

For Sale

2-story, 30,000 SF office building in Bushy Run Corporate Park **Westmoreland County** 

- 30,000 SF building on 6.8 acre site
- 125 parking spaces (4.17/1,000 RSF)
- Construction completed in 2014
- Perimeter windowed office layout
- Multiple conference/training rooms
- 1600 amp, 208/120 electrical service

1100 Randall Court Export, PA 15632

#### Jeff Adams

Senior Vice President +1 412 208 1400 jeff.adams@am.jll.com

# Why build?

- move-in condition
- 2 large conference / training rooms one per floor
- 2 break rooms / kitchenettes











## First floor plan | 15,000 SF

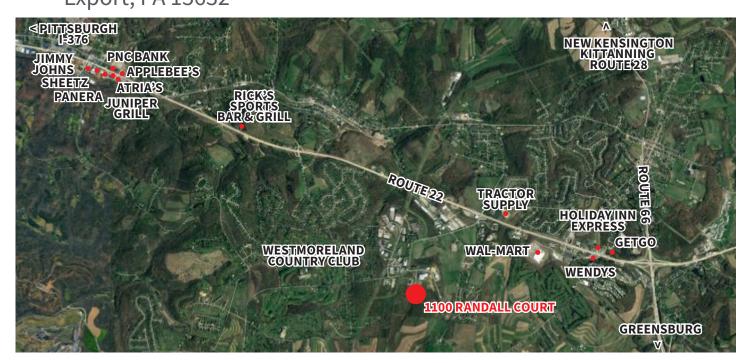


main building entry

# Second floor plan | 15,000 SF



### 1100 Randall Court Export, PA 15632





#### **Nearby Amenities**

- Westmoreland Country Club
- Manor Valley Golf Course
- Cloverleaf Golf Course
- The Lamplighter
- GetGO & Sheetz
- Rick's Sports Bar & Grill
- Wal-mart
- The Boulevard

- AMC Classic
- Tractor Supply Co.
- Applebee's
- PNC Bank
- Holiday Inn Express
- McDonald's
- Jimmy Johns
- Eat N' Park

- AutoZone
- Juniper Grill
- Panera
- Atria's
- US Postal Service
- Wendys
- Taco Bell

#### Access

- Quick access to Route 22
- 5 minutes to Route 66 & Toll 66
- 11 minutes to Murrysville (5.9 miles)
- 31 minutes to downtown Pittsburgh (23.6 miles)
- 20 minute drive to Greensburg (10.8 miles)
- 23 minute drive to Monroeville / PA Turnpike I-76
  / Parkway East I-376 (11.9 miles)

Jeff Adams

Senior Vice President +1 412 208 1400 jeff.adams@am.jll.com

