

# For Lease Medical/Spa Space



## 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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#### 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



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