

# OFFICE / FLEX SPACE AVAILABLE FOR SALE OR LEASE

1900 SLEEPY HOLLOW, SOUTH PARK, PA 15129



## PROPERTY FEATURES:

- 8,415 SF Office/Flex Building for Sale or Lease
- Includes two separate onsite 1,000 SF storage buildings with drive-in doors
- Main floor is meticulous office space with a new kitchenette, conference room, multiple office and lab areas
- Lower level is currently built out as lab space that includes a drive-in door, multiple lab rooms and storage areas
- Several capital improvements include new roof, paved parking lot, painted building exterior, HVAC units and flooring
- Located in suburban setting, with ample onsite parking
- Sale Price \$989,000, Lease Rate \$20.50/SF Modified Gross
- Available for occupancy early 2023
- Zoned - Business Park



### CONTACT:

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### HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,710	21,327	58,508
AVG. HH INCOME	\$92,304	\$102,655	\$109,849
CONSUMER SPENDING	\$55.5M	\$751.5M	\$2.1B
TOTAL HOUSEHOLDS	1,710	21,327	58,508



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