

# OFFICE SPACE

311 S. Central Avenue, Canonsburg, PA 15317

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,001 SF & 1,505 SF
Lease Rate:	\$1,001; \$1,505 per month (plus prorated snow removal)
Lot Size:	0.37 Acres
Year Built:	1980
Building Size:	7,800 SF
Zoning:	T-1 Transitional
Market:	Pittsburgh
Submarket:	Washington County

### PROPERTY OVERVIEW

Move in ready office space available for lease

### LOCATION OVERVIEW

Quick access to I-79, 980, Rt 19, Canonsburg, Southpointe, and Washington.

### PROPERTY HIGHLIGHTS

- Lease rate includes electric, gas, water, sewer and trash
- Flexible lease terms and sizes
- Free parking onsite
- Excellent property to establish an office location in Washington County
- Full Service Rent; prorated snow removal

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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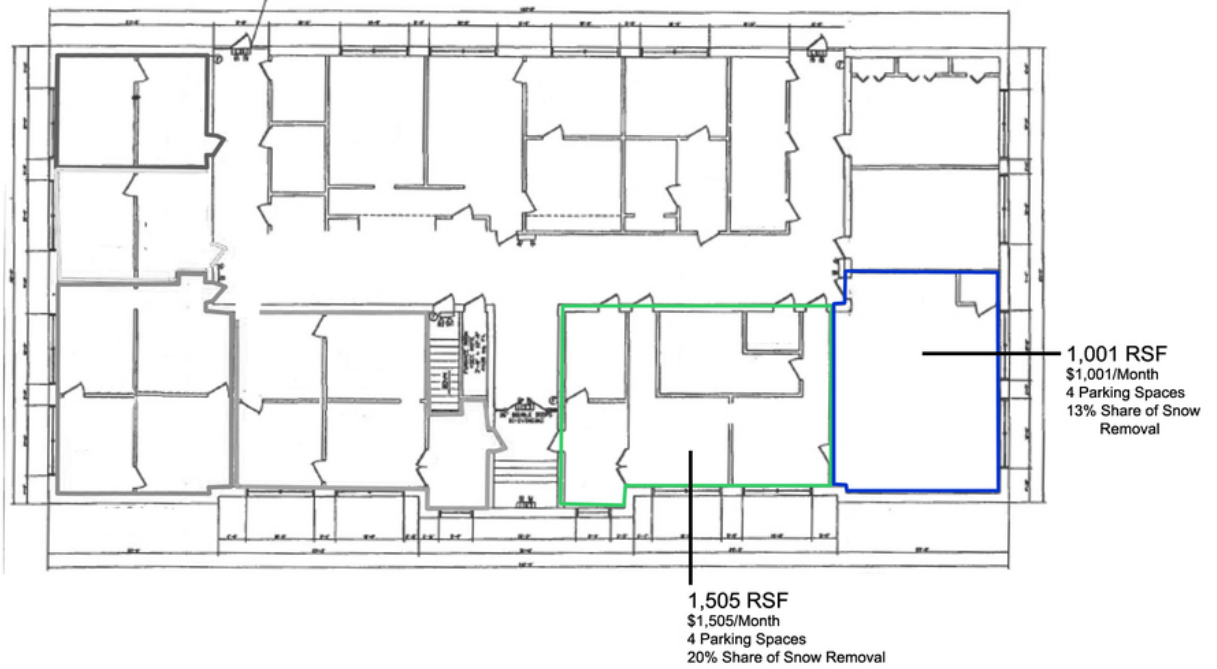
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## ADDITIONAL PHOTOS



311 South Central Avenue



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