

# 1011 OLD SALEM **PROFESSIONAL** BUILDING

[1011 Old Salem Road Greensburg, PA 15601](#)



**BUILT OUT OFFICES SPACES**  
**FLEXIBLE LEASE TERMS**  
**MOVE-IN READY**  
**EASY ACCESS TO TURNPIKE**



# SUMMARY



## Inquire for Rate

For Lease! Fully built out, recently available office spaces. Move in ready for any tenant looking for a new professional home. Exterior and interior signage opportunities available.

CLOSE TO THE TURNPIKE

MINUTES FROM DOWNTOWN GREENSBURG

CLOSE TO RETAIL, RESTAURANTS AND OTHER BUSINESSES

Spaces tailored to your specific needs. Modern, sophisticated and ready to inspire your business.

Make these brand new office spaces, **yours today!**

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### First Floor | Space 1

1,500 SF  
Open Office Area  
Built out and Ready to Move-in

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### First Floor | Space 2

400 SF-8,000 SF  
Multiple Suites  
Provide different layouts  
Move-In Ready

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### Second Floor | Space 1

2,500 SF Suite Available  
Private Office Space  
Fully Built Out  
Move-In Ready

## AVAILABLE SPACES

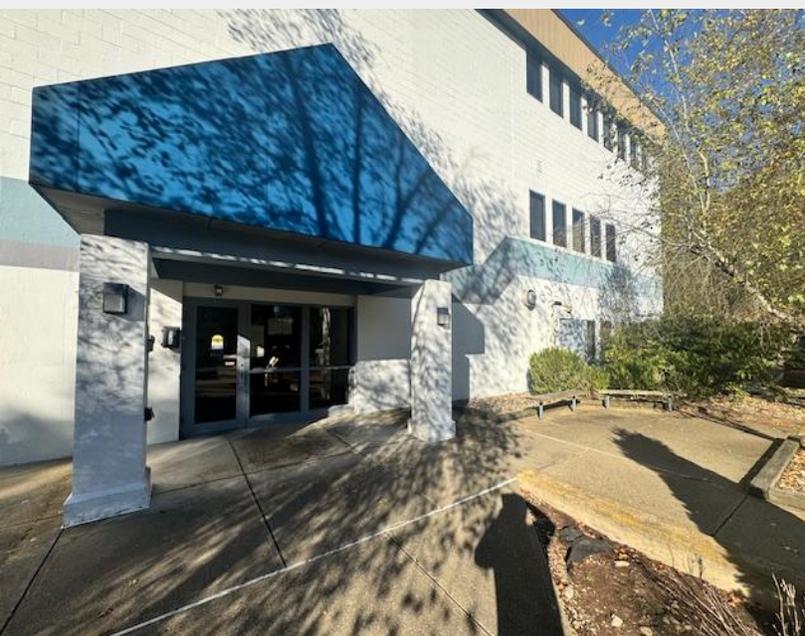


### Hybrid & Flexible Work Spaces

Three floors of full access space are available in this contemporary building. Located near downtown Greensburg and Greensburg Salem High School, the building is perfect for business wanting a fully built out space and private offices. Natural light abounds throughout the property. The windows through the property and built out space is inviting and impressive.

Enjoy the scenic beauty and tree lined exterior of the space. Short distance to numerous restaurants, retail and other businesses. Make hybrid work easy; come to this inviting, tranquil office space.

Exterior and interior Signage Opportunities available.



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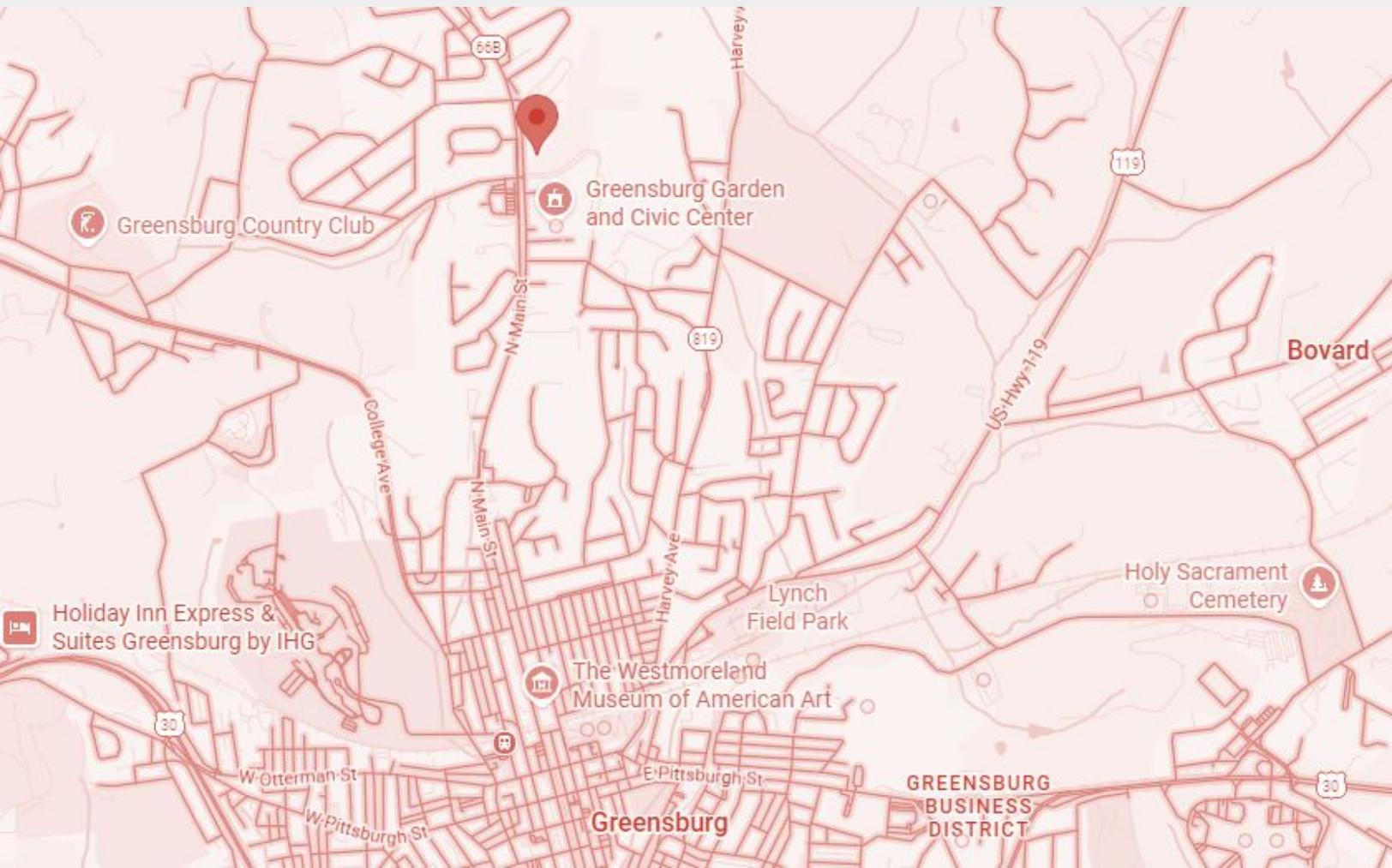
<b>MODERN FINISHES</b>	<b>Built Out</b>
<b>MIN DIVISIBLE</b>	<b>~500 Square Feet</b>
<b>BUILDING CLASS</b>	<b>B</b>
<b>TOTAL AVAILABLE</b>	<b>~12,000 SF</b>
<b>BUILT / RENO</b>	<b>1957/Numerous</b>
<b>FLEXIBLE LEASES</b>	<b>Pandemic Friendly</b>

**Move-in ready spaces  
Lease terms negotiable**

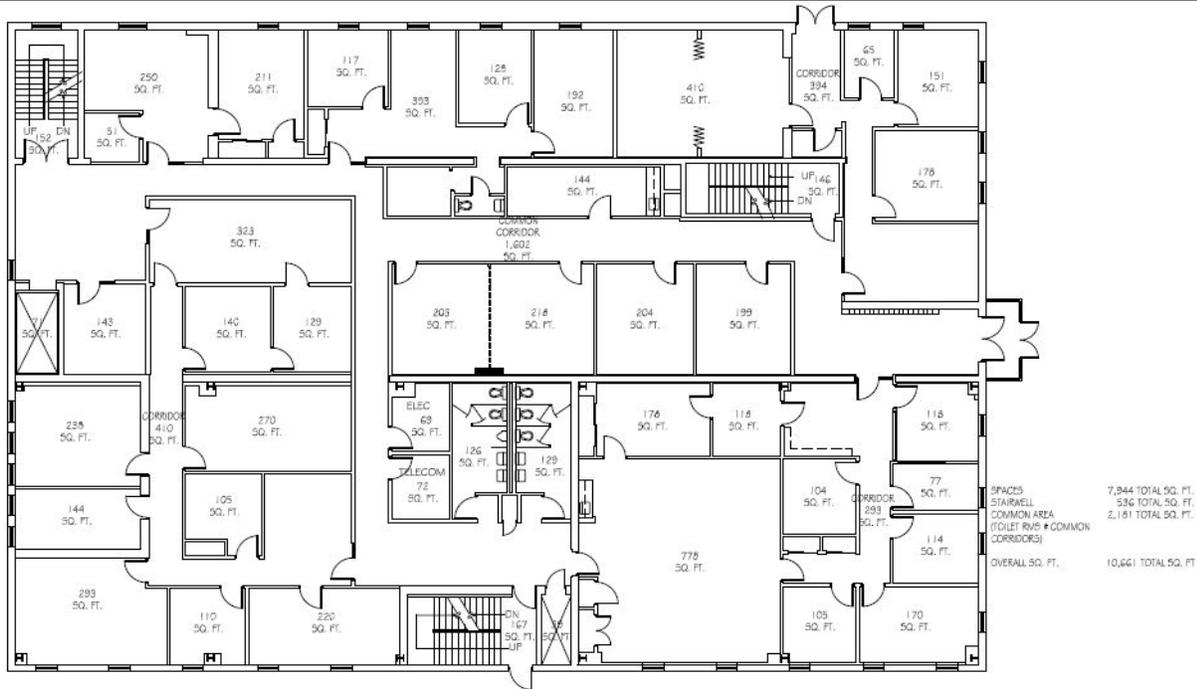
## LOCATION & MARKET

Beautiful views,  
World-class amenities,  
One of its kind!

Move-in Ready Offices in  
an extremely tight  
market.



# FLOOR PLAN DETAILS



SPACES  
STAIRWELL  
COMMON AREA  
(TOILET ROMS # COMMON  
CORRIDORS)  
OVERALL SQ. FT. 10,461 TOTAL SQ. FT.

7,844 TOTAL SQ. FT.  
530 TOTAL SQ. FT.  
2,181 TOTAL SQ. FT.

NOTE: DRAWN FROM A HARD COPY PRINT.  
FIELD VERIFY PRIOR TO PLANNING ANY WORK.

**Basement Level |  
One Space**

**Built Out office Space  
1,500 SF**

**First Floor |  
Multiple Suites**

**Fully built out spaces  
ranging from 400-8,000  
SF Available**

**Second Floor |  
One Space**

**2,500 SF Available  
Private and Built Out  
Office**

## KEY FACTS

**Lower  
Market  
Rate**

Flexible Lease Terms

**111 CAR**

Parking Spots

**~500 SF**

Minimum Available Space

Designed with you in mind. **For your Business and Clients.**

**Move-In Ready | Fully Built Out**

- Common Bathrooms
- Potential Common Conference Room
- Tech Ready

**FINISHED | JUST MOVE-IN**

Offices are ready for any tenant to take immediate occupancy.

**Exterior Monument & Lobby Signage Available**



## KEY FACTS

Aesthetically pleasing and tranquil property with more than enough car parking spots.

Perfect for office, professional services, medical services, engineering, consultants, accountants and tech oriented services.

R&D services could benefit from large open areas to setup labs, light equipment and testing facilities.

~12,000 Square Feet is available and is move-in ready

Expand as you **Grow!**



Low on pocket,  
High on **Trust**

These spaces will not  
last long, **Tenants will.**

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**REACH OUT TO HARDY WORLD, LLC**



**HARDY WORLD LLC**

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*Information provided is reasonably accurate but not guaranteed. More info available upon request.*