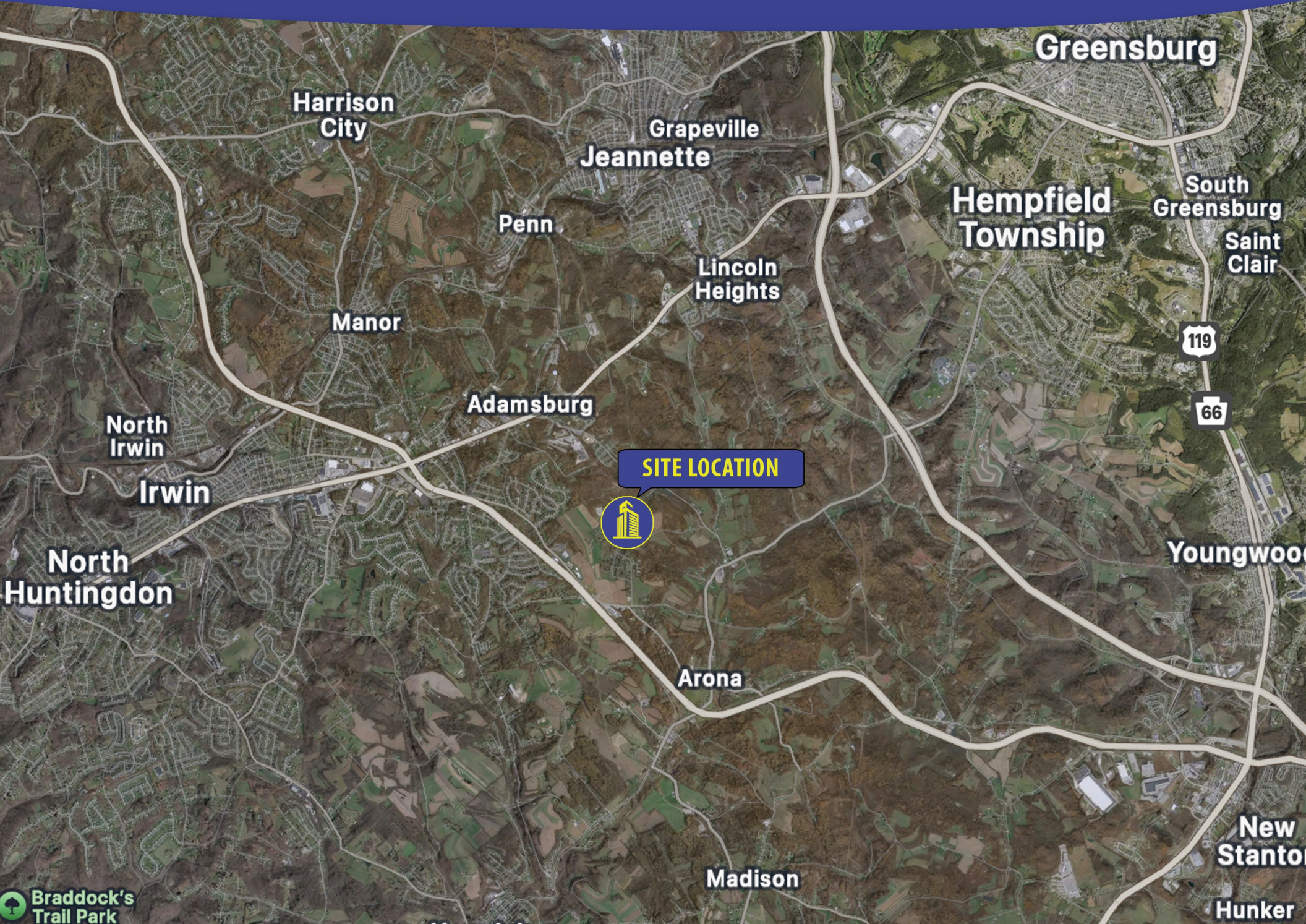
The site benefits from excellent regional connectivity, with close proximity to Route 30, PA Route 66, and Interstate 70, ensuring ease of access for both employees and clients. Ample on-site parking further enhances functionality and convenience.

Flexible lease terms may be available, providing tenants the ability to customize layouts and occupancy structures. This offering represents an attractive opportunity for businesses seeking adaptable, move-in-ready office space in a growing Westmoreland County market with strong accessibility and competitive occupancy costs.

- Space Available: 170 SF - 3,525 +/- SF
- Lease Terms: FLEXIBLE

- Lease Rate: **\$17 - 25 psf (modified gross)**





Harrison City

Grapeville
Jeannette

Greensburg

Penn

Hempfield Township

South Greensburg
Saint Clair

Manor

Lincoln Heights

Adamsburg

SITE LOCATION



North Irwin

Irwin

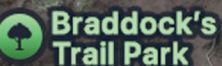


North Huntingdon

Youngwood

Arona

New Stanton



Madison

Hunker