

# OFFICE SPACE FOR LEASE

701 4TH AVENUE, NEW KENSINGTON, PA 15068



## PROPERTY HIGHLIGHTS

- 6,555 SF two story office bldg
- 3,277 SF for lease - first floor
- 6 months free rent for renovations
- \$11/SF plus utilities
- **View virtual tour [here](#)**
- Heating & Cooling: GFA / CA
- 200 AMP electrical service
- Brick exterior



FOR MORE INFORMATION, CONTACT:

**JIM WINTER**

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**PORTER SCOTT**

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**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

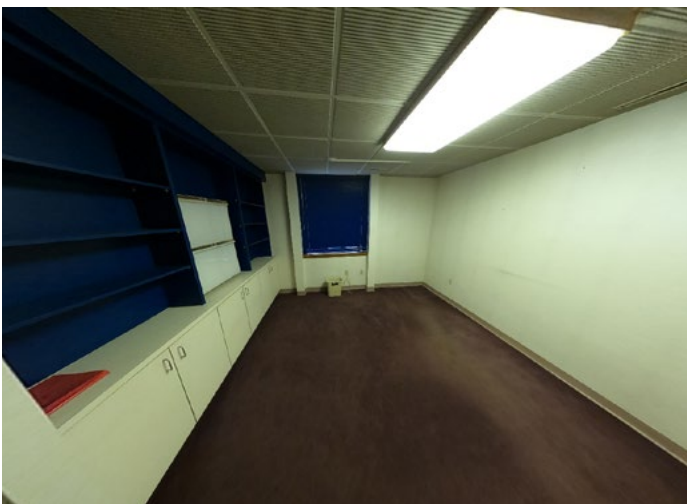


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**TROVO**

Opened in 2019, Trovo, a vintage home decor shop

**DIGITAL FOUNDRY**

A 15,000-square-foot lab space that will offer training in advanced manufacturing processes, such as 3D printing and digital product design.

**THE CORNER LAUNCHBOX**

Powered by Penn State New Kensington, The Corner, is a 4,725 square foot, newly renovated co-working space. The effort began with a \$150,000 seed grant from the Invent Penn State Initiative.

**STEEL CUP ROASTERS****FORMER PNC**

Set for redevelopment

**BOHO BATH & BUBBLES**

**WESTMORELAND COUNTY COMMUNITY COLLEGE**  
Opened in 2009

**LAS HACHAS**

New Axe Throwing & Taco  
Opening Summer 2021

**VOODOO BREWERY****MAD CUSTOM CAKES****ASHLEY'S KITCHEN**

**SWEET TILLIES**  
**ANGELWING YOGA**  
**TRADEMARK THREADS**  
**TONIES MASSAGE**

**UPMC ST MARGARET'S FAMILY HEALTH**  
A \$5.4 million, 8,000 SF facility with 20 workers.

**FORMER DATTOLA THEATER**

The state's Commonwealth Financing Authority approved a \$298,000 grant to the city's Redevelopment Authority for structural repairs to the Dattola Theater, which closed in the 1980s and is being restored as an event space.

for more information

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