

# LEASE OFFICE

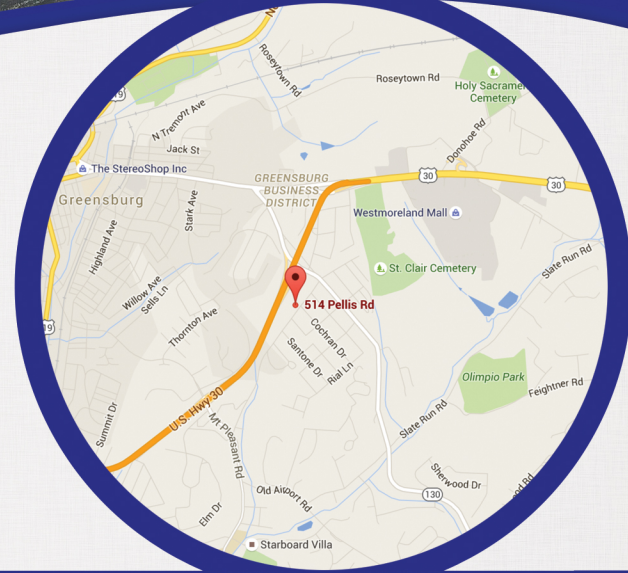
514 PELLIS ROAD, GREENSBURG, PA 15601



## HIGHLIGHTS

- Prime medical & professional office space located within close proximity to various major retail and restaurants; minutes from Downtown Greensburg Business District
- Great access right off of Rt. 30
- Abundant parking
- Current layout includes: waiting room, receptionist area, kitchen, two restrooms, executive office suite, conference room, five offices/exam rooms
- Size of building: 5,000 +/- sq. ft.
  - Space Available: **2nd Floor: 2,500 +/- sf**

**ASKING RATE: \$15 psf + gas & electric**



**PRC**  
COMMERCIAL

**CONTACT:**  
Brad Ring  
Commercial Brokerage  
412.261.6532 x224  
brad@prudentialrealty.com

PRC Commercial  
3700 South Water Street  
Suite 105  
Pittsburgh, PA 15203  
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.