

1011 OLD SALEM **PROFESSIONAL** BUILDING

1011 Old Salem Road Greensburg, PA 15601



**BUILT OUT OFFICES SPACES
FLEXIBLE LEASE TERMS
MOVE-IN READY
EASY ACCESS TO TURNPIKE**



SUMMARY



Inquire for Rate

For Lease! Fully built out, recently available office spaces. Move in ready for any tenant looking for a new professional home. Exterior and interior signage opportunities available.

CLOSE TO THE TURNPIKE

MINUTES FROM DOWNTOWN
GREENSBURG

CLOSE TO RETAIL,
RESTAURANTS AND OTHER
BUSINESSES

Spaces tailored to your specific needs. Modern, sophisticated and ready to inspire your business.

Make these brand new office spaces, **yours today!**

First Floor | **Space 1**

1,500 SF
Open Office Area
Built out and Ready to Move-in

First Floor | **Space 2**

400 SF-8,000 SF
Multiple Suites
Provide different layouts
Move-In Ready

Second Floor | **Space 3**

2,500 SF Suite Available
Private Office Space
Fully Built Out
Move-In Ready

AVAILABLE SPACES



Hybrid & Flexible Work Spaces

Three floors of full access space are available in this contemporary building. Located near downtown Greensburg and Greensburg Salem High School, the building is perfect for business wanting a fully built out space and private offices. Natural light abounds throughout the property. The windows through the property and built out space is inviting and impressive.

Enjoy the scenic beauty and tree lined exterior of the space. Short distance to numerous restaurants, retail and other businesses. Make hybrid work easy; come to this inviting, tranquil office space.

Exterior and interior Signage Opportunities available.



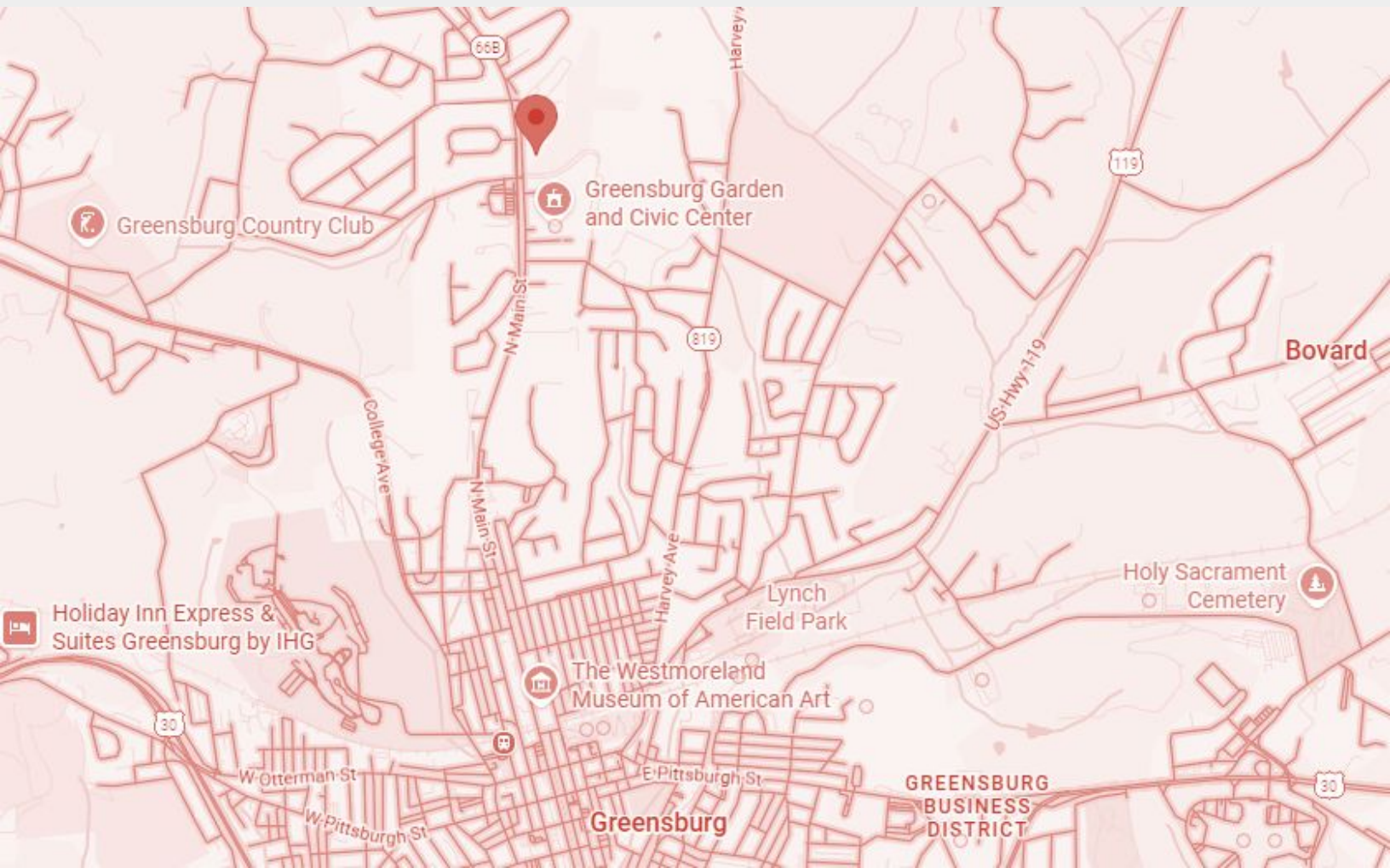
MODERN FINISHES	Built Out
MIN DIVISIBLE	~500 Square Feet
BUILDING CLASS	B
TOTAL AVAILABLE	~12,000 SF
BUILT / RENO	1957/Numerous
FLEXIBLE LEASES	Pandemic Friendly

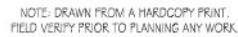
Move-in ready spaces
Lease terms negotiable

LOCATION & MARKET

Beautiful views,
World-class amenities,
One of its kind!

Move-in Ready Offices in
an extremely tight
market.





**2,500 SF Available
Private and Built Out
Office**

KEY FACTS

**Lower
Market
Rate**

Flexible Lease Terms

111 CAR

Parking Spots

~500 SF

Minimum Available Space

Designed with you in mind. **For your Business and Clients.**

Move-In Ready | Fully Built Out

- Common Bathrooms
- Potential Common Conference Room
- Tech Ready

FINISHED | JUST MOVE-IN

Offices are ready for any tenant to take immediate occupancy.

**Exterior Monument & Lobby Signage
Available**



KEY FACTS

Aesthetically pleasing and tranquil property with more than enough car parking spots.

Perfect for office, professional services, medical services, engineering, consultants, accountants and tech oriented services.

R&D services could benefit from large open areas to setup labs, light equipment and testing facilities.

~12,000 Square Feet is available and is move-in ready

Expand as you **Grow!**



Low on pocket,
High on **Trust**

These spaces will not
last long, **Tenants will.**

REACH OUT TO HARDY WORLD, LLC



HARDY WORLD LLC

61 STATE ROUTE 2044
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

CALL: (724) 201-6600

TEXT: (724) 572-8400