

# For Lease

35,289 SF  
Office/Medical Space

Suites 102, 200-204, 208, 210, 300, 303

220 Bessemer Road,  
Mount Pleasant, PA 15666



## Highlights

Prime opportunity available to lease Medical Office or Professional Office space with direct access to Rt 119. Building is well maintained by local ownership and has the ability to provide Tenant Improvement Allowance for users seeking new buildout. Building also offers signage opportunity.

### 1st Floor

- Suite 102: 2,750 SF

### 2nd Floor

- Suite 200: 2,044 SF | Suite 201: 1,100 SF | Suite 202: 1,329 SF | Suite 203: 2,091 | Suite 204: 1,105 SF | Suite 208: 1,675 SF | Suite 210: 566 SF

### 3rd Floor

- Suite 300: 3,100 SF
- Suite 303: 1,290 SF



**Trent McPherson**

304.542.5148

tmcpherson@naiburnsscalo.com

**NAI Burns Scalo**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Interior Photos



**Trent McPherson**

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tmcpherson@naiburnsscalo.com

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# More Photos



**Trent McPherson**

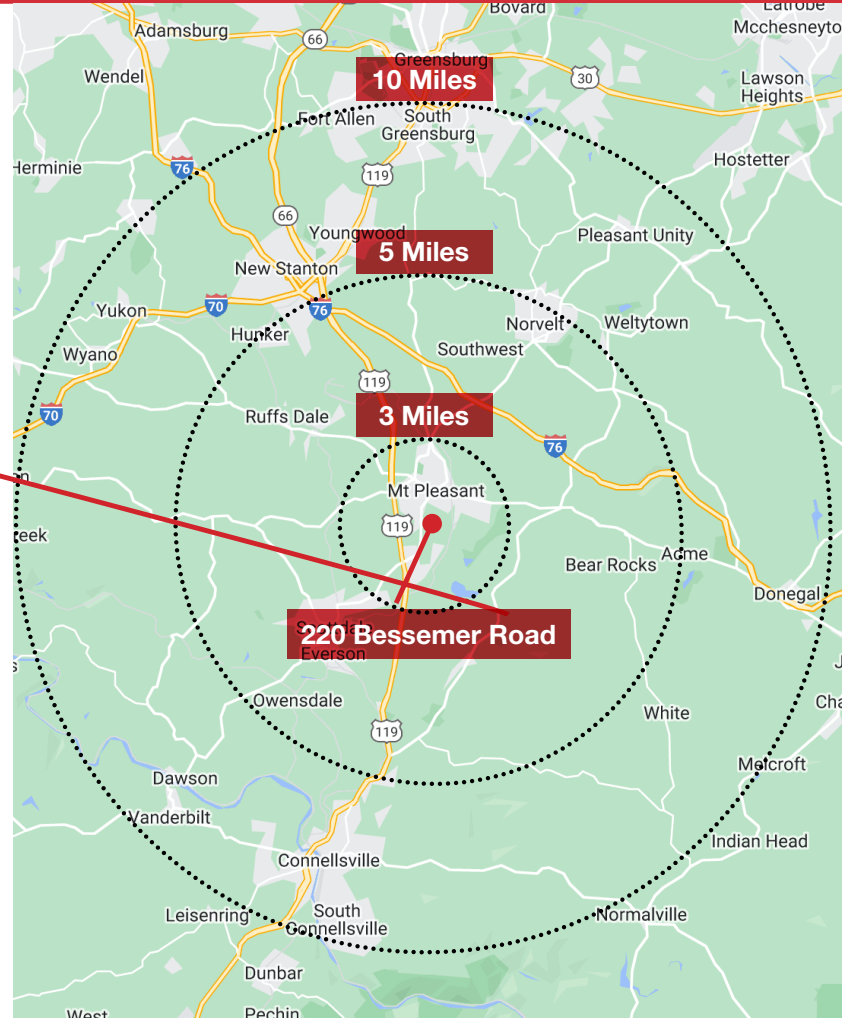
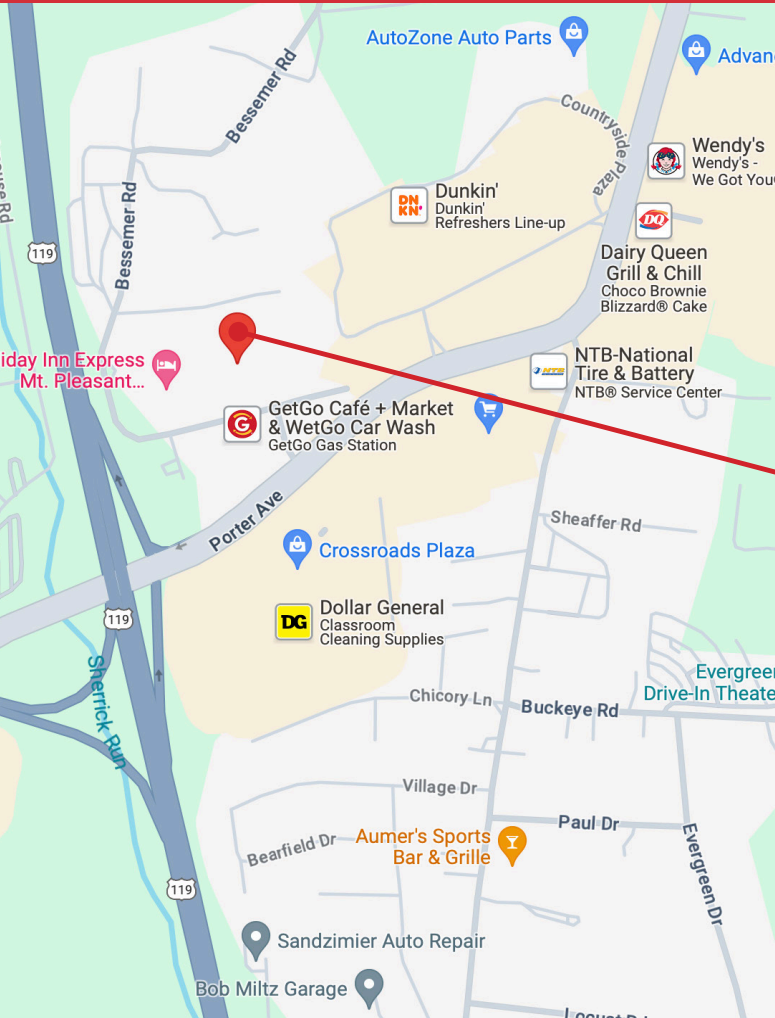
304.542.5148

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# Maps & Demographics



## Demographics

Category	3 miles	5 miles	10 miles
2024 Population	18,083	26,574	73,646
2024 Households	7,832	11,361	30,814
Daytime Employment	7,183	10,026	30,391
Businesses	1,014	1,352	3,273

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