



DEINDUSTRIALIZED COMMUNITIES MARKET STUDY

Appendix F: Commercial Office Market Listings

May 2022



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

Appendix G

Commercial Office Space for Lease - Online Listings

Beaver and Ohio River Valley Region

Community	Address	Available Space (Sqft)	Building Class	Lease Rate \$/SF/YR	Realtor Company	Contact 1 Name	Contact 1 Number	Link(s)
Aliquippa	2285 Brodhead	1,500	C	\$16.00	Howard Hanna	Hal Martin	724-777-0847	2285 Brodhead Rd, Aliquippa, PA 15001 - Office/Medical for Lease LoopNet
Aliquippa	2608 Brodhead Rd	2,700	B	\$13.50	Bovard-Anderson Company	Tracie Eckel-Ward	724-774-5330	2608 Brodhead Rd, Aliquippa, PA 15001 - Warehouse and Office Complex LoopNet
Aliquippa	3153 Brodhead Rd	2,600	B	\$14.00	Bovard-Anderson Company	Tracie Eckel-Ward	724-774-5330	3153 Brodhead Rd, Aliquippa, PA 15001 - Medical Office LoopNet
Aliquippa	150 Pleasant Drive	600	B	NA	Colliers International Pittsburgh	Anthony Pantoni	(412) 455-6934 x1236	https://www.officespace.com/pa/aliquippa/1236274-150-pleasant-dr
Aliquippa	150 Pleasant Drive	5,000	B	NA	Colliers International Pittsburgh	Anthony Pantoni	(412) 455-6934 x1236	https://www.officespace.com/pa/aliquippa/1236274-150-pleasant-dr
Aliquippa	3140 Brodhead Rd	2,000	NA	\$12.00	NA	Patricia Hodovanich	(724) 798-0272 x1922	https://www.officespace.com/pa/aliquippa/2080940-3140-brodhead-rd
Aliquippa	1 Hospital Drive	10,000	A	\$12.00	NA	NA	NA	https://www.officespace.com/pa/aliquippa/161036-1-hospital-dr
Aliquippa	3949 Patterson Pointe	33,000	C	NA	Robert Delmonico	Avison Young	(412) 944 2129	3949 Patterson Pointe, Aliquippa - Office Space For Lease (propertyshark.com)
Ambridge	72 1st Street	3,500	C	\$10.00	SVN Three Rivers Commercial Advisors	Jason Campagna	(724) 798-0272 x1423	https://www.officespace.com/pa/ambridge/1134753-72-1st-st
Beaver Borough	295 3rd St	10,000	A	NA	CBRE	David Stevenson	(412) 455-6934 x373	https://www.officespace.com/pa/beaver/1197753-295-3rd-st
Beaver Borough	274 3rd St	1,000	NA	\$13.50	Bovard-Anderson Company	Tracey Eckel-Ward	724-774-5330	274 3rd St, Beaver, PA 15009 - Office for Lease LoopNet
Beaver Borough	401 Brkich Way	835	NA	\$13.00	PRC Commercial	Jonah Grail	412-261-6500 Ext. 219	401 Brkich Way, Beaver, PA 15009 - Office for Lease LoopNet
Beaver Borough	4 Peartree Way	1,326	B	\$12.50	Bovard-Anderson Company	Tracie Eckel-Ward	724-774-5330	4 Peartree Way, Beaver, PA 15009 - Office for Lease LoopNet
Beaver Borough	500 Market Street	186	A	\$64.50	Bovard-Anderson Company	Tracie Eckel-Ward	724-774-5330	500 Market St, Beaver, PA 15009 - Stone Point Landing LoopNet
Beaver Falls	2620 Constitution Blvd	4,498	A	\$18.50	Bovard-Anderson Company	Tracie Eckel Ward	(724) 798-0272 x458	https://www.officespace.com/pa/beaver-falls/1860408-2620-constitution-blvd
Midland	649 Midland Avenue	2,200	NA	\$6.82	Southbound Enterprises LLC	Bill Smith	(412) 455-6934 x317	https://www.officespace.com/pa/midland/2139931-649-midland-ave
Midland	726 Midland Avenue	2,880	NA	\$5.00 - \$11.00	Southbound Enterprises LLC	Bill Smith	(412) 455-6934 x1620	https://www.officespace.com/pa/midland/515433-726-midland-ave
Midland	531 Midland Avenue	2,500	NA	\$5.00 - \$11.00	Southbound Enterprises LLC	Bill Smith	(412) 455-6934 x1331	https://www.officespace.com/pa/midland/438671-531-midland-ave
Midland	714 Midland Avenue	2,700	NA	\$5.00 - \$10.18	Southbound Enterprises LLC	Bill Smith	(412) 455-6934 x1288	https://www.officespace.com/pa/midland/438088-714-midland-ave
Midland	628 Midland Avenue	2,800	NA	\$5.00 - \$11.00	Southbound Enterprises LLC	Bill Smith	(412) 455-6934 x1414	https://www.officespace.com/pa/midland/438085-628-midland-ave
Monaca	3578 Brodhead Rd	6,000	B	\$16.00	Next Home Realty	Michelle Senko	412-714-6933	3578 Brodhead Rd, Monaca, PA 15061 - Brodhead Road Office Space LoopNet
Monaca	3582 Broadhead Rd	2,000	B	\$12.00	PPM Realty	Michelle Senko Reed Pirain	(412) 455-6934 x990	https://www.officespace.com/pa/monaca/1845197-3582-brodhead-rd
Monaca	298 9th Street	1,000	C	NA	Town Center Associates	Elaine Savoldi	(724) 798-0272 x531	https://www.officespace.com/pa/monaca/466479-298-9th-st
Monaca	2020 Beaver Avenue	2,000	B	\$12.00	Town Center Associates	Elaine Savoldi	(724) 798-0272 x531	https://www.officespace.com/pa/monaca/438126-2020-beaver-ave
New Brighton	426 Adams Street	2,000	NA	\$6.00	Commonwealth Real Estate Services, LLC	Lorraine Ross	(724) 798-0272 x539	https://www.officespace.com/pa/rochester/400275-426-adams-st

Monongahela River Valley Region

Community	Address	Available Space (Sqft)	Building Class	Lease Rate \$/SF/YR	Realtor Company	Contact 1 Name	Contact 1 Number	Link(s)
Charleroi	501 McKean Avenue	840	NA	\$10.00	NA	Lindsay Glover	(412) 455-6934 x1256	https://www.officespace.com/pa/charleroi/2144900-501-mckean-ave
Charleroi	501 McKean Avenue	5,000	NA	\$5.53	NA	Lindsay Glover	(412) 455-6934 x1256	https://www.officespace.com/pa/charleroi/2144900-501-mckean-ave
Monessen	11 Eastgate	4,900	C	\$5.00	Baker Young Corporation	Alex M. Ruck	(412) 455-6934 x229	https://www.officespace.com/pa/monessen/1830295-11-eastgate
Monongahela	600 Park Ave	4,050	NA	\$6.50	Park Ave LLC	Marc McCarthy	(734) 255 6650	600C Park Ave - 600 Park Ave, Monongahela, PA Office Building (commercialcafe.com)

Sources : LoopNet.com and Officespace.com, accessed in February/March 2022.