

# FOR SALE OR LEASE

## SOLAR PROFESSIONAL CENTER 2151 Shenango Valley Freeway Hermitage, Pennsylvania 16148



- ✦ **17,698 SF Medical Office Building**
- ✦ 2.0± acres
- ✦ **6,520 SF office available for lease**
- ✦ Five doctors' offices as well as reception and waiting areas
- ✦ Office space can be used for medical, legal, accounting, etc.
- ✦ On-site parking for 70+ vehicles
- ✦ **FOR LEASE AT \$10/SF, plus utilities, janitorial and trash**
- ✦ **The property is conveniently located with excellent visibility and signage**
- ✦ Constructed in 1981 with an addition constructed in 1992
- ✦ Zoned Office Business District (OBD)
- ✦ Current Tenants:
  - Sharon Regional Orthopedics and Sports Medicine
  - UPMC Primary Care Hermitage Internal Medicine
- ✦ Parcel Number 12-158-209
- ✦ **FOR SALE AT \$550,000**

EXCLUSIVELY OFFERED BY:

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View the Property at [www.bakeryoung.com](http://www.bakeryoung.com)

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**PARCEL**  
**MAP**

