

1,600 SF OFFICE / RETAIL FOR LEASE

125 SOUTH MAIN STREET
Greensburg, PA 15601



SPACE DETAILS:

- **1,600 SF suitable** for office or retail use
- Alley access for deliveries
- 36 people occupant calculation
- Access to basement for storage
- Tenant pays for electrical service
- Ready for build-out to tenant specs
- Open floor plan with 14' ceiling height
- 200' to reach Cable and Fiber Network
- Male and female ADA compliant bathrooms will be added once layout is finalized

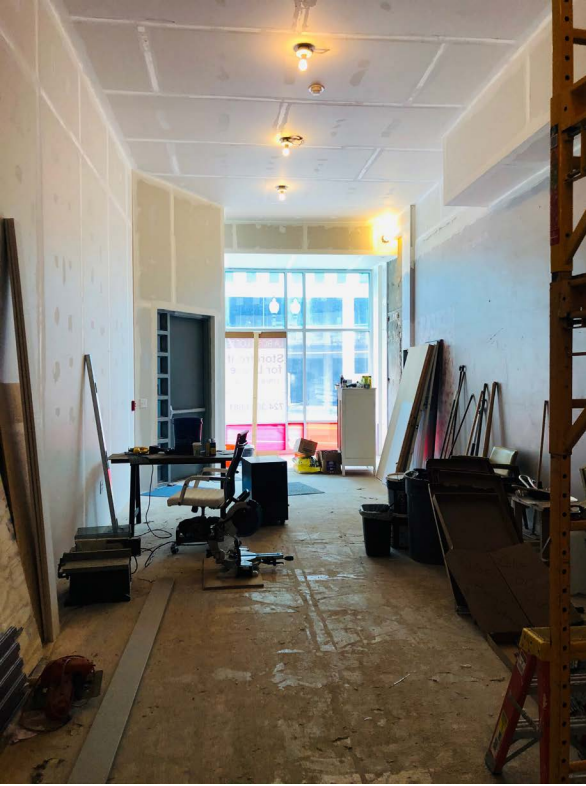


**Guardian
Realty**
Solutions, LLC

Christina M. Bucciero
President/Broker of Record
412.445.5134 mobile
412.829.0900 x 107 office
412.829.0933 fax
cbucciero@gcmsi.com
RM #423313 RB #068430

Guardian Realty Solutions, LLC | #610, 4530 William Penn Hwy, Murrysville, PA 15668 | www.guardianrealtysolutions.com

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Community details:

- 6 municipal parking lots and the downtown parking garage withing a 200 yard radius.
- 7 metered parking spaces in front of the building and 130 metered spaces within 100 yards of the building entrance.
- 6 minute drive time to US Route 30.
- Walk Score Rating: 88

Founded in 1799, Greensburg remains the cultural, government, and legal center of Westmoreland County. The neighborhoods of the City are diverse with each possessing a distinct charm. The restored County Courthouse, Palace Theatre, and the Train Station showcase the architectural style of the late 1800's and the high level of civic pride in our history. The numerous billiard halls and membership clubs of the early 1900's have been replaced with coffee shops, specialty retail stores, and tattoo shops. New apartments with modern style and features complement the historical houses within the surrounding neighborhoods. Two major universities bookend the City providing residents with an opportunity to earn a degree and experience lectures and performances. Seton Hill University and the University of Pittsburgh at Greensburg are not only education centers but significant contributors to the local economy. The City also houses well-known companies such as Excela Westmoreland Hospital, First Energy, the Tribune Review along with numerous small businesses.

GET IN TOUCH

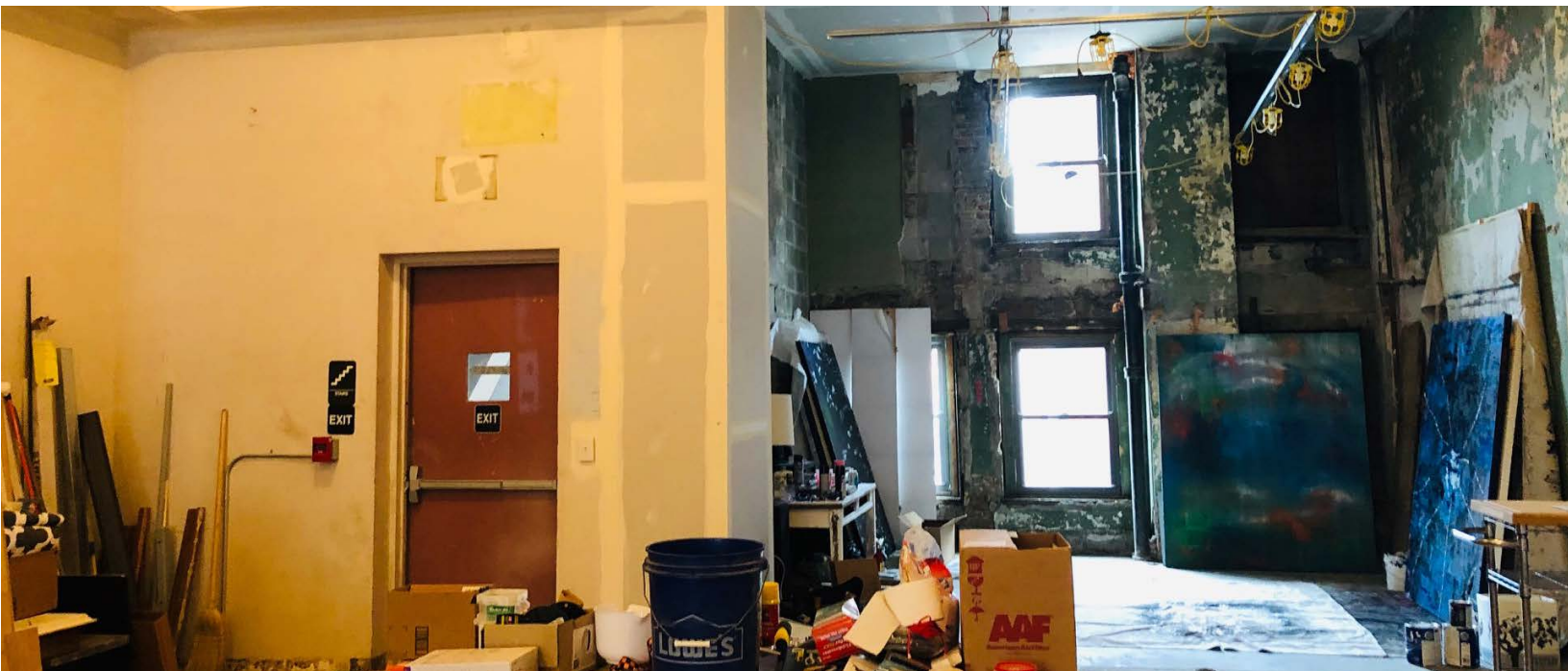


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RENOVATIONS CURRENTLY UNDERWAY!



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