

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.

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-6,000 SF
Multiple Suites
Provide different layouts
Move-In Ready

Second Floor | Space 1

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

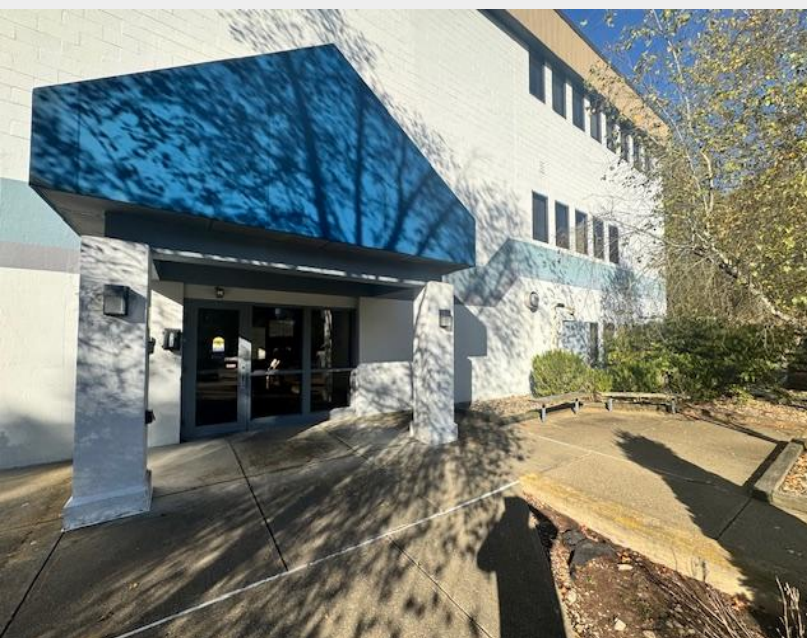
AVAILABLE SPACES



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.



Lower Level Entrance

MODERN FINISHES	Built Out
MIN DIVISIBLE	~500 Square Feet
BUILDING CLASS	B
TOTAL AVAILABLE	~10,000 SF
BUILT / RENO	1957/Numerous

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.

1011 OLD SALEM ROAD
GREENSBURG, PA 15601

PREMIER LOCATION IN WESTMORELAND COUNTY



FLOOR PLAN DETAILS



LEASED

250 SQ. FT. 211 SQ. FT. 117 SQ. FT. 128 SQ. FT. 192 SQ. FT. 410 SQ. FT. 65 SQ. FT. 151 SQ. FT. 178 SQ. FT. 144 SQ. FT. 323 SQ. FT. 145 SQ. FT. 140 SQ. FT. 129 SQ. FT. 203 SQ. FT. 218 SQ. FT. 204 SQ. FT. 199 SQ. FT. 235 SQ. FT. 270 SQ. FT. 105 SQ. FT. 144 SQ. FT. 293 SQ. FT. 110 SQ. FT. 230 SQ. FT. 126 SQ. FT. 129 SQ. FT. 167 SQ. FT. 168 SQ. FT. 169 SQ. FT. 170 SQ. FT. 171 SQ. FT. 172 SQ. FT. 173 SQ. FT. 174 SQ. FT. 175 SQ. FT. 176 SQ. FT. 177 SQ. FT. 178 SQ. FT. 179 SQ. FT. 180 SQ. FT. 181 SQ. FT. 182 SQ. FT. 183 SQ. FT. 184 SQ. FT. 185 SQ. FT. 186 SQ. FT. 187 SQ. FT. 188 SQ. FT. 189 SQ. FT. 190 SQ. FT. 191 SQ. FT. 192 SQ. FT. 193 SQ. FT. 194 SQ. FT. 195 SQ. FT. 196 SQ. FT. 197 SQ. FT. 198 SQ. FT. 199 SQ. FT. 200 SQ. FT. 201 SQ. FT. 202 SQ. FT. 203 SQ. FT. 204 SQ. FT. 205 SQ. FT. 206 SQ. FT. 207 SQ. FT. 208 SQ. FT. 209 SQ. FT. 210 SQ. FT. 211 SQ. FT. 212 SQ. FT. 213 SQ. FT. 214 SQ. FT. 215 SQ. FT. 216 SQ. FT. 217 SQ. FT. 218 SQ. FT. 219 SQ. FT. 220 SQ. FT. 221 SQ. FT. 222 SQ. FT. 223 SQ. FT. 224 SQ. FT. 225 SQ. FT. 226 SQ. FT. 227 SQ. FT. 228 SQ. FT. 229 SQ. FT. 230 SQ. FT. 231 SQ. FT. 232 SQ. FT. 233 SQ. FT. 234 SQ. FT. 235 SQ. FT. 236 SQ. FT. 237 SQ. FT. 238 SQ. FT. 239 SQ. FT. 240 SQ. FT. 241 SQ. FT. 242 SQ. FT. 243 SQ. FT. 244 SQ. FT. 245 SQ. FT. 246 SQ. FT. 247 SQ. FT. 248 SQ. FT. 249 SQ. FT. 250 SQ. FT.

Basement Level | One Space
Built Out office Space
1,500 SF
Shared Restrooms

First Floor | Multiple Suites
Fully built out spaces
ranging from 400-6,000
SF Available
Shared Restrooms

Second Floor | One Space
2,500 SF Available
Private and Built Out Office
Shared Restrooms

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
Building & Lobby Signage Available**

FINISHED | JUST MOVE-IN

Offices are ready for any tenant to take immediate occupancy.



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.

~10,000 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

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