

# SALE/LEASE OFFICE

433-435 S. MAPLE AVE.  
GREENSBURG, PA 15601



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**OFFERING SUMMARY**

433–435 S. Maple Avenue presents a rare opportunity to acquire or lease a well-positioned professional office property in one of Greensburg's established commercial corridors. Suitable for owner-users, investors, medical providers, counselors, attorneys, and other professional service firms, the property offers immediate occupancy and exceptional flexibility to accommodate a variety of business needs.

Conveniently located in Downtown Greensburg, Independence Health System, the Westmoreland County Courthouse, and major transportation routes, the property benefits from strong surrounding demographics, excellent accessibility, and proximity to numerous retail, dining, and professional amenities.

Whether utilized as a headquarters location, multi-tenant investment, or owner-occupied office building, this property offers a unique combination of functionality, visibility, and long-term value.

**BUILDING DESCRIPTION**

433–435 S. Maple Avenue consists of two interconnected office buildings that have been thoughtfully maintained and updated while preserving their historic character. The property features a functional layout that includes private offices, conference rooms, reception and waiting areas, collaborative workspaces, and support areas designed to accommodate a wide range of professional users.

The interior is enhanced by abundant natural light, attractive architectural details, updated flooring and finishes, and multiple access points throughout the building.

The property's blend of character, functionality, and adaptability creates a professional environment well-suited for today's office, medical, counseling, legal, and service-oriented users.

- **LEASE RATE:** \$16 psf + utilities
- **SALES PRICE:** \$399,000







