



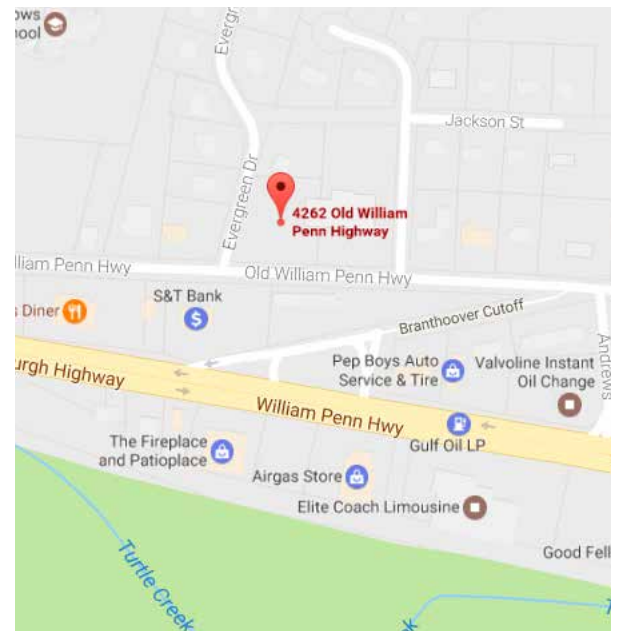
Medical/Spa Space Opportunity

4262 Old William Penn Hwy,
Murrysville, PA 15668

Description:

Two great spaces available. Beautifully finished suite with hardwood floors and high-end finishes and a ready to build raw space. Conveniently located in the heart of Murrysville with Ample parking, nicely appointed interior hallways and bathrooms. Easy access from 22 located within miles of UPMC and Forbes Regional.

Traffic count of 25,000 cars per day with population of 70,000 people within a 5 mile radius with \$103,000 being the average house hold income.



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For Lease
Medical/Spa Space



Medical/Spa Space Opportunity

4262 Old William Penn Hwy,
Murrysville, PA 15668

Space 1:

Rental Rate	\$23.00 Sq Ft
Space Available	2,440 SF (Raw)
Lease Type	NNN

Space 2:

Rental Rate	Negotiable
Space Available	2,354 SF
Lease Type	NNN

