



# Black Diamond Realty

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**OFFICE SUITE**

# 108 Penn Street

Point Marion, PA 15474



**Jeff Stenger**

Senior Associate / Salesperson

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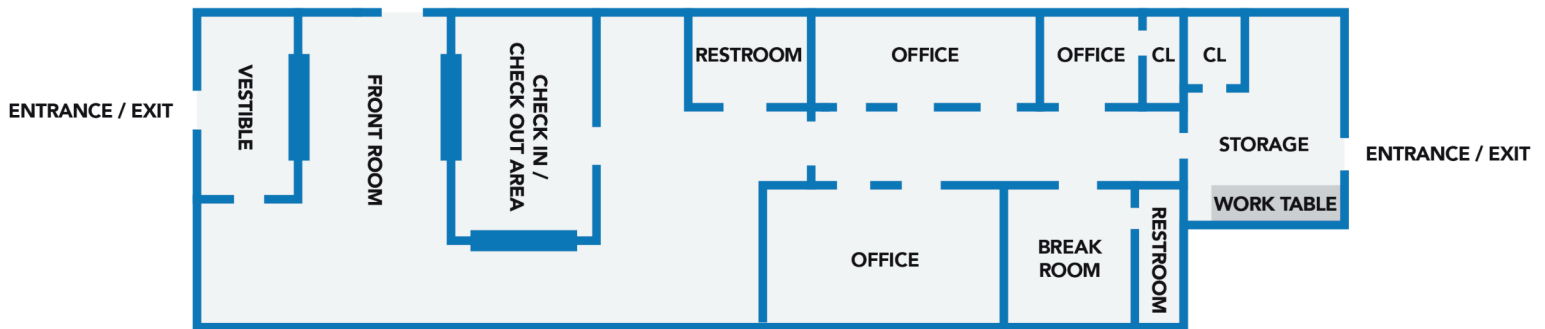
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# 108 Penn Street, Point Marion, PA 15474

<b>LEASE RATE</b>	\$10.75 / SQ FT / Year
<b>LEASE STRUCTURE</b>	Modified Gross
<b>TOTAL SPACE AVAILABLE</b>	1,900 (+/-) SQ FT
<b>PARKING</b>	Paved Public Lot / First Come First Serve
<b>LOCATION</b>	Less than a mile from US Highway 119

## SUITE DETAILS

Position your business in the heart of Point Marion with this 1,900 (+/-) square foot street-level office space at 108 Penn Street. Featuring a versatile layout suitable for a variety of professional and service-oriented users, the space offers convenient ground-floor access, strong visibility, and a welcoming environment for clients and employees alike. Ideally located just minutes from Morgantown, WV, and within easy reach of Uniontown, PA, this property provides excellent regional connectivity while serving the local Fayette County market. Whether you're establishing a new location or expanding your existing operations, this well-positioned office space offers a professional setting in a highly accessible downtown location.



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