

Location Location Location

Time for a move to a **better** location?

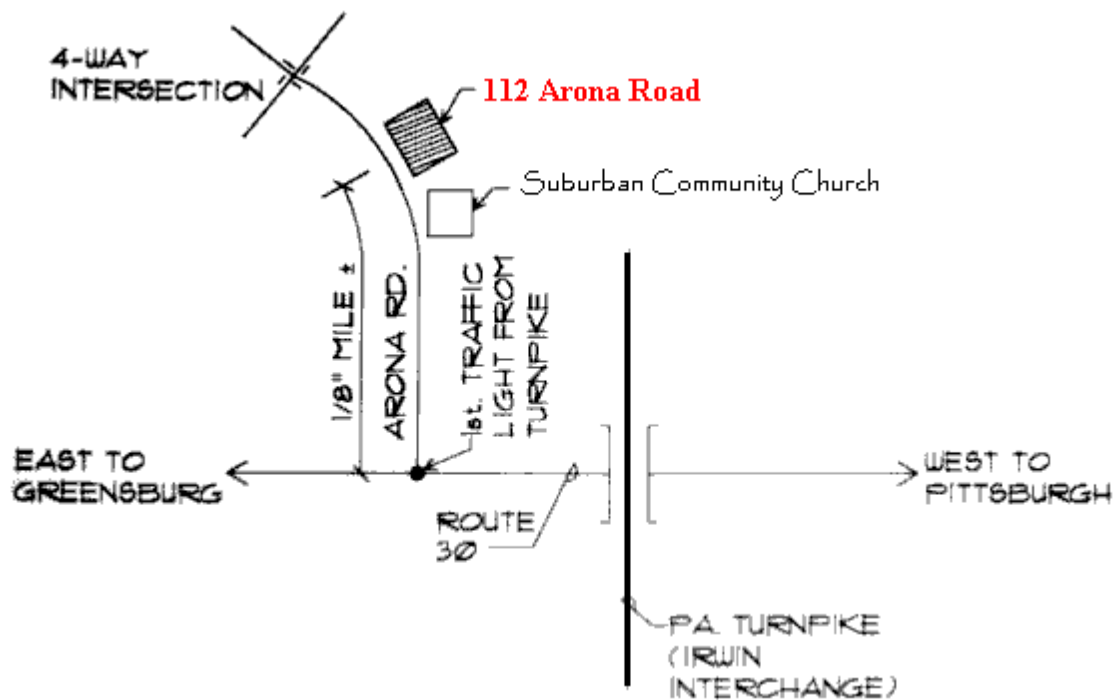
We want to take **you** and **your** business to the next level.

Our location can provide you with:

- High visibility and traffic area
- Beautiful exterior aesthetics
- Easy access from Route 30 and PA Turnpike (Irwin)
- 18 convenient parking spaces
- Once a week cleaning service provided by landlord
- All tenant space can be customized on a build-to-suit basis
- Lawn care, trash & snow removal service supplied by landlord.
- New HVAC systems 24 hour accessibility
- Separate utilities for each tenant
- Treed campus
- Complete fire alarm system
- Security systems available for individual tenants
- Comcast cable television service wired for each tenant
- High-speed cable Internet access
- Building is being completely remodeled; new roof, windows, carpets, & doors
- Handicap accessible for ground and first floors
- Outdoor safety lighting



Call (724) 872-6311 to view the property and discuss how it can help you take your business to the next level!



www.msc7.com

Professional Offices Convenient to US Route 30 and the PA Turnpike in North Huntingdon, PA
For more information: Phone: (724) 872-6311; Fax: (724) 872-6998; E-mail: demickley@gmail.com