

OFFICE FOR LEASE

640 JEFFERSON AVE

WASHINGTON PA 15301



## VERSATILE LEASE SPACE

**KW COMMERCIAL | PITTSBURGH SOUTH**

1500 Oxford Dr. Suite 110  
Bethel Park, PA 15102



Each Office Independently Owned and Operated

*PRESENTED BY:*

**BILL FORDE**

Commercial Property Specialist

O: (412) 854-4000

C: (412) 439-0429

[bforde@kwcommercial.com](mailto:bforde@kwcommercial.com)

RS 332282, PA

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# OFFICE FOR LEASE SUMMARY

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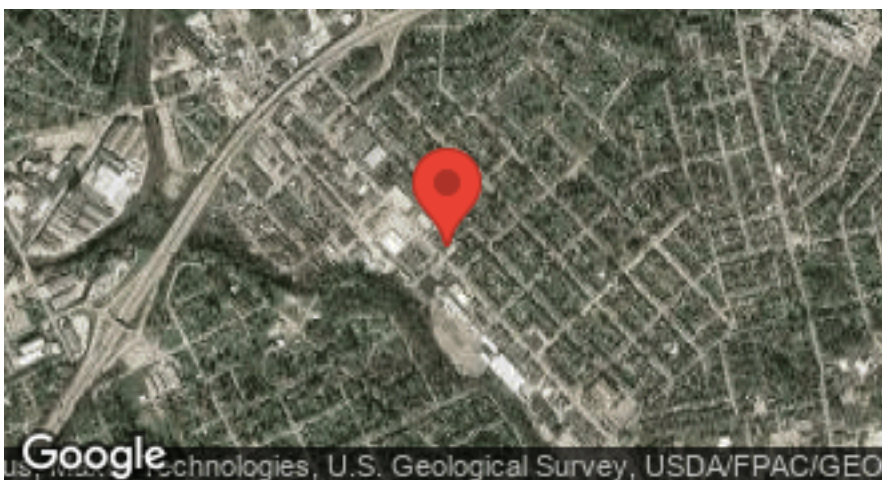
## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2000 sq ft
<b>LEASE RATE:</b>	\$16.00 + utilities
<b>LEASE TERM:</b>	Minimum of 3 years
<b>BUILDING CLASS</b>	C
<b>YEAR BUILT:</b>	1995
<b>ZONING:</b>	General Business

## PROPERTY OVERVIEW

KW Commercial is pleased to present 640 Jefferson Ave; a 2000 sq. ft. versatile professional office space located in Washington, PA. With convenient access to I-70, I-79 and Rt. 19, this is an ideal location for employees, clients and/or customers. As currently demised, there are 4-5 offices, a large open multi function area, a reception area and an in suite ADA compliant lavatory. The space can be easily customized to your specific requirements with some TI assistance. The property is shared with an existing medical practice that occupies a portion of the building.

Call today to learn more or to schedule an onsite tour of the property.



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# PROPERTY PHOTOS

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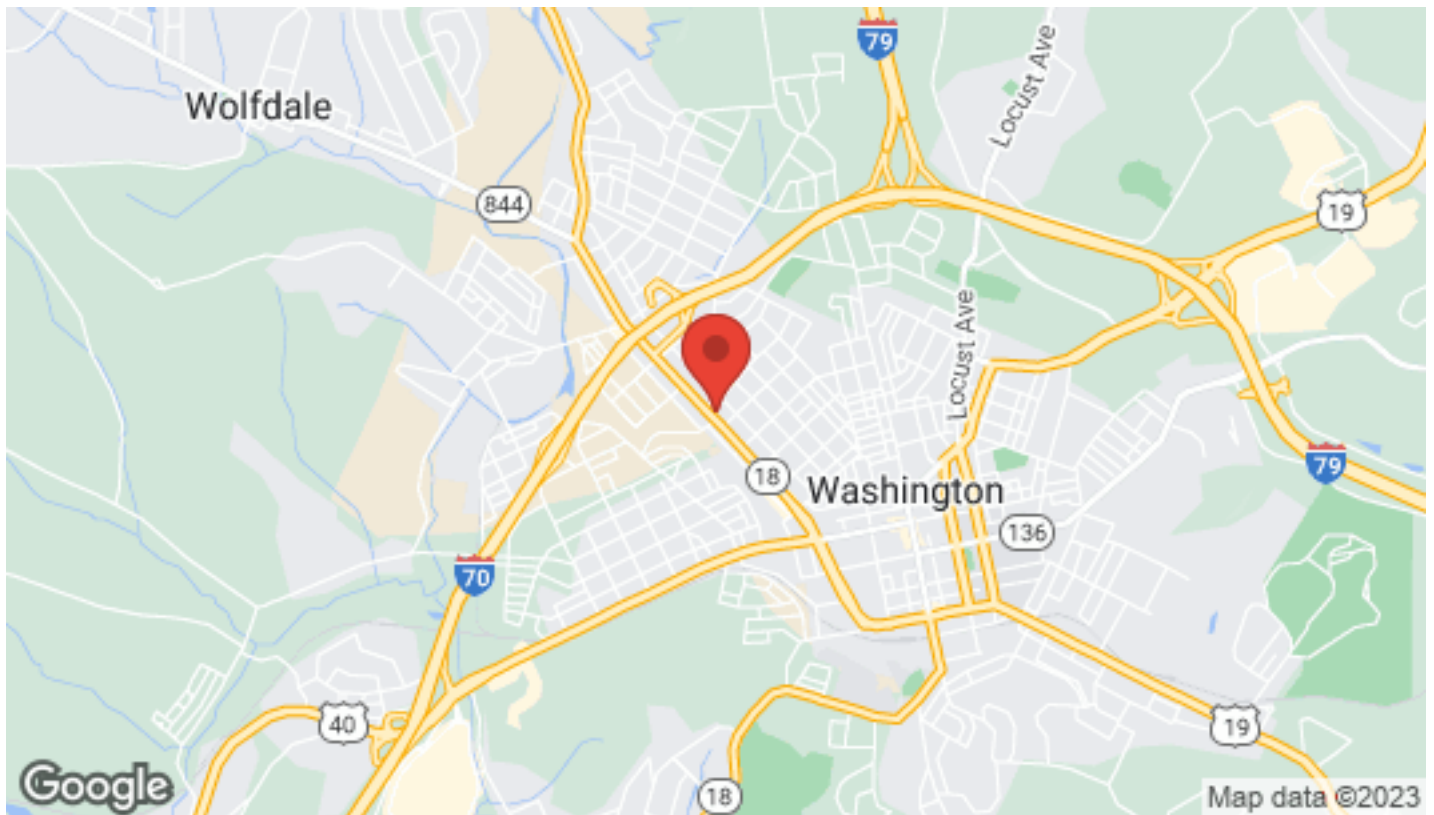
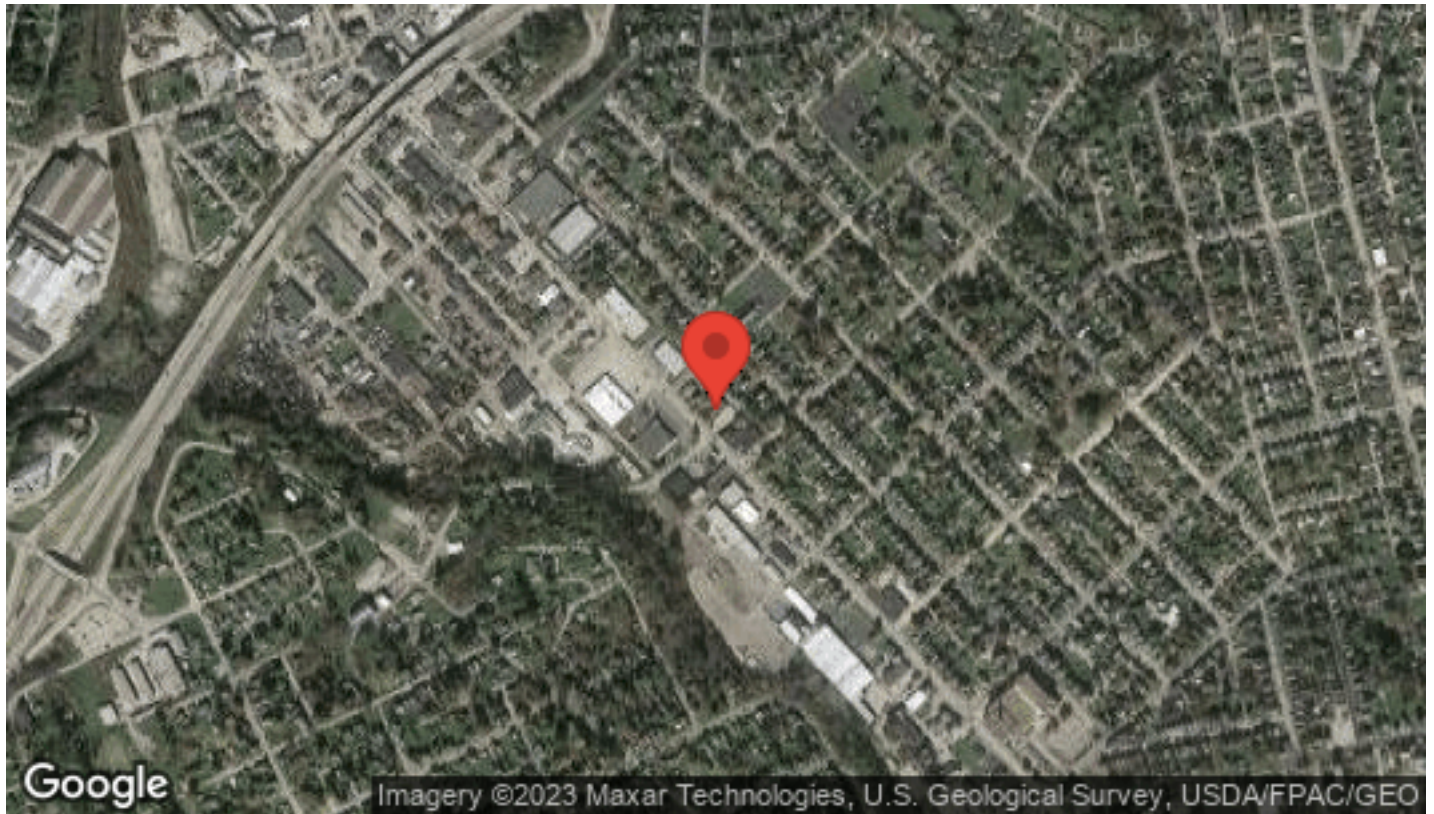


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# LOCATION MAPS

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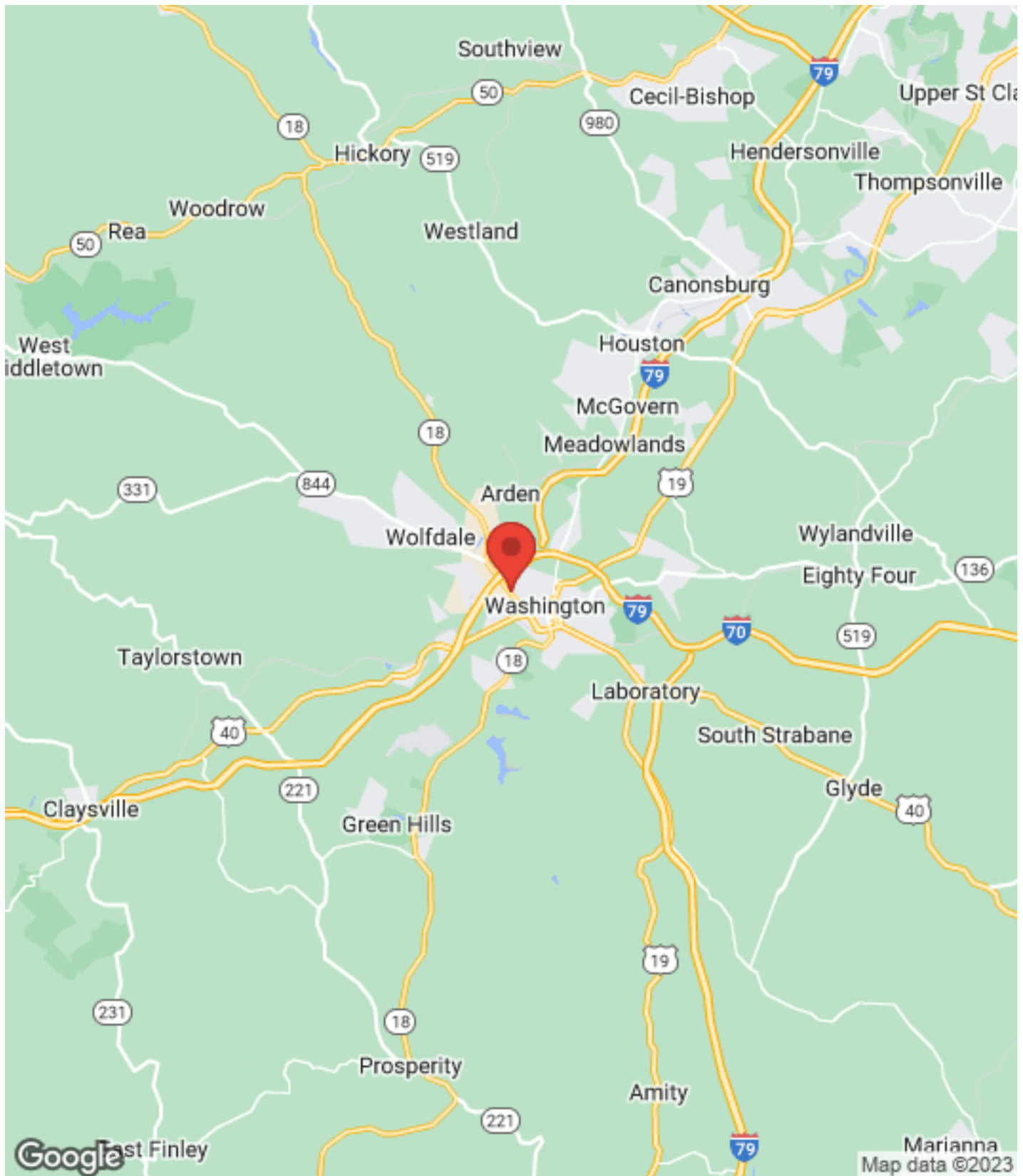
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# REGIONAL MAP

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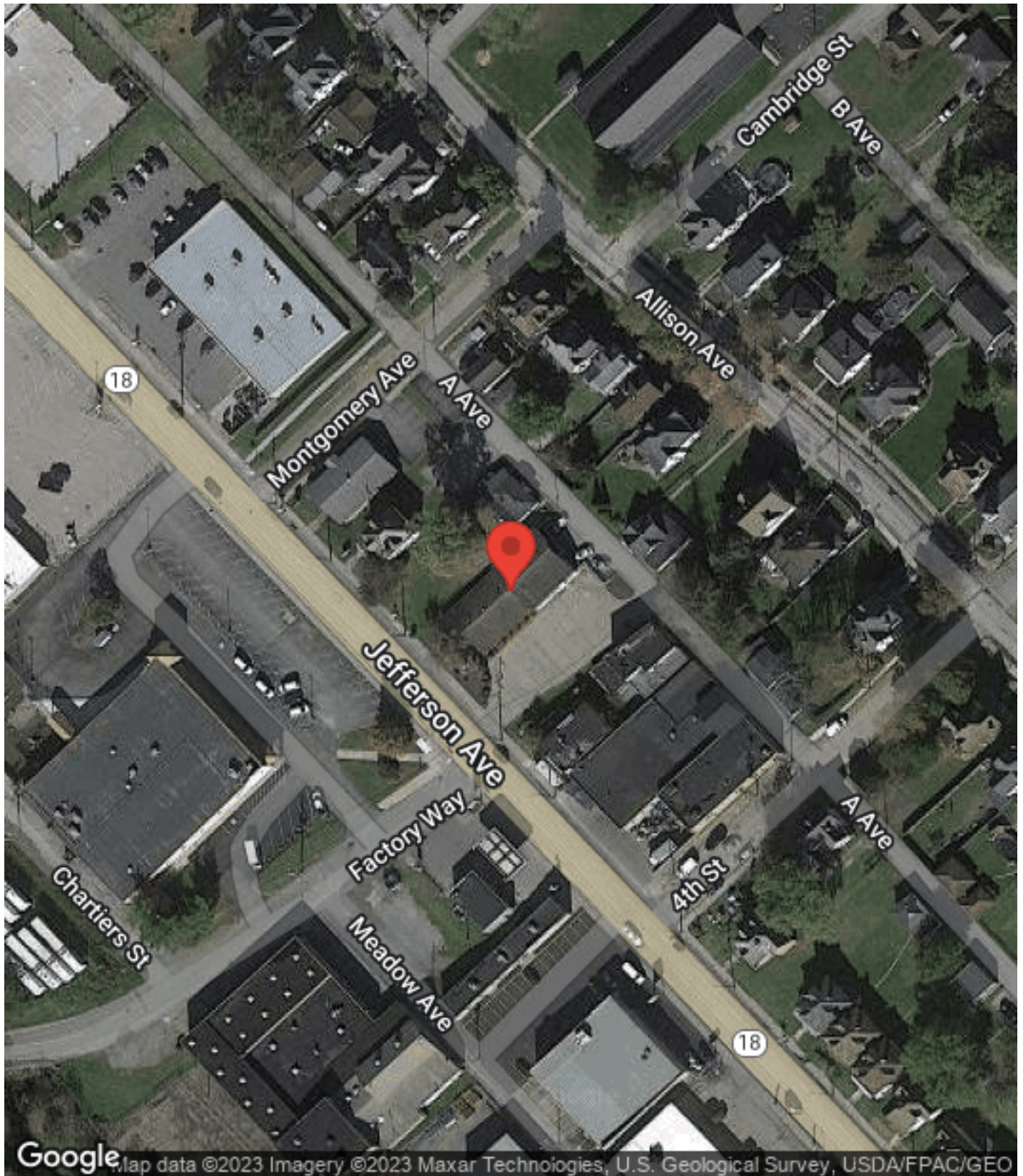


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# AERIAL MAP

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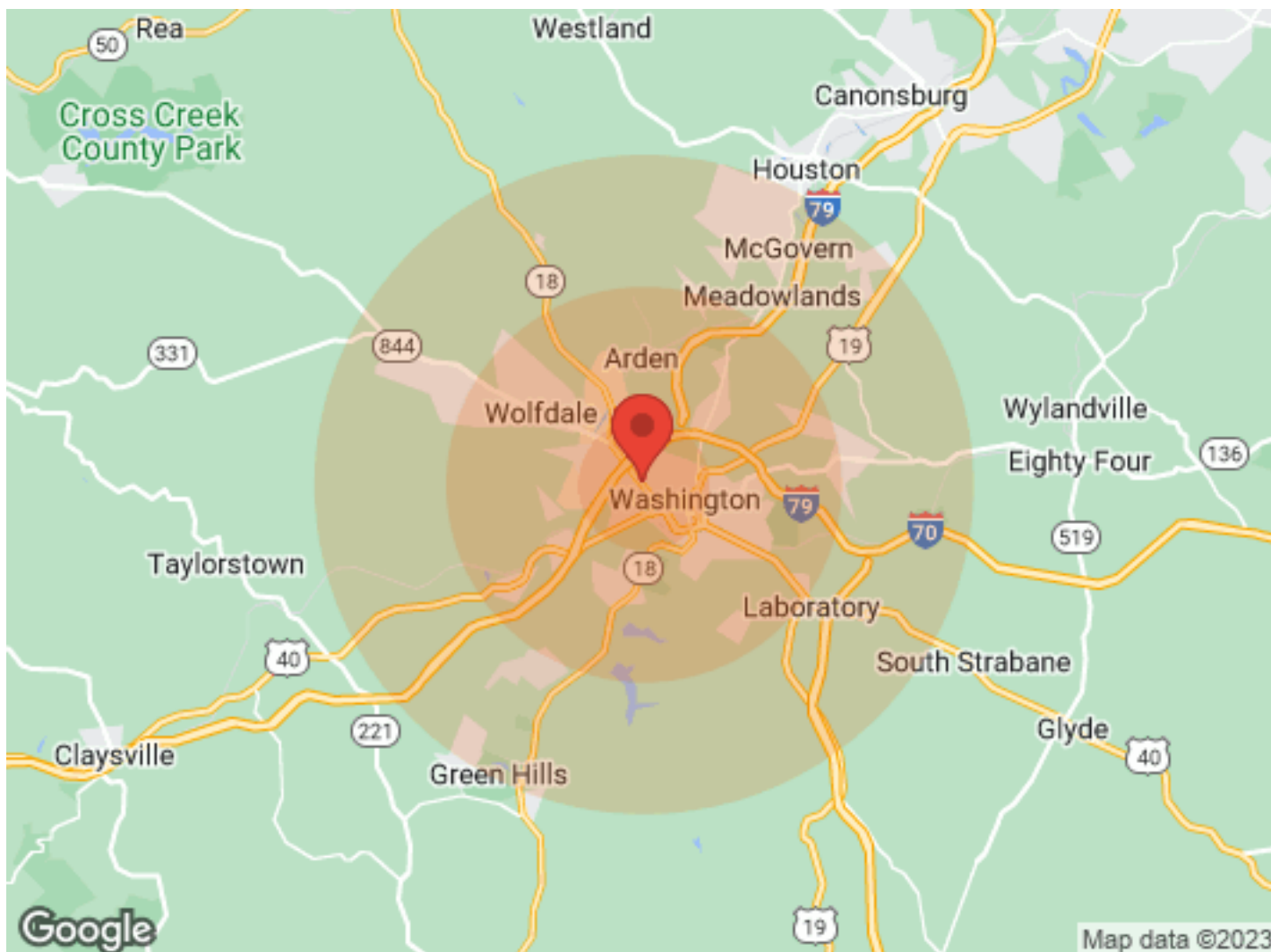


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,318	13,644	21,727
Female	6,139	16,070	24,971
Total Population	11,457	29,714	46,698

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,599	4,010	6,560
Ages 15-24	1,300	3,199	5,173
Ages 55-64	1,532	4,097	6,588
Ages 65+	2,314	7,057	10,943

Race	1 Mile	3 Miles	5 Miles
White	9,545	27,257	43,961
Black	1,451	1,784	1,893
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	103	171	240
Multi-Racial	880	1,234	1,430

Income	1 Mile	3 Miles	5 Miles
Median	\$31,541	\$42,024	\$45,012
< \$15,000	1,066	2,149	2,721
\$15,000-\$24,999	882	1,702	2,436
\$25,000-\$34,999	905	1,981	2,721
\$35,000-\$49,999	764	1,781	2,877
\$50,000-\$74,999	568	2,305	3,781
\$75,000-\$99,999	448	1,532	2,431
\$100,000-\$149,999	157	833	1,845
\$150,000-\$199,999	8	232	586
> \$200,000	16	216	372

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,930	14,768	21,971
Occupied	5,171	13,340	20,159
Owner Occupied	2,304	7,516	13,432
Renter Occupied	2,867	5,824	6,727
Vacant	759	1,428	1,812

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