



# NOW LEASING

**144 NORTH MAIN STREET** GREENSBURG, PA

UP TO 52,658 RSF AVAILABLE

**OXFORD**  
[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)



# PROPERTY DESCRIPTION

## BUILDING SIZE

81,639 RSF – Total

## AVAILABLE PREMISES

- 2,475 RSF - Ground Floor
- 12,705 RSF - 2nd Floor
- 12,705 RSF - 3rd Floor
- 12,071 RSF - 4th Floor
- 12,702 RSF - 5th Floor

## PROPERTY HIGHLIGHTS

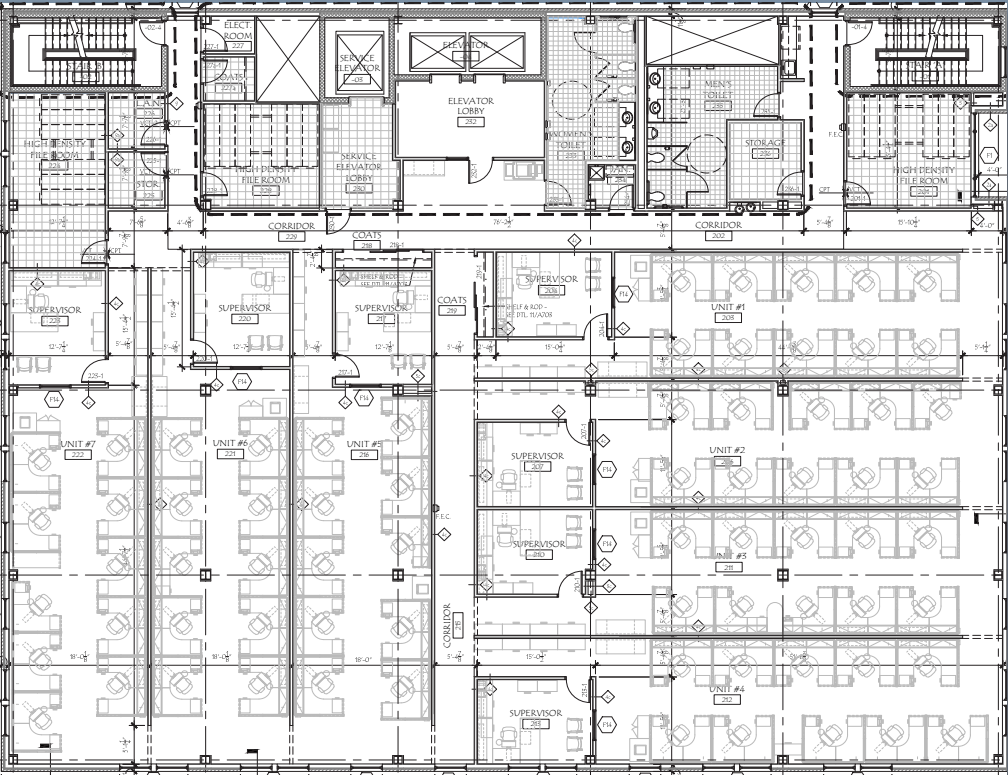
- 6 Story Class “A” office building situated in the heart of Greensburg’s Central Business District.
- Flexible floorplans designed to accommodate a tenant’s specific needs and requirements
- Located just minutes away from the Westmoreland County Courthouse and Seton Hill University
- Walking distance to multiple municipal parking lots available for lease
- Convenient access to the PA Turnpike (I-76) , I-70 and US Route 30



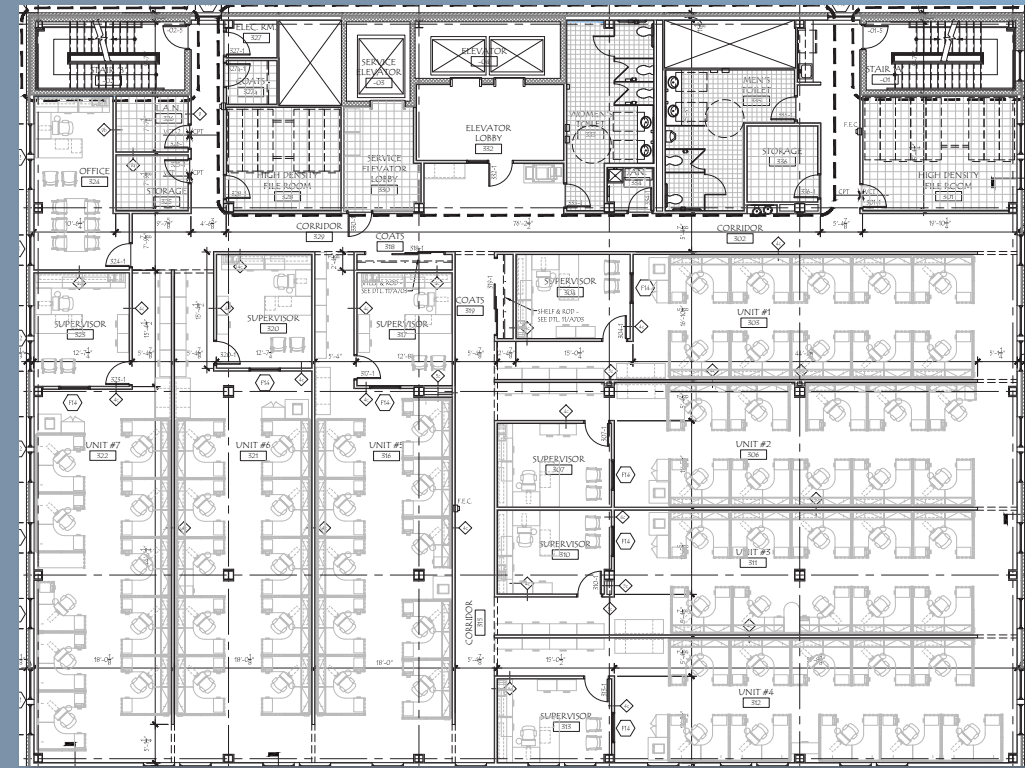
144 NORTH MAIN STREET

# FLOOR PLANS

## 2ND FLOOR



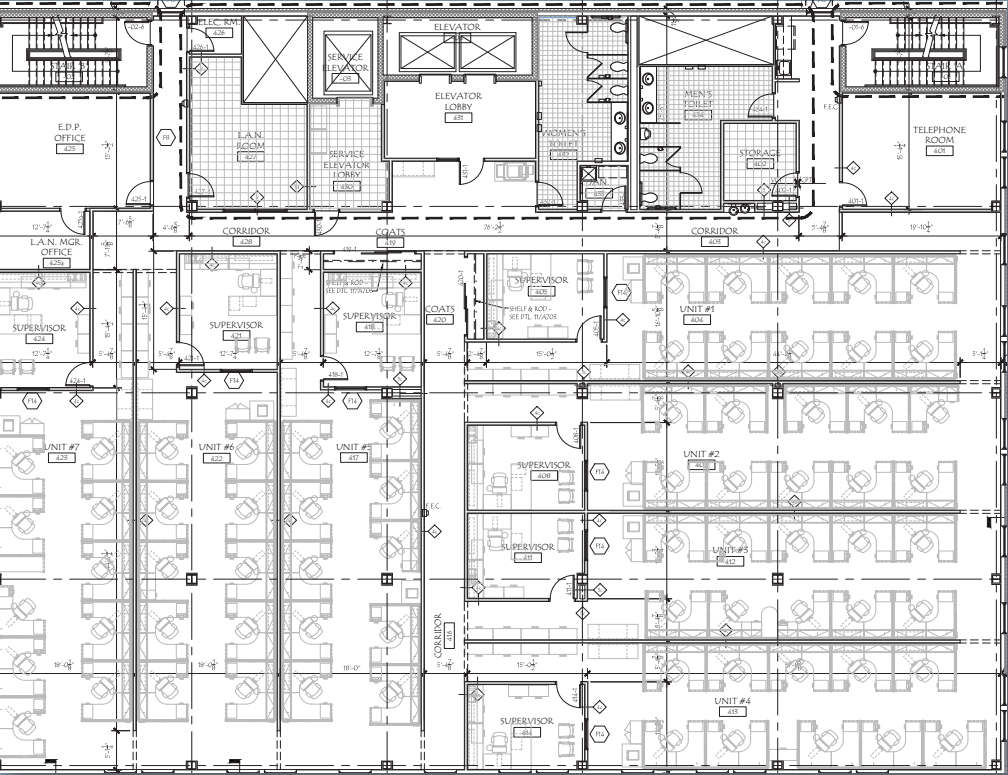
## 3RD FLOOR



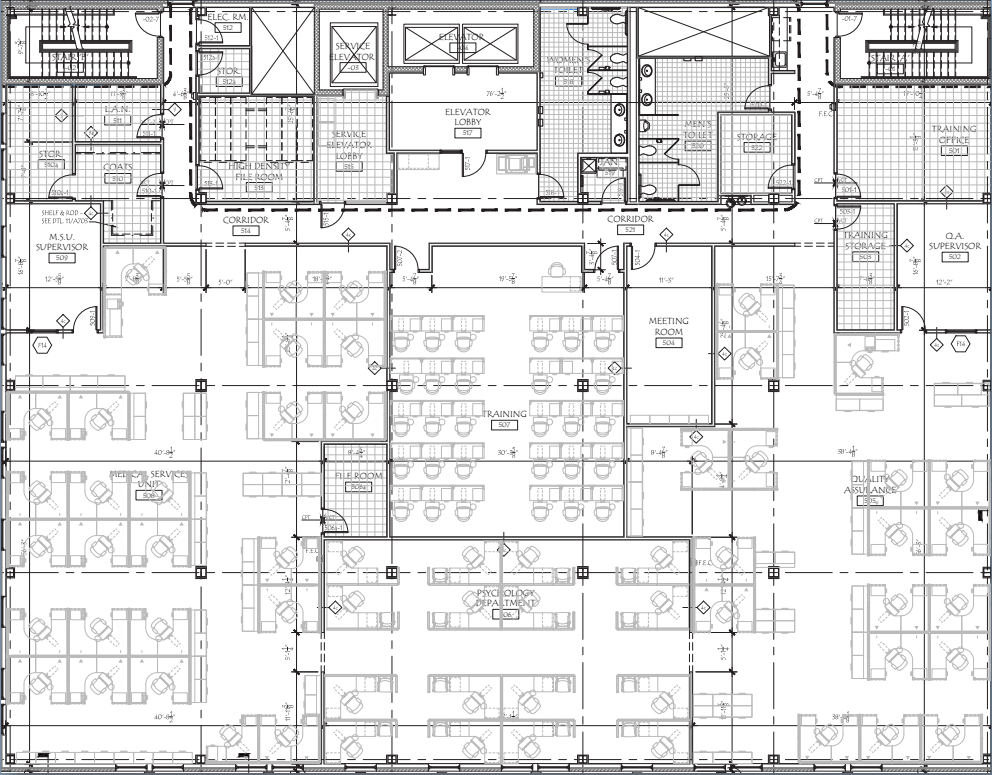
144 NORTH MAIN STREET

# FLOOR PLANS

## 4TH FLOOR



## 5TH FLOOR



144 NORTH MAIN STREET



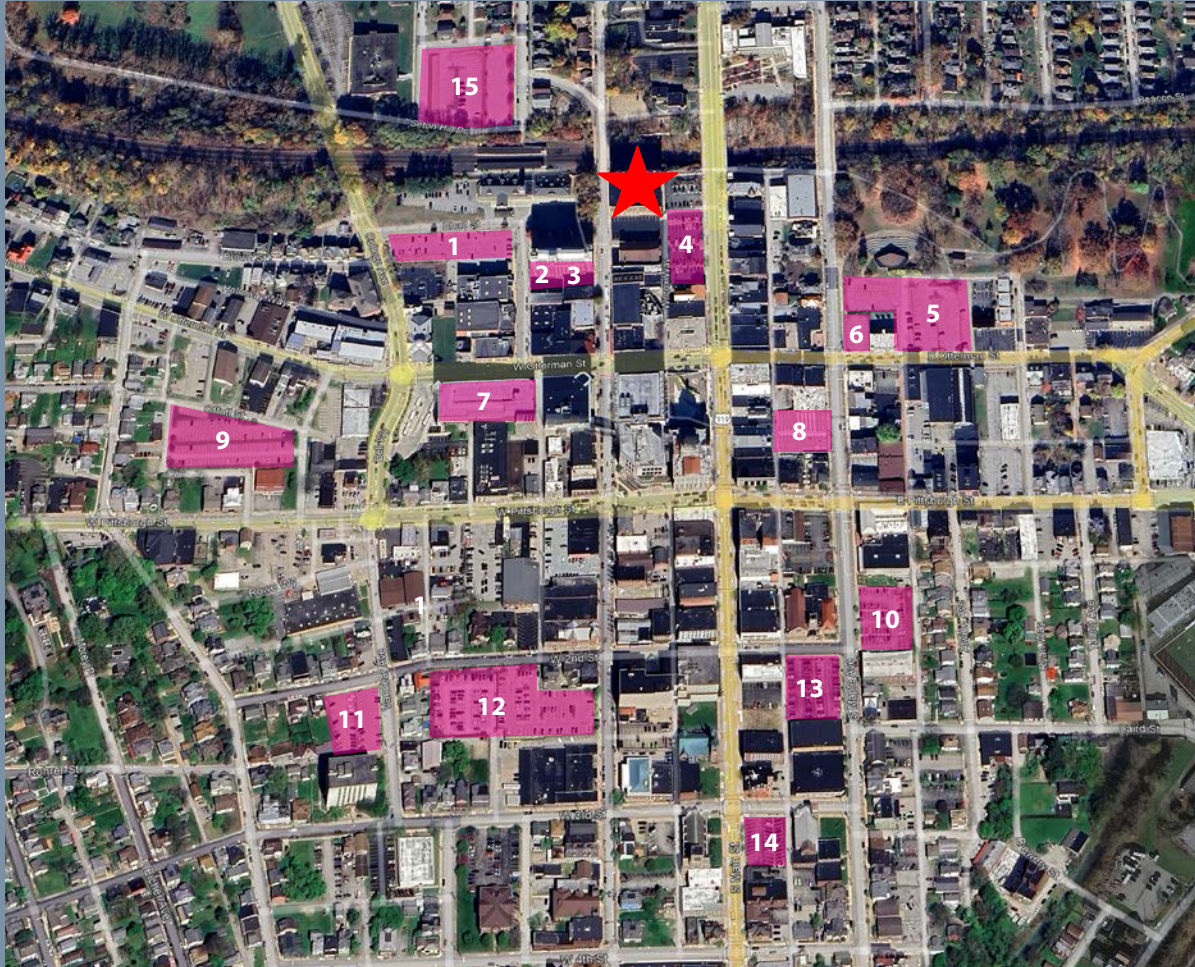
# INTERIOR PHOTOS



144 NORTH MAIN STREET



# PROPERTY PARKING



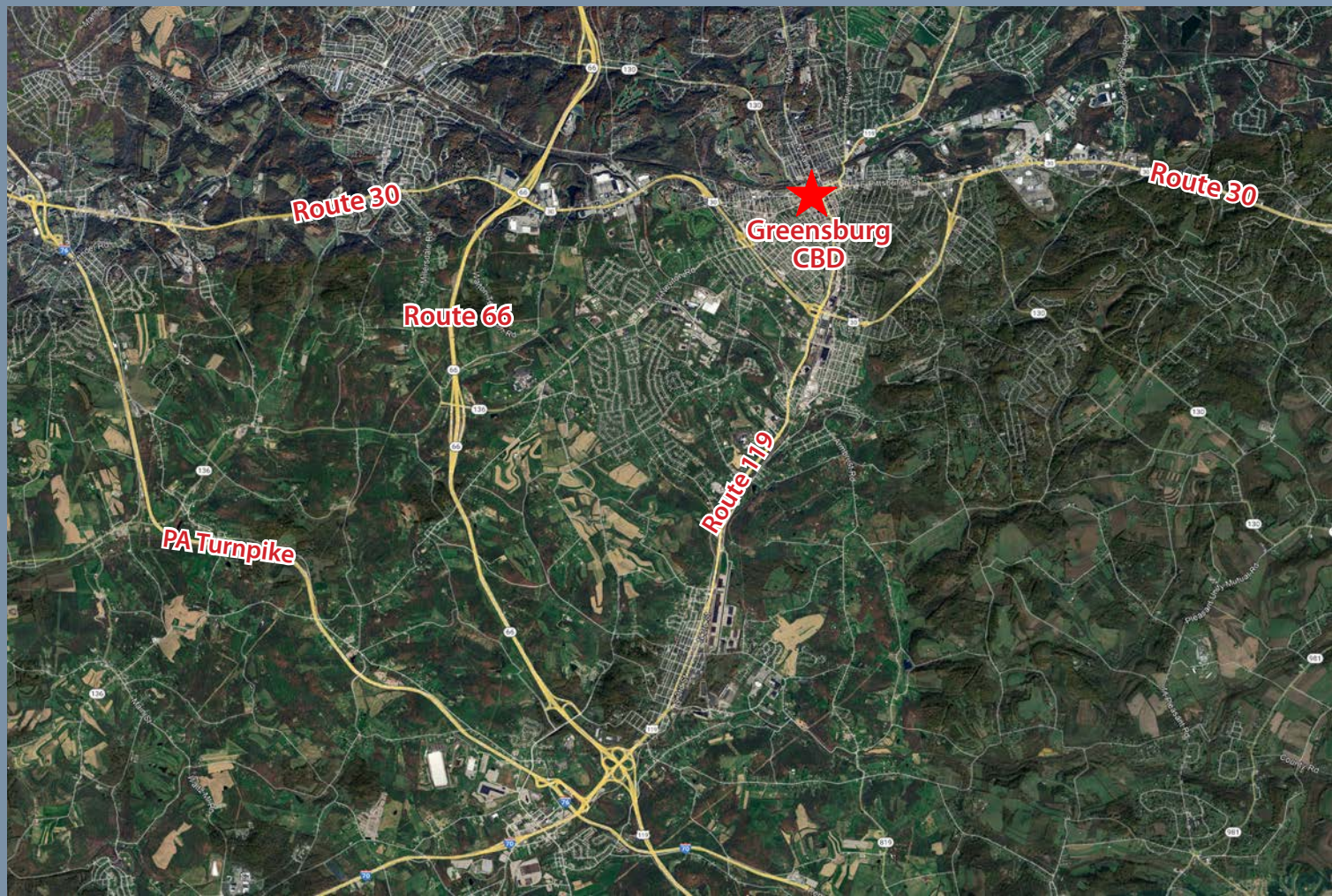
## Downtown Greensburg Parking

- 1 George T. Kearns Lot
- 2 Chris Horner Lot
- 3 Gilhooley's Lot
- 4 Helman-Ghrist Lot
- 5 Cameron & David Keen Lot
- 6 Jamison Lot
- 7 Robert A. Bell Parking Garage
- 8 Dr. Robert W. Queale Lot
- 9 Wib Albright Lot
- 10 Dr. Bruce C. Boyle Lot
- 11 Bisignani Lot
- 12 Buncher Lot
- 13 Elena Hoffman Lot
- 14 Bononi Lot
- 15 Albert L. Grillo Lot

144 NORTH MAIN STREET



# PROPERTY LOCATION



## DEMOGRAPHICS

|                   | 1-MILE   | 3-MILES  |
|-------------------|----------|----------|
| Population        | 14,462   | 43,855   |
| Average HH Income | \$67,953 | \$81,560 |

For more information please contact:

**Oxford Realty Services, Inc.**

2865 Railroad Street, Suite 202  
Pittsburgh, PA 15222  
[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)

**Taylor N. Iaboni**  
Vice President

412.261.0200, ext 3493  
[tiaboni@oxfordrealtyservices.com](mailto:tiaboni@oxfordrealtyservices.com)

**Joe Tosi, SIOR**  
Executive Vice President  
412.261.0200, ext 3471  
[jtosi@oxfordrealtyservices.com](mailto:jtosi@oxfordrealtyservices.com)

144 NORTH MAIN STREET