



OFFICE/TECH/FLEX FOR LEASE

801 PRESQUE ISLE DR.

PLUM, PA 15238

801 PRESQUE ISLE DRIVE

SAMPSON·MORRIS GROUP



BUILDING FEATURES

- Office/Tech/Flex Building: 33,000 SF for lease
- 8.25/1,000 SF parking ratio
- Subdividable to 7,500 SF
- Call center ready
- Modifiable to fit your needs
- Modern clear span building with one column line
- Abundant natural light
- 14' to 16' under beam ceiling height
- Power: 1200 amp, 120/208v 3-phase
- Professionally managed
- Prominent signage opportunity



JACK O'DONOGHUE, SIOR

412.391.2621

jack.odonoghue@cushwake.com

LIC# RS143557A

DARIN SHRIVER

724.255.9540

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LIC# RS321512

CUSHMAN & WAKEFIELD

310 Grant Street, Suite 1825, Pittsburgh, PA

412 391 2600

cushmanwakefield.com



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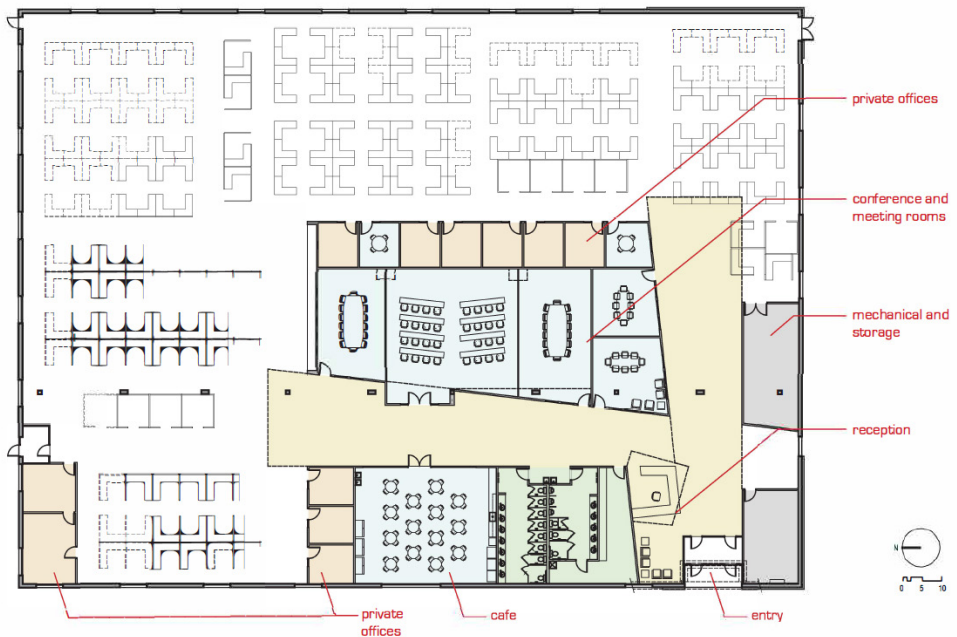
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**MULTIPLE INGRESS/EGRESS POINTS
DIRECTLY OFF RT. 286/GOLDEN MILE HWY.**



**SINGLE TENANT
USER LAYOUT**



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**ABUNDANT NEARBY
RETAIL AMENITIES**

**801 PRESQUE
ISLE
DRIVE**

DOLLAR GENERAL

ExxonMobil



Presque Isle Plaza



Laundromat
Stitt Chiropractic
Conca D'oro Pizzeria
Nail Salon

Nearby Retailers



Edward Jones

FANTASTIC SAM'S

Allstate

Holiday Park Center



**FINE WINE &
GOOD SPIRITS**

Shop 'n Save



Salon & Spa
Azan Wok
Smoker Friendly
Tanning Salon
Holiday Park Cleaners

17,960 AADT

RT 286 / GOLDEN MILE HWY.

Abers Creek

Abers C

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