

JOE GRAY RENTALS /
JJ PROPERTIES

**CORNERSTONE
COMMONS
BUILDING**

201 S MAIN ST
SUITE 200
BUTLER, PA 16001

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Owner
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Property Summary



201 S MAIN ST SUITE 200 BUTLER PA 16001

OFFERING SUMMARY

Lease Price:	\$6,000.00
Land to Building Ratio:	0.26:1
Lease Area:	4,200 SF
Gross Building Area:	20,584 SF
Year Built:	1903
Map Number:	562-7-101
Price / SF:	\$1.42

PROPERTY OVERVIEW

Looking for some good quality office space to lease in your local area? Want to expand or relocate into something quite special? Joe Gray Rentals / JJ Properties would like you to occupy, develop and invest in Suite 200. It is in a beautifully presented, highly accessible vibrant location in the Cornerstone Commons Building at 201 South Main Street, Butler PA located in the Central Business District.

The property is a four-level commercial building that offers nine commercial units and has been remodeled throughout including electrical, wiring, HVAC, plumbing, interior floors, walls, exterior doors, some windows and installation of an elevator. Suite 200 offers 7 offices, a suite lobby, conference rooms, kitchenette, presentation room; complete with ladies and men's restrooms.

Business owners and tenants just like you are now being invited to inspect the vacancy. Jump on this opportunity to acquire a proven income-generator in an established development, surrounded by leading regional businesses.

Tenant Highlights



- Offers tenants a flexible and modern working environment
- Can accommodate an open layout or a segmented plan
- Quality office layout, floor coverings, and recently painted internally: six private offices, reception/welcome/reception area, conference room/breakout room/client meeting space, showroom
- A well-designed coffee/beverage area and ADA restrooms
- Restaurant facilities on site provide for the needs of staff and clients while nearby amenities will meet your everyday business, staff and customer needs
- Healthy environment: natural light, central air-conditioning & fast internet connection ensure a comfortable work environment
- Offering well-lit, secured facilities for peace-of-mind
- External office appearance & entry
- Dual entry and exit points offering great access
- Exposure: Main road location exposure to passing traffic, heavy foot traffic
- Large car park: convenience for staff and customers
- Free two-hour street parking
- Access: Good proximity to transport routes and highways
- Large store front windows
- Wheelchair accessible
- 24/7 access
- Tile & carpet
- This space comes with a tax abatement for any new or relocated business subject to Business Privilege Tax.

Tenant Highlights Con'd

BUTLER'S GRAND BALLROOM

- Tenant since 2004, leases 6,496 SF
- Hosting large or small formal parties, elegance surrounds you with a timeless design of 16 foot high coffered ceilings with gold egg and dart moldings, 10 foot tall windows with oak trim and Williamsburg brass chandeliers make for a fairytale setting for your intimate gathering. Guests can mingle and enjoy cocktails & appetizers in the smaller "Pearl Room" before adjourning to the larger "Diamond Room" for dinner and dancing.



BUTLER PENNE

- Tenant since 2015, leases 1,100 SF
- Fast casual pasta shop, Italian food. Fresh custom-made pasta, soup, and salad.



ARRIS CONSTRUCTION

- Tenant since 2017, leases 1,344 SF
- A full-service construction company, offers a range of construction services designed to fit all of our clients' needs. We pride ourselves in our ability to lead and manage unique projects for a range of clientele. Whether you are looking for an addition to your home, a restoration of your existing space, or a new facility, Arris construction can take you from start to finish with ease and expertise.



Tenant Highlights Con'd

RB CIGAR BAR & SPEAKEASY

- Tenant since 2017, leases 1,500 SF
- Focuses on fine cigars, Pennsylvania alcoholic beers, wines, and spirits - particularly whiskeys.



DR REBECCA DE VRIES, PHD MA MED

- Tenant since 2015, leases 166 SF
- Focusing on depression, anxiety and relationship issues, Dr DeVries has the skills and experience to support and guide during your personal journey identifying changes you want to make in your life.



EMILY HILES, LMT

- Tenant since 2019, leases 108 SF
- Licensed Massage Therapist and Bodywork Practitioner with all massage sessions including aromatherapy, sugar foot scrub, hot oil, hot towels, hot bamboo and Himalayan salt stones



MARY KATHRYN HIDO, LPC

- Tenant since 2020, leases 218 SF
- A offers counseling as a mental health treatment for cognitive, psychological, and behavioral disorders; helping individuals, couples, families, and groups understand and solve problems as well as offer advice on how to manage mental and emotional health. anxiety, depression, post-traumatic stress disorder (PTSD), behavioral disorders, phobias, bereavement, marital hardship, attempted suicide, drug and alcohol addiction, sexual abuse, marriage counseling, one-on-one therapy sessions, anger management therapy, and stress management.



Photos

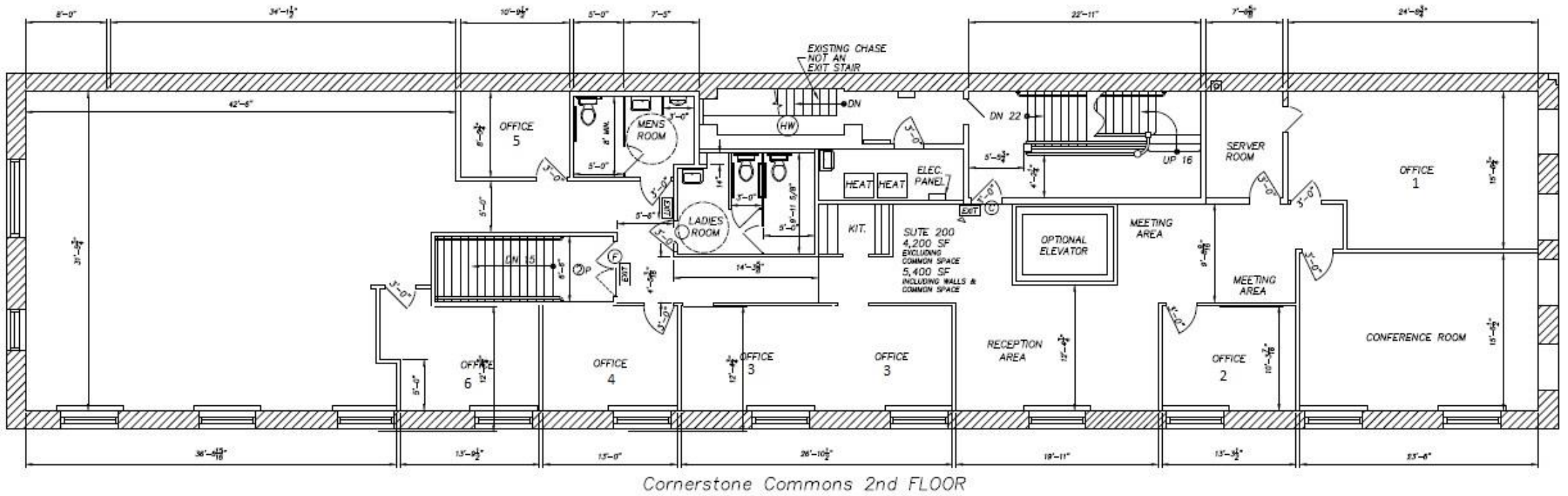
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Floor Plans | Second Floor



Ariel Map

