

OFFICE SPACE FOR LEASE

400 Jefferson Ave, Washington PA, 15301



3,200 SF & 1,500 SF Avl.

PROPERTY HIGHLIGHTS

- Convenient access to I70, I79, and Route 19
- Perfect for standard office or medical
- Newly renovated lobby
- On-site parking
- First and Second floor street level
- Daily Traffic Count - Jefferson Ave: ~15,000



1ST FLOOR SUITE

POTENTIAL MEDICAL SPACE - MOVE IN READY

3,200 SF | Asking Rent: \$18.75/SF + Utilities



Waiting Room



Open Practice



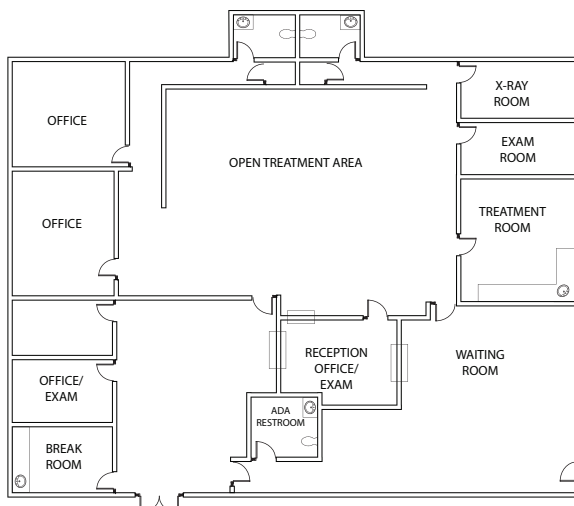
Inside Reception



Private Practice



Private Practice Spaces



400 Jefferson Ave
Suite 1

SUITE OVERVIEW

- Former Chiropractor
- Newly Renovated
- 6 Private offices/Exam Rooms
- X-Ray Room
- Waiting Room
- Open Treatment Area
- 3 in suite restrooms
- Reception Area
- Break Room



2ND FLOOR SUITE

PRIVATE OFFICE SPACES + RECEPTION

Asking Rent: \$13.60/SF + Utilities | **1,500 SF**



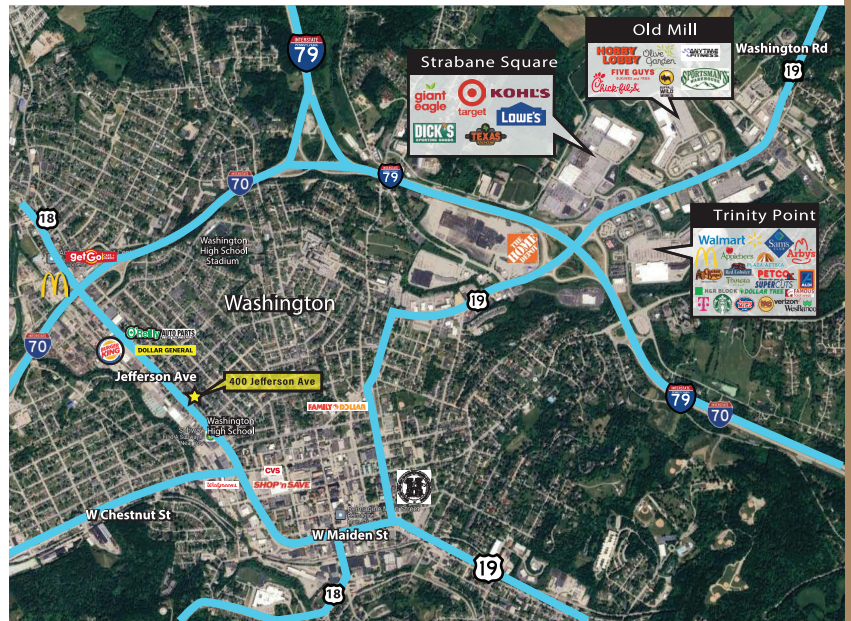
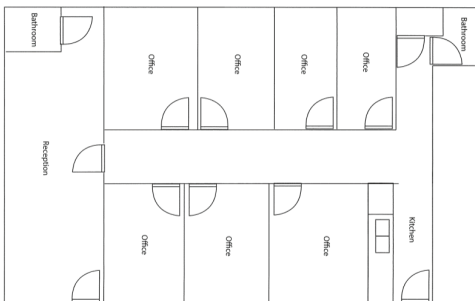
Reception Space



Private Office

SUITE OVERVIEW

- 2nd Floor Parking + Entrance
- 6 Private offices
- Ideal Medical Space
- Reception/Waiting Room
- 2 in suite bathrooms
- Kitchenette



LOCATION OVERVIEW