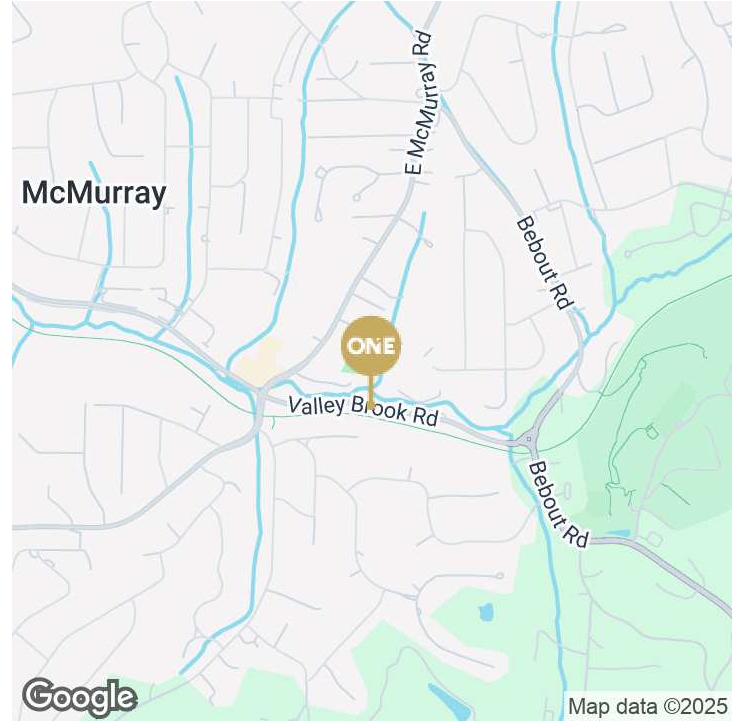


534 VALLEY BROOK RD

VENETIA, PA 15367

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	5,000 SF
Available SF:	3,000 - 5,000 SF
Lot Size:	0.243 Acres
Renovated:	2020
Zoning:	C Town Center
Market:	Pittsburgh South
Submarket:	Washington County

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 534 Valley Brook Rd in Venetia, PA. This impressive property offers a modern and professional setting ideal for a wide range of business needs. Boasting well-appointed office spaces this location provides a distinctive and inviting environment for tenants. With its flexible floor plans and customizable options, the property is perfectly suited to accommodate the unique requirements of any business. Experience the benefits of a prime location, sleek design, and premium amenities, all tailored to elevate the workplace experience and enhance productivity. This is an unparalleled leasing opportunity for businesses seeking a space that reflects their distinct brand and vision.

PROPERTY HIGHLIGHTS

- - Modern and professional office spaces
- - On-site parking for tenants and guests
- - Flexible floor plans to accommodate diverse business needs
- - Prime location with excellent visibility
- - Impressive curb appeal and inviting environment

ONE

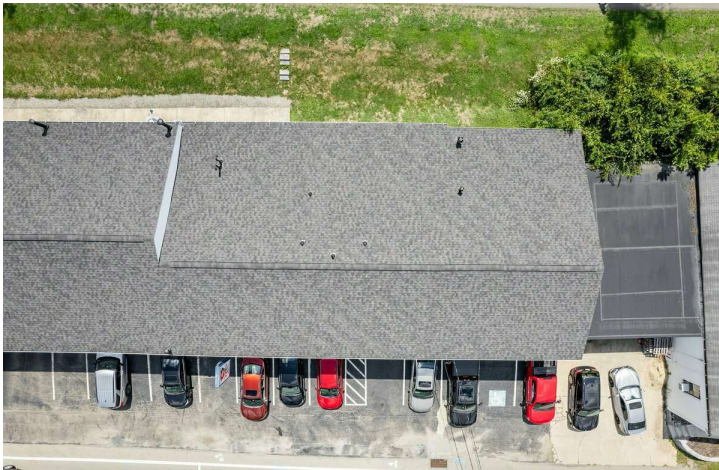
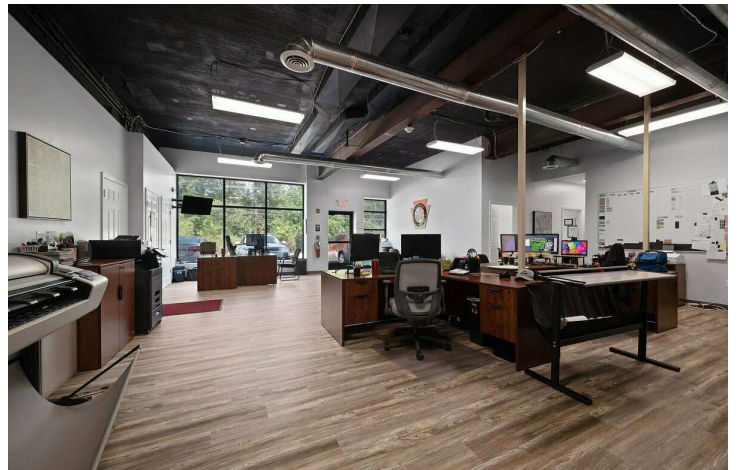
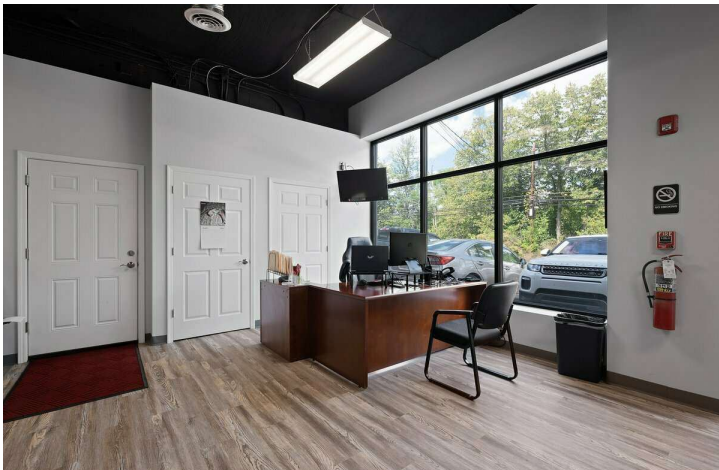
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FOR LEASE

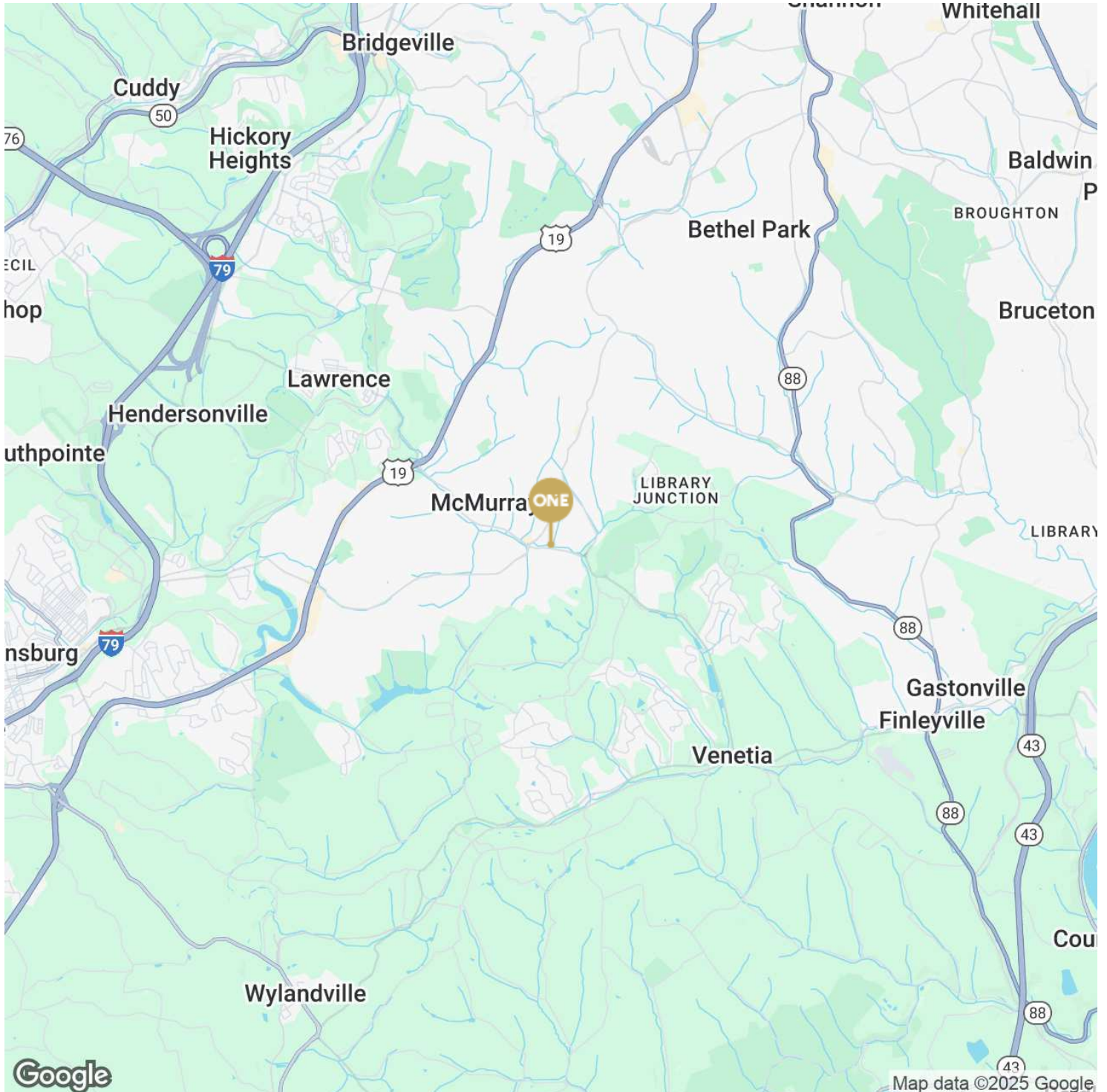


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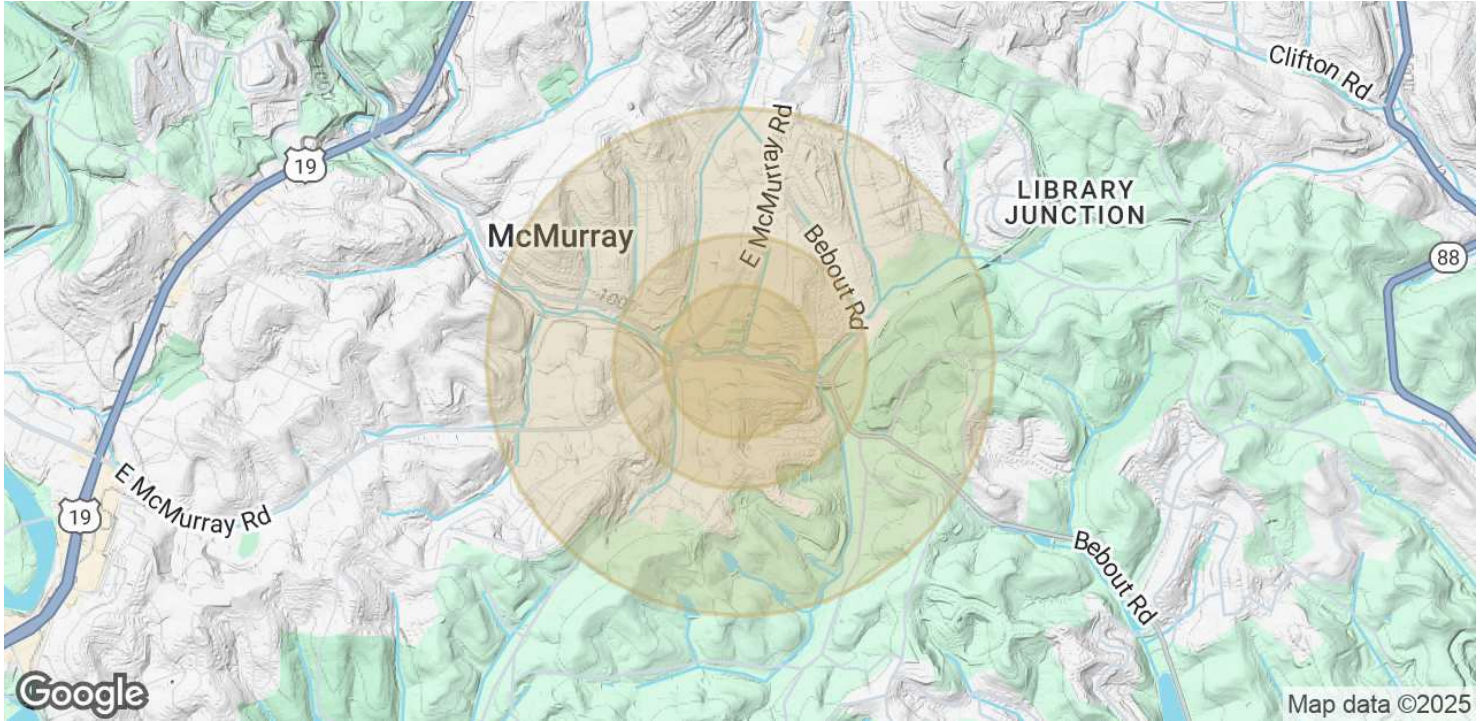
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VENETIA, PA 15367

FOR LEASE



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	470	1,121	4,288
Average Age	42	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	169	407	1,559
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$200,173	\$194,792	\$185,340
Average House Value	\$532,549	\$515,129	\$481,605

Demographics data derived from AlphaMap

ONE

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