

MOROCCO BUILDING

651 S CENTER AVE., SOMERSET, PA 15501

OFFICE FOR LEASE



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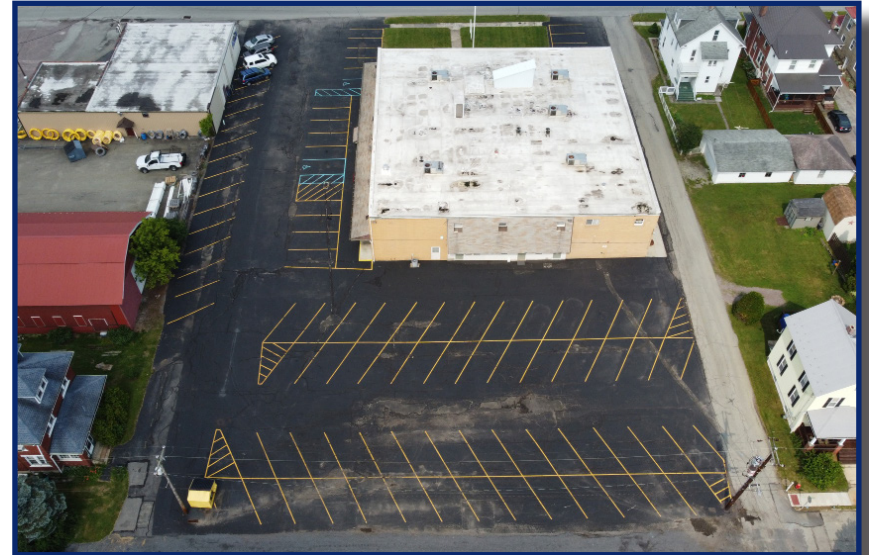
All SVN® offices independently owned and operated.

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for lease this office opportunity located at 651 S Center Avenue, Somerset, PA. The property consists of a two story medical office building. Spaces available for lease include 796 SF in Suite 105B and 7,425 SF in Suite 201.

PROPERTY HIGHLIGHTS

- Multi-Tenant Medical/Office Building
- Up to 6 months free rent and negotiable TI allowance
- Tenants including UPMC, State funded organizations, Non-profit organizations, and local & regional counseling services
- 95 parking spaces - more than adequate
- Approximately 10,000 SF per floor with a 2,600 SF basement
- Located only four blocks from the UPMC Somerset Hospital

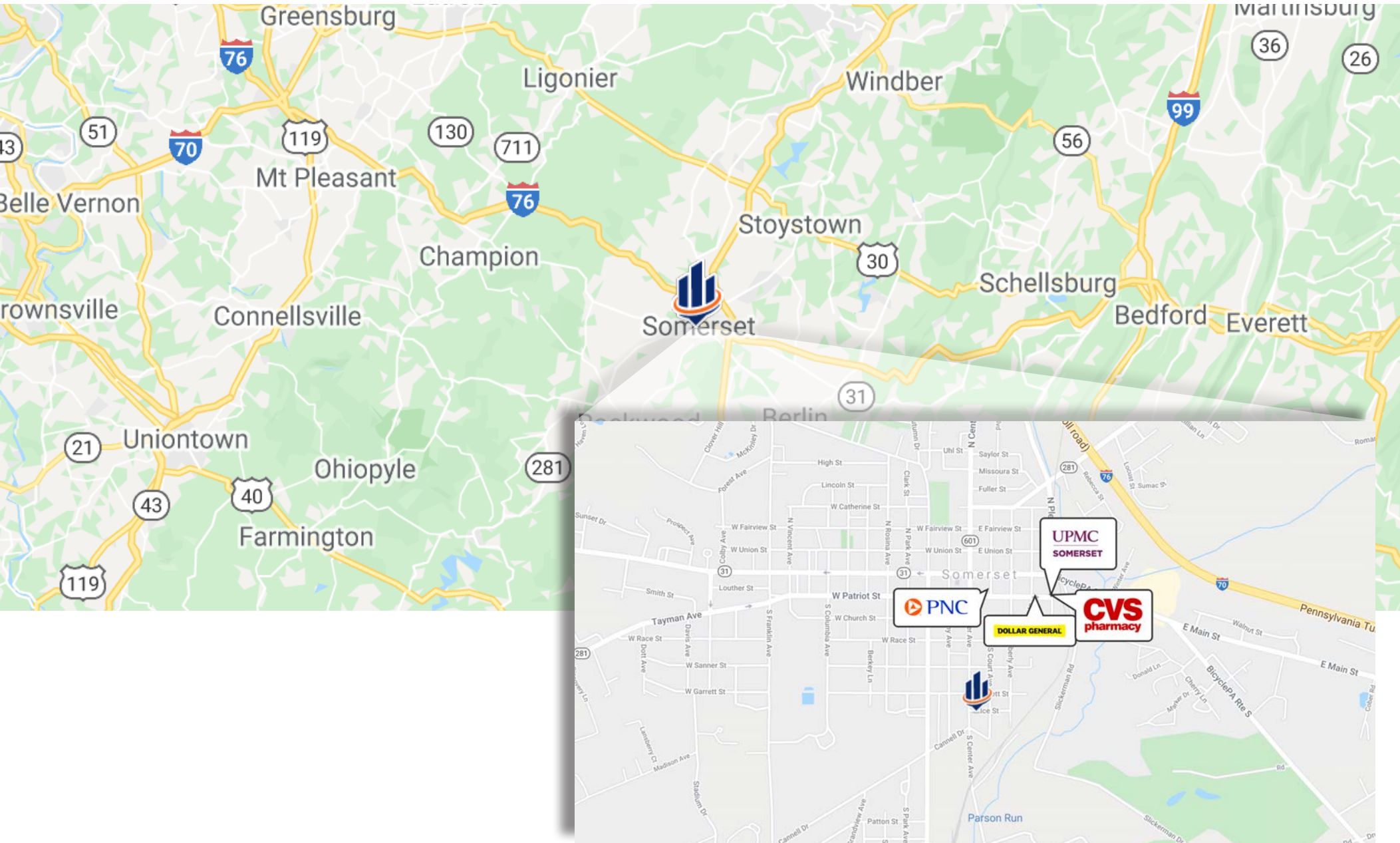


OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	20,000 SF
SPACE AVAILABLE:	796 - 7,425 SF
LOT SIZE:	1.15 AC
PARCEL:	420015330
COUNTY:	SOMERSET
MUNICIPALITY:	SOMERSET TWP

LOCATION OVERVIEW

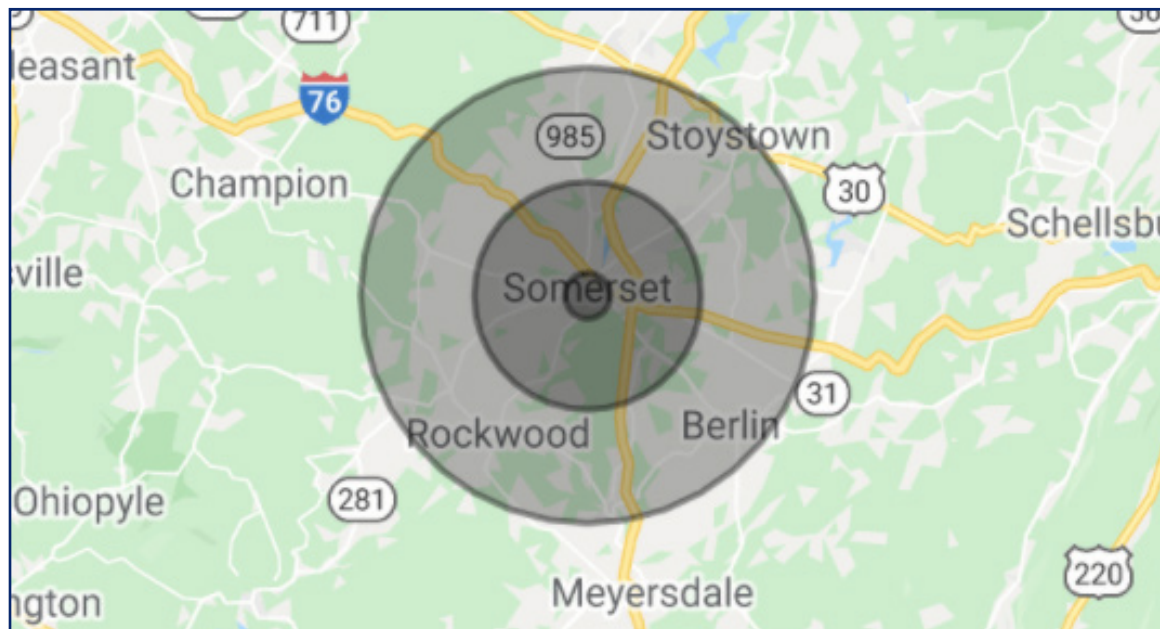
LOCATION MAPS



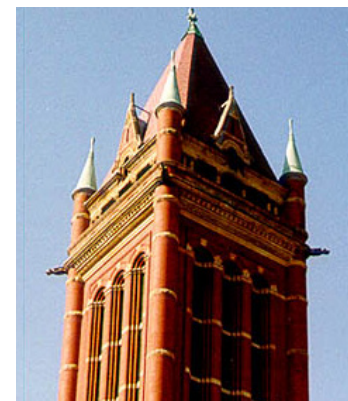


LOCATION OVERVIEW

SOMERSET TOWNSHIP, PA



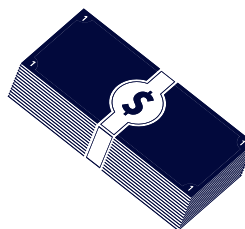
Somerset Township, a rural farming and residential community, is located in Somerset county and is approx. 70 miles southeast of Pittsburgh. Somerset was the central stage for the Whiskey Rebellion of 1794, and several rebellion leaders lived in Somerset. Somerset has a humid continental climate that is affected by the high elevation, and is the only place in Pennsylvania to ever receive accumulations of snow in June.



DAYTIME EMPLOYEES

14,742

*5 Mile Radius



AVERAGE HOUSEHOLD

INCOME
\$64,912

*5 Mile Radius

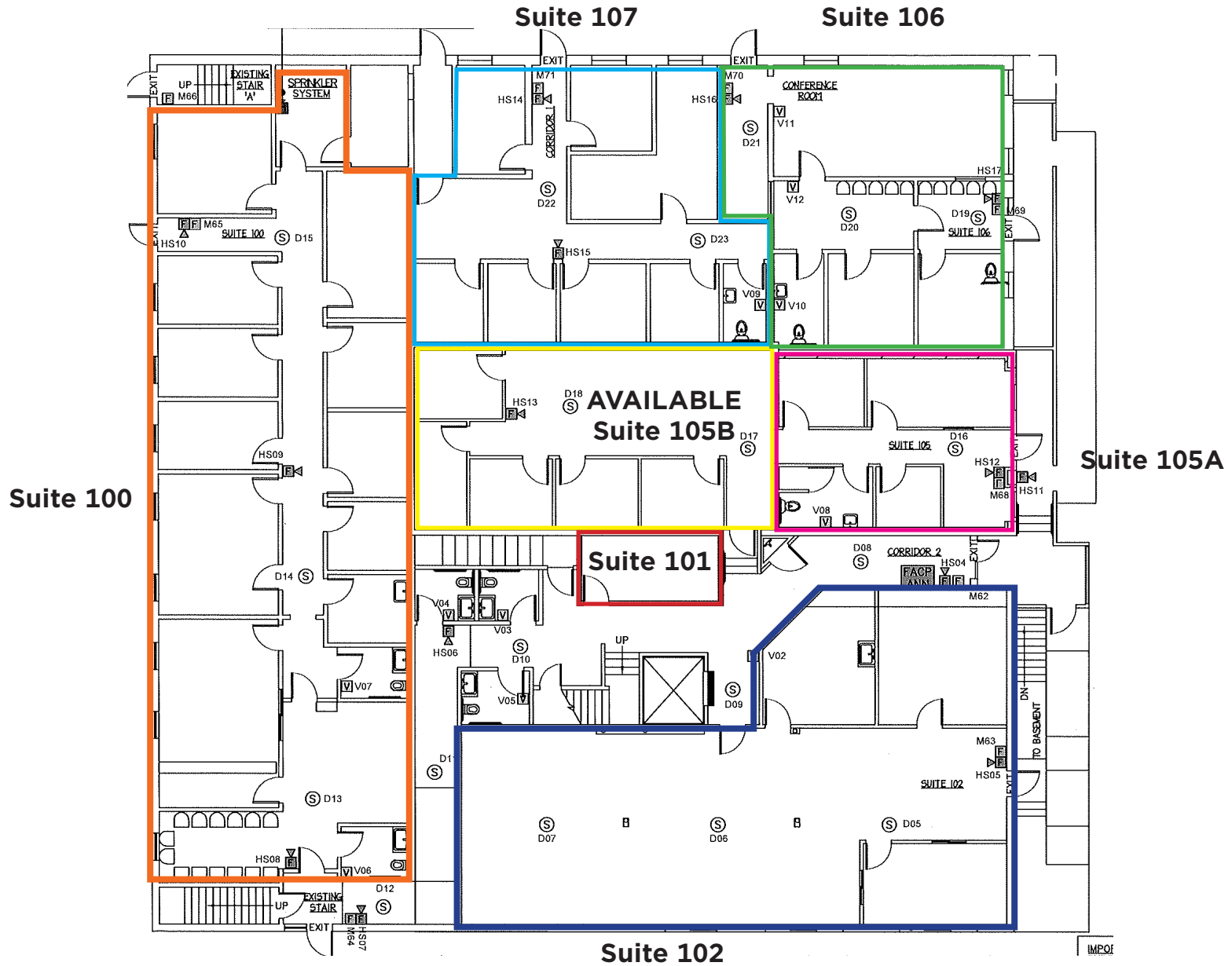


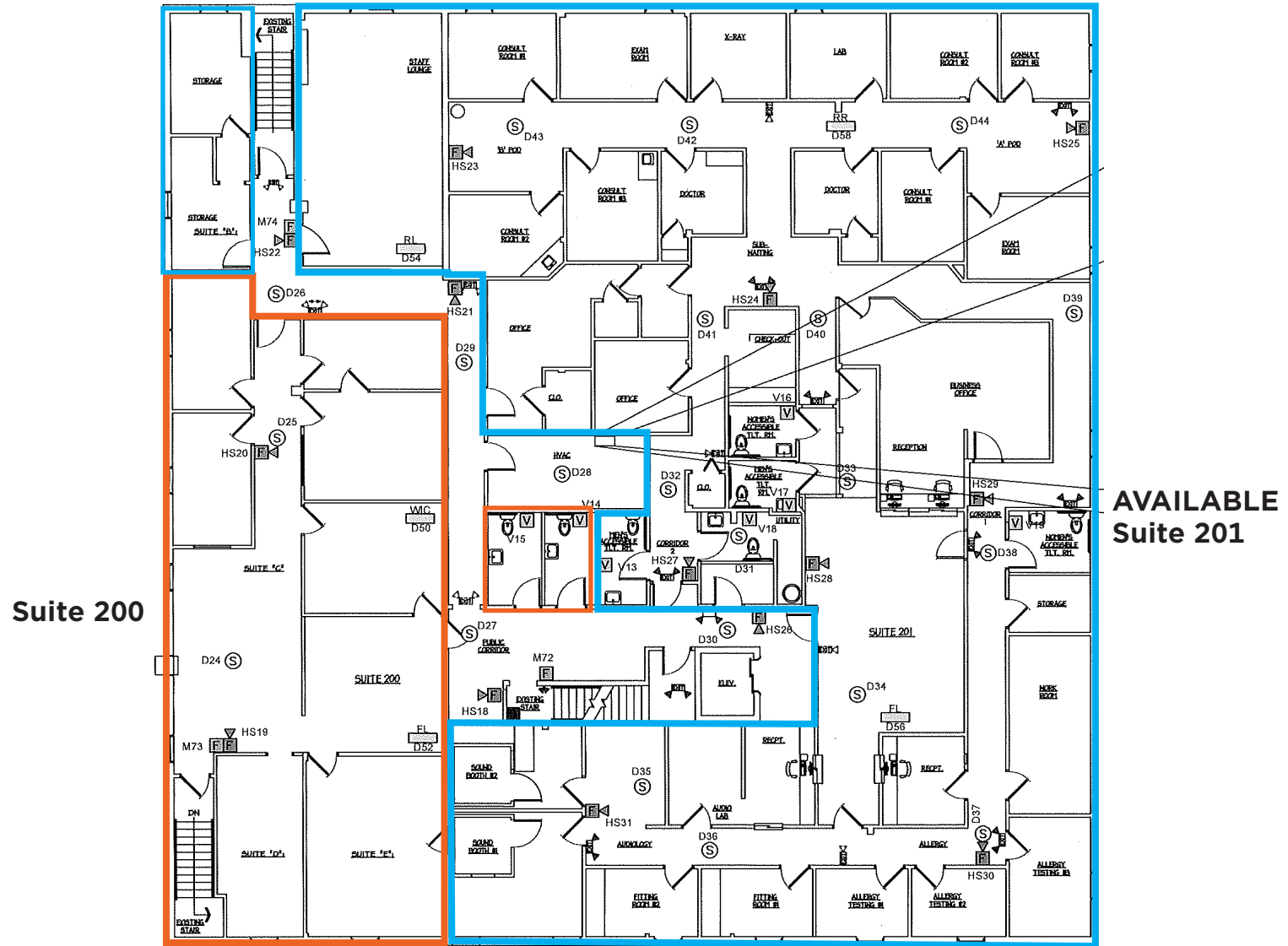
AVERAGE

AGE
43.4

*1 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES	HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2024 Total Population	7,563	17,262	31,381	Total Households	3,068	6,270	12,146
2029 Projected Population	7,493	16,966	30,774	# of Persons per HH	2	2.1	2.2
Average Age	43.4	44.6	44.5	Average HH Income	\$59,832	\$64,912	\$66,554
Median Home Value	\$125,836	\$137,358	\$134,822	Median HH Income	\$44,564	\$52,785	\$53,657





PHOTOS

EXTERIOR













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