OFFERING MEMORANDUM

90 West Chestnut Street

PRIME OFFICE SPACE FOR LEASE

Washington, PA 15301

PRESENTED BY:

RICHARD L. BEYNON
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rbeynon@svn.com
PA #AB068671

SVN
THREE RIVERS
COMMERCIAL ADVISORS

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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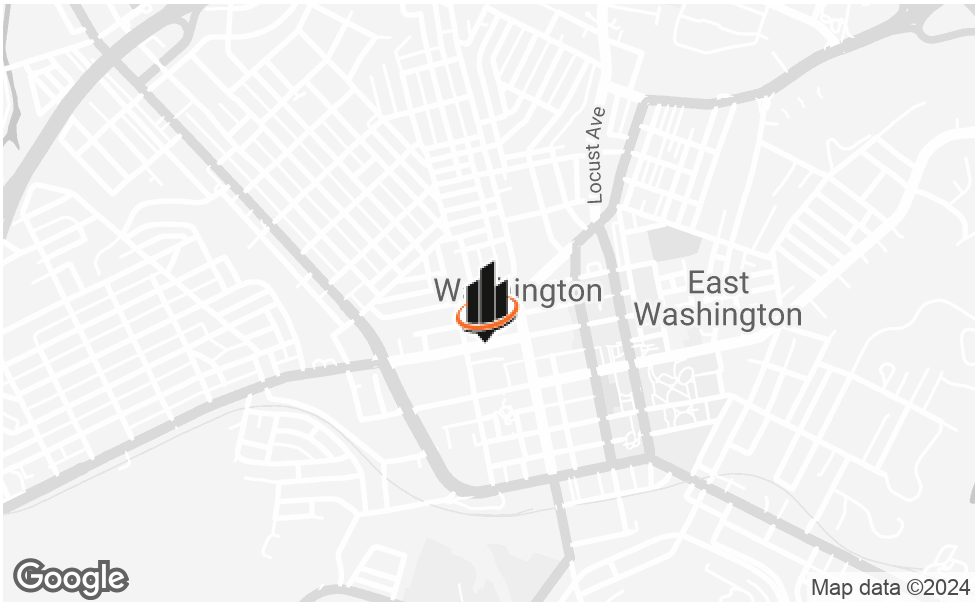
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$18.00 SF/yr (Full Service)
BUILDING SIZE:	135,000 SF
AVAILABLE SF:	500 - 8,000 SF
LOT SIZE:	3.37 Acres
ZONING:	BID, Business Improvement District
MARKET:	Pittsburgh
SUBMARKET:	Washington

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease 90 W. Chestnut Street. This opportunity features a 130,936 SF Class B office building situated on 1.63 acres in the heart of downtown Washington, PA business district. Built in 1977, the property is comprised of one, nine-story office building and a three-story wing attached by a common hallway. Suite sizes range from 500 SF - 8,000 SF, along with 15,500 SF full floors.

PROPERTY HIGHLIGHTS

- Office space available for lease in the heart of Washington, PA
- Smaller suites in size of 500 feet and up
- Medical suites with plumbing available
- Large building conference room for tenants free of charge
- New Cafe on lower level
- All utilities included
- As the second tallest building in Washington PA, 90 W Chestnut has visibility for miles providing tenant with unique marketing opportunities for signage
- Premium suite availability
- Parking with 155 spaces

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

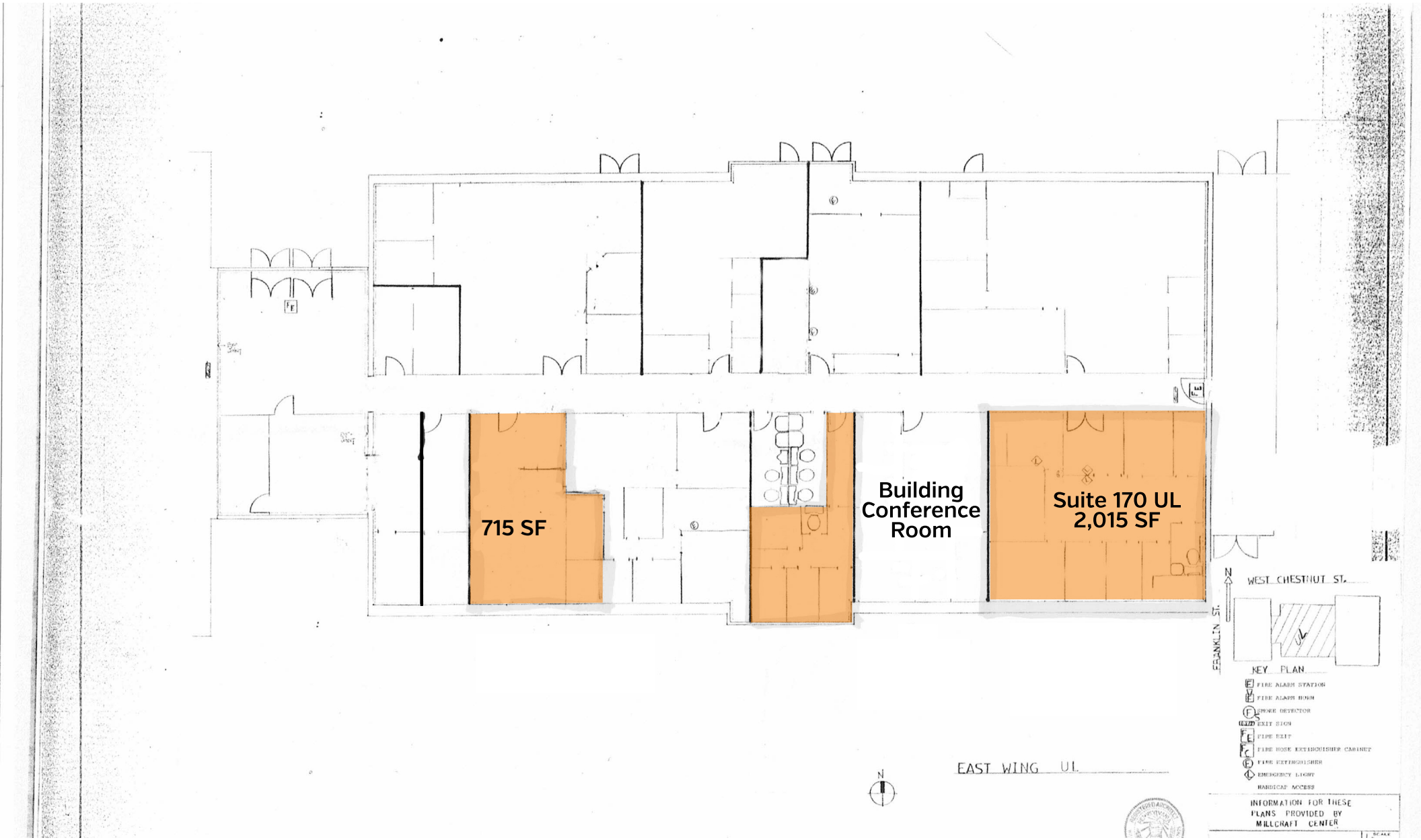
ADDITIONAL PHOTOS

AVAILABLE SPACES

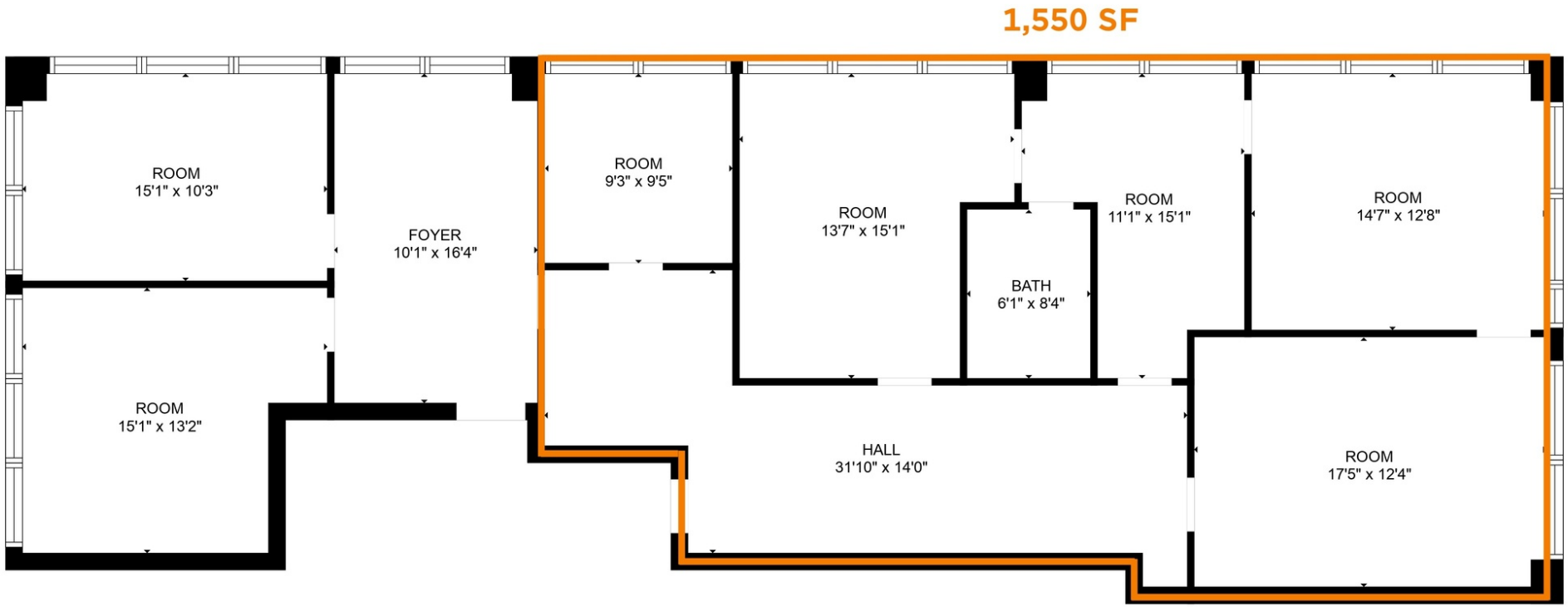
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 170 UL	2,015 SF	Full Service	$18.00 SF/yr
Suite 117 UL	1,274 SF	Full Service	$18.00 SF/yr
1st Floor Suite	1,352 SF	Full Service	$18.00 SF/yr
2nd Floor	1,550 SF	Full Service	$18.00 SF/yr
Suite 420	862 SF	Full Service	$18.00 SF/yr
6th Floor	1,306 SF	Full Service	$18.00 SF/yr
7th Floor - 690 SF	690 SF	Full Service	$18.00 SF/yr
Suite 705	3,026 SF	Full Service	$18.00 SF/yr
Suite 825	2,051 SF	Full Service	$18.00 SF/yr
9th Floor - 1300 SF	1,300 SF	Full Service	$18.00 SF/yr
9th Floor - 1606 SF	1,606 SF	Full Service	$18.00 SF/yr
90 W Chestnut	500 - 8,000 SF	Full Service	$18.00 SF/yr

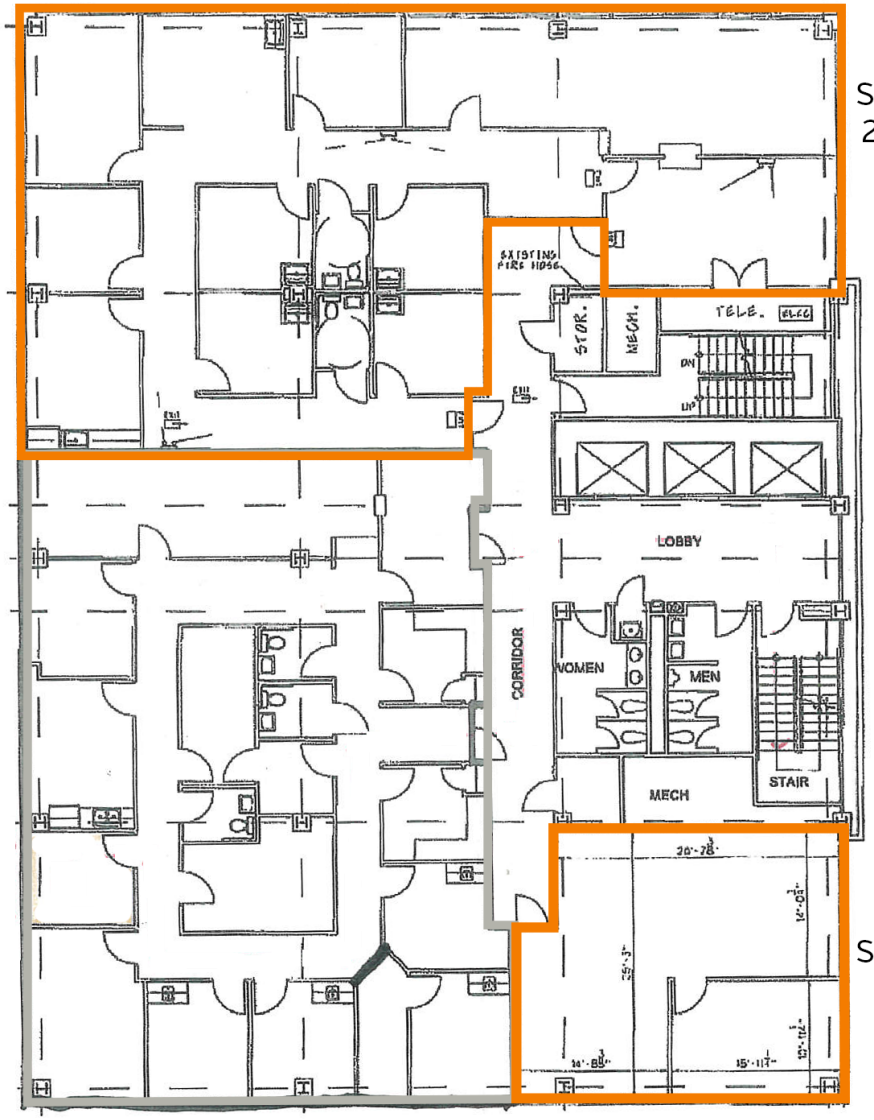
FLOOR PLAN | EAST WING



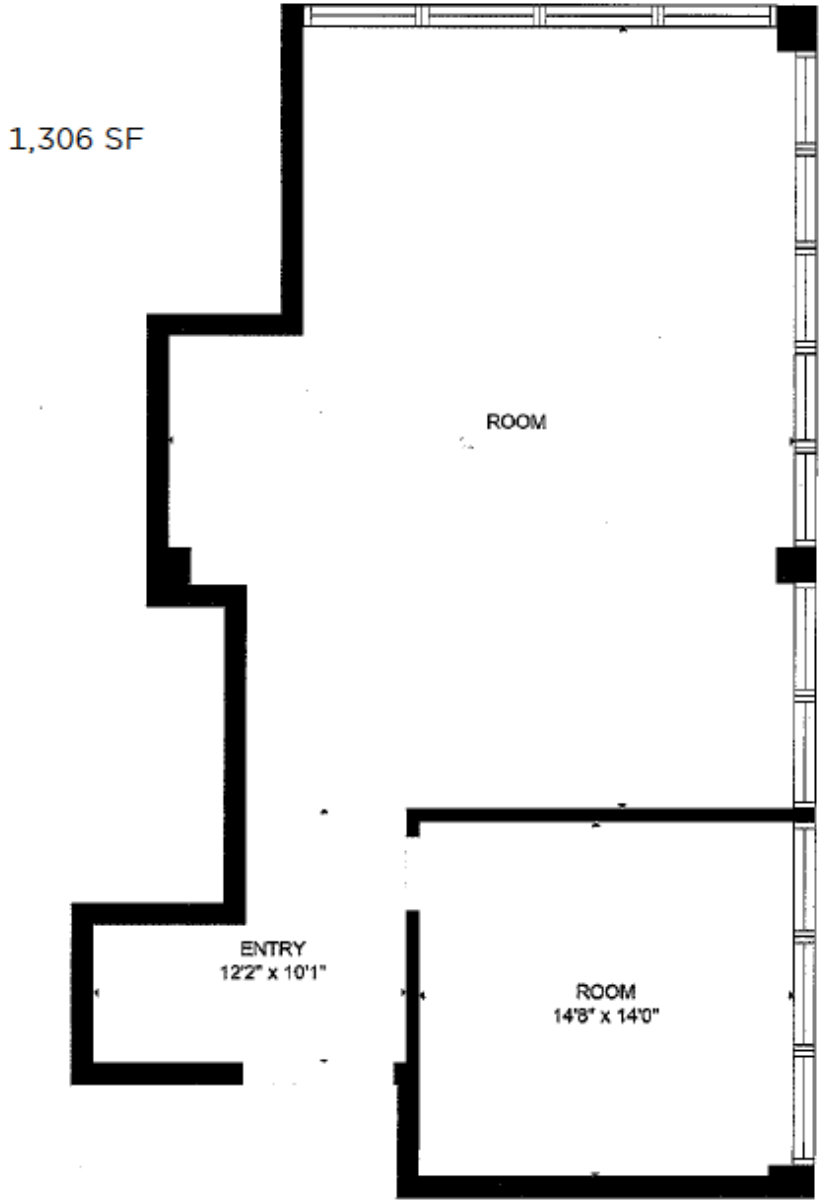
FLOOR PLAN | 2ND FLOOR SUITE



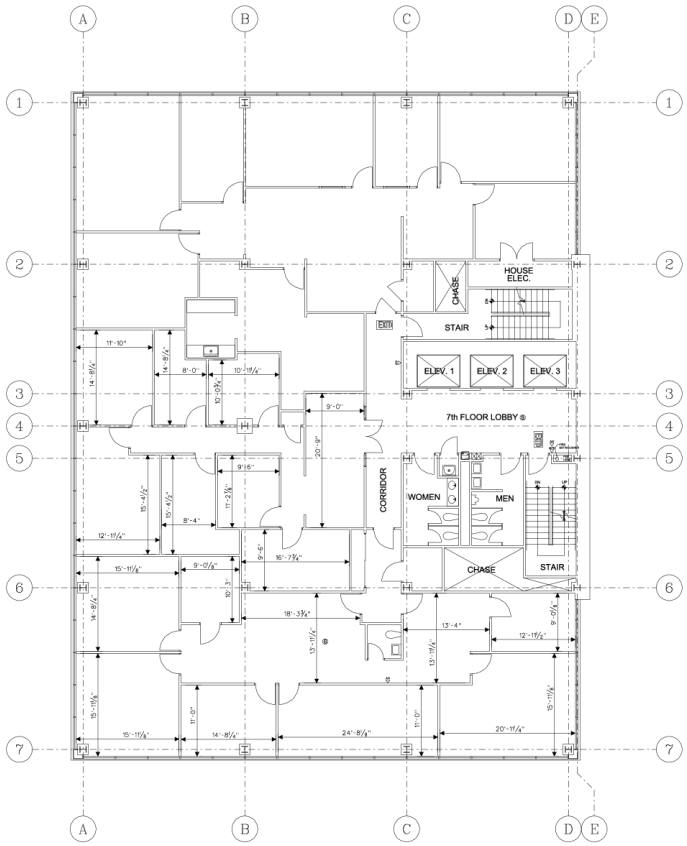
FLOOR PLAN | 4TH FLOOR



FLOOR PLAN | 6TH FLOOR

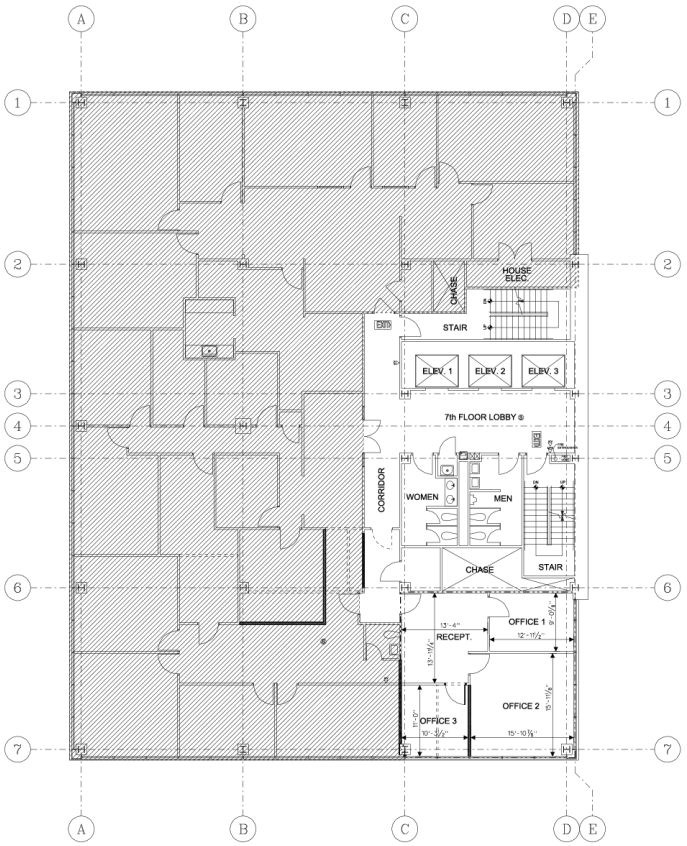


FLOOR PLAN | 7TH FLOOR



1 A-1 Seventh Floor - Existing Conditions
1/8"=1'-0"

Room Dimensions are Approximate - Field Verify All Existing Conditions - Coordinate Discrepancies with Architect



TENANT = 689.93 USABLE SQ. FT.

2 A-1 Seventh Floor - Schematic Tenant Design
1/8"=1'-0"

Room Dimensions are Approximate - Field Verify All Existing Conditions - Coordinate Discrepancies with Architect

Newmark Grubb Knight Frank
60 Boulevard of the Allies
Pittsburgh, PA15222
412-733-5490

Sweeney Shank Architects, LLC
SSa
Available Space
90 West Chestnut Street
Washington, PA 15301
Washington County

7th Floor Plan
Schematic Design

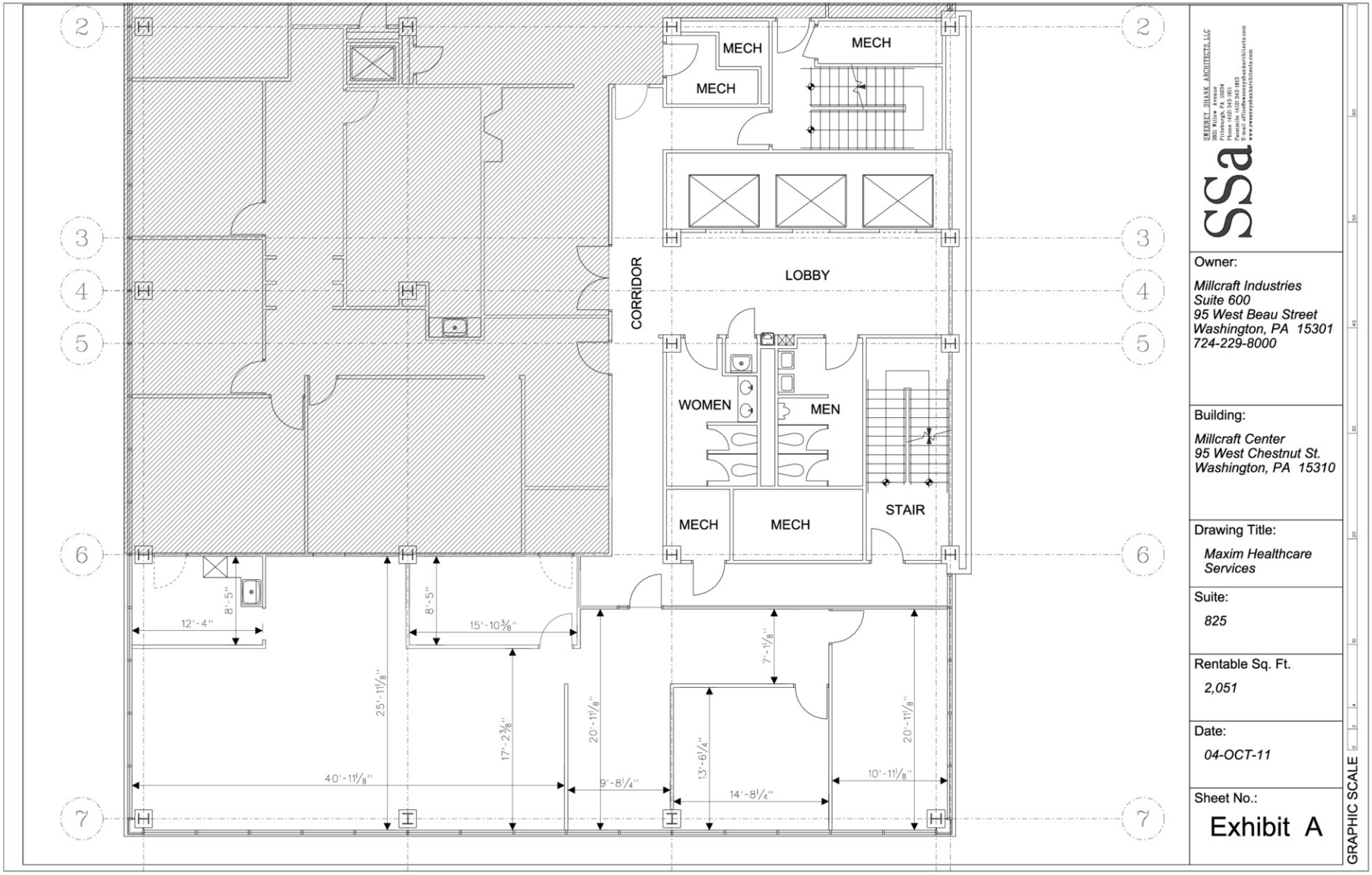
Scale: 1/8"=1'-0"

16-APR-15

A-1

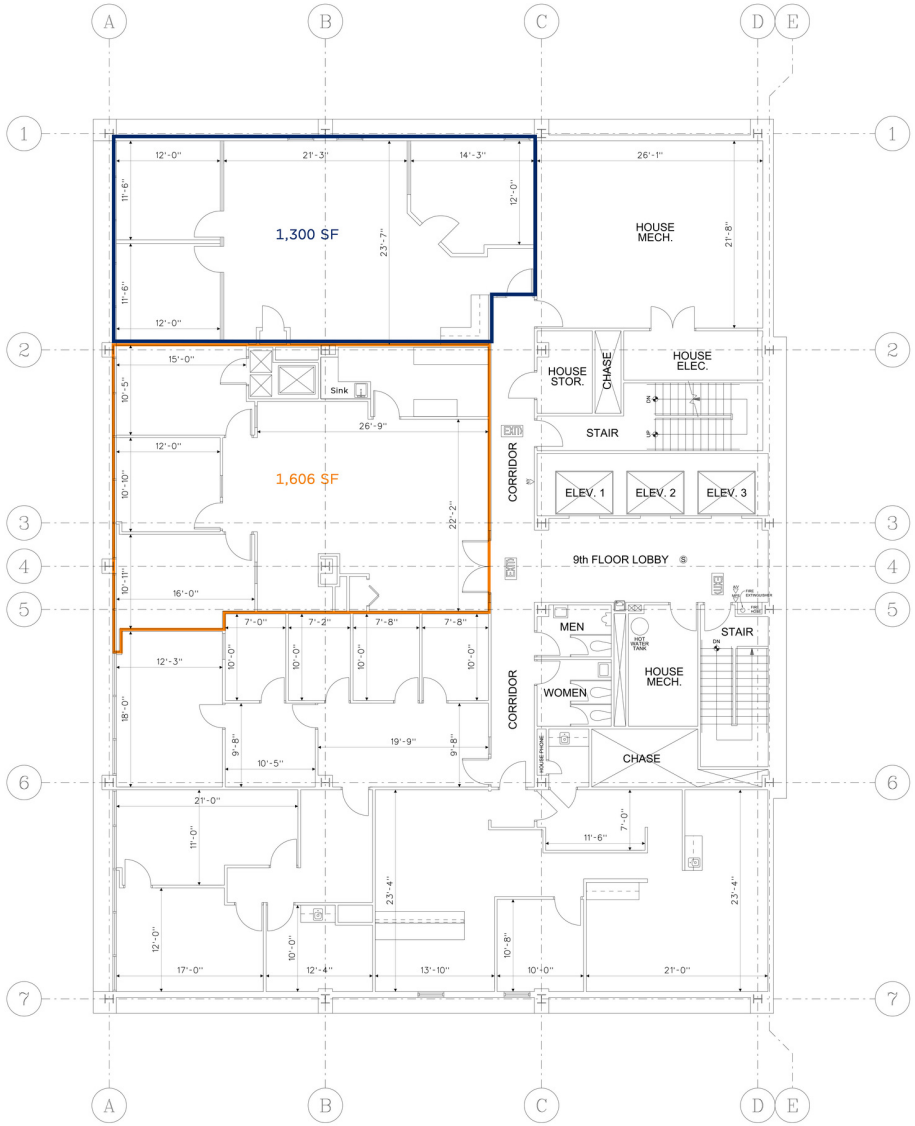
VERIFY GRAPHIC SCALE BEFORE MEASURING DRAWING DIRECTLY

FLOOR PLAN | SUITE 825



FLOOR PLAN | 9TH FLOOR

90 W Chestnut
9th Floor



SECTION 2

Location Information

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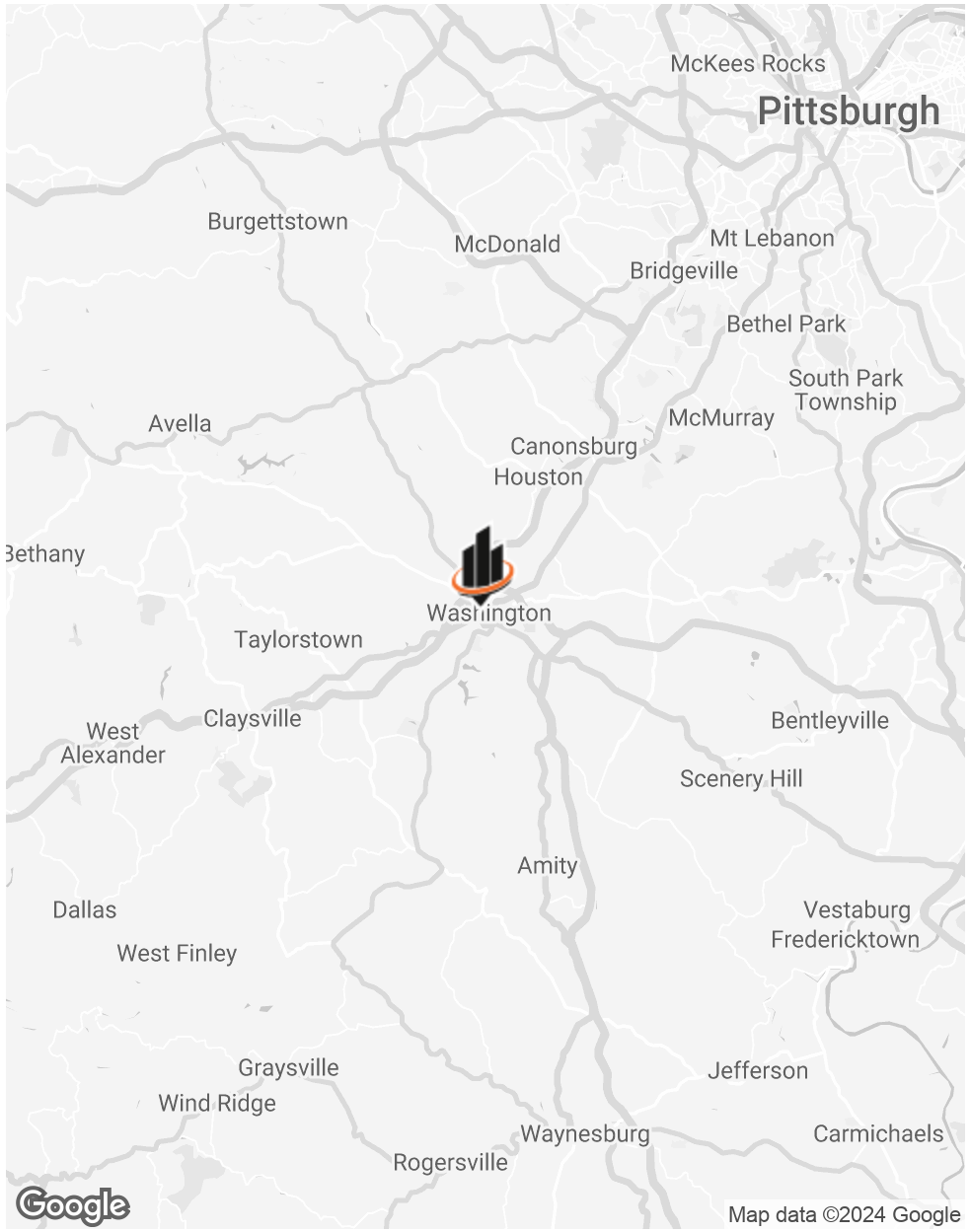
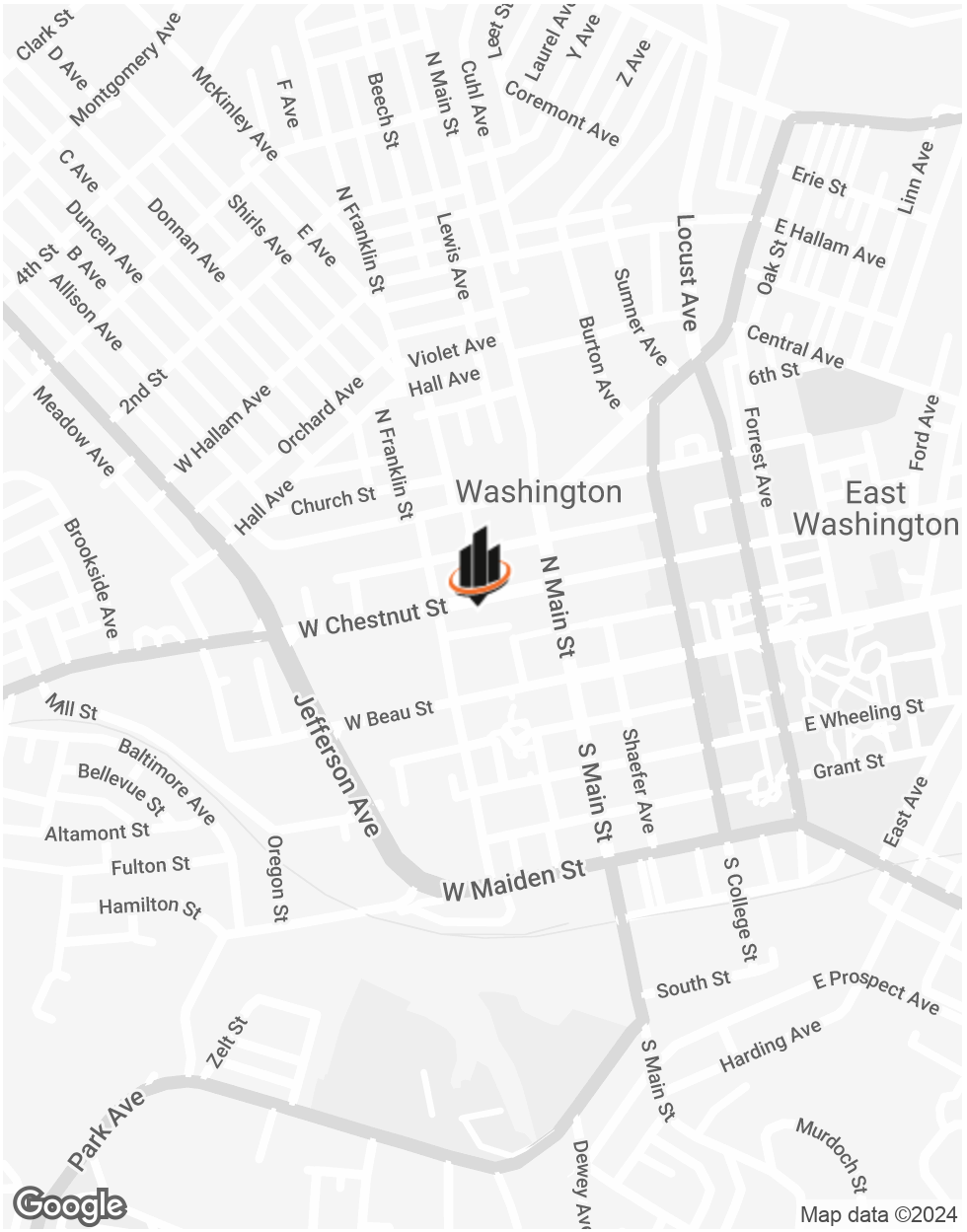
LOCATION MAPS





The property is located one block from the County Building, Courthouse and Recorder's offices; a half mile from Washington & Jefferson College, one mile from the Washington Hospital, and a mile and a half from I-70. The location permits for convenient access to Southwest PA, WV & OH.

CLOSE TO MAJOR INTERSTATES

Located less than 2 miles from I-79 with access north and south out of the City of Washington.

Located less than 2 miles from I-70 with access southwest and south west out of Washington.

NEARBY RETAIL CENTERS

1 The Meadowlands
The Tanger Outlets & Meadows Racetrack and Casino

2 Washington Crown Center
Marshalls, Rural King, Regal Cinemas, & various hotels and restaurants

3 Trinity Point Shopping Center
Walmart, Sams Club, Petco, Aldi's, Panera Bread, & various restaurants.

4 Strabane Square
Target, Dicks Sporting Goods, Michaels, Giant Eagle, & restaurants.

RETAILER MAP

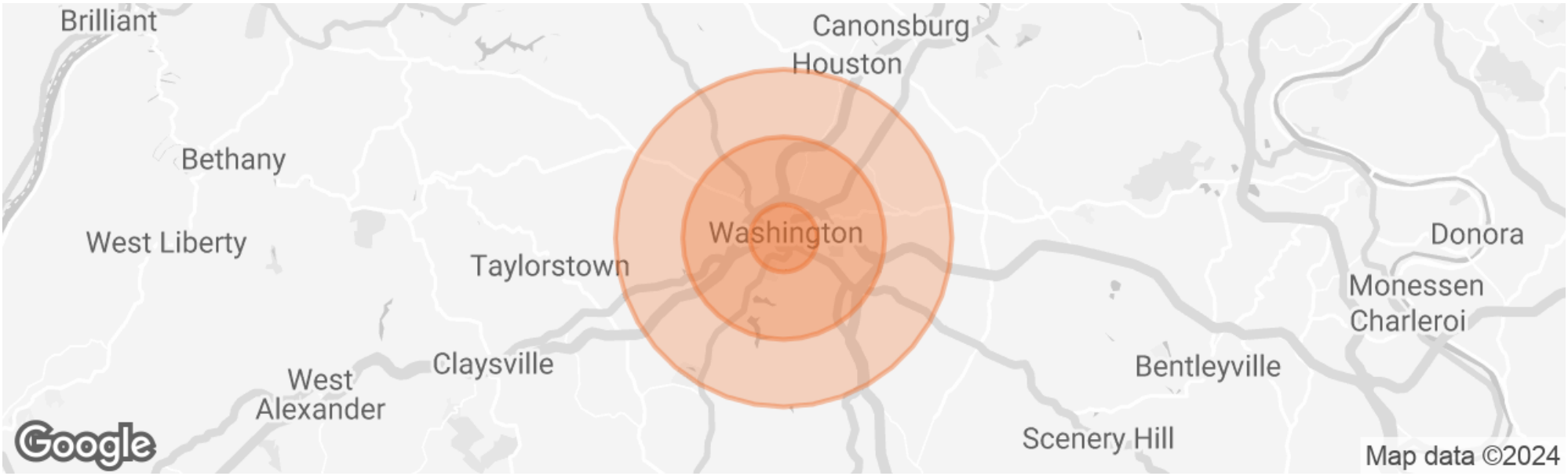
WASHINGTON COUNTY

Washington County is located in southwest Pennsylvania, southwest of the city of Pittsburgh. The County is bordered on the west by the panhandle of West Virginia, the north by Beaver County, northeast of Allegheny and Westmoreland Counties, and south/south east of Greene and Fayette Counties. The city of Washington and the County of Washington were both named after the American Revolutionary War leader George Washington in 1781. The Whiskey Rebellion took place in Washington County, and The National Pike (Route 40) which was America's first federally built transportation system runs through the county and exhibits numerous antique shops and historic points of interest, such as the Century Inn of Scenery Hill. Washington County also includes: California University of Pennsylvania, Washington and Jefferson College, Washington County Airport, First Niagara Pavilion, and The Meadows Racetrack and Casino, along with many other amenities. The county consists of two cities (Monongahela and Washington), 32 boroughs and townships.

CITY OF WASHINGTON

Washington is a city in Washington County and also the county seat. It is located approximately 29 miles from Downtown Pittsburgh. Washington is home to Washington & Jefferson College, a private liberal arts college that enrolls over 1,500 students. The city of Washington is surrounded by East Washington, South Strabane Township, North Franklin Township, and Canton Township.

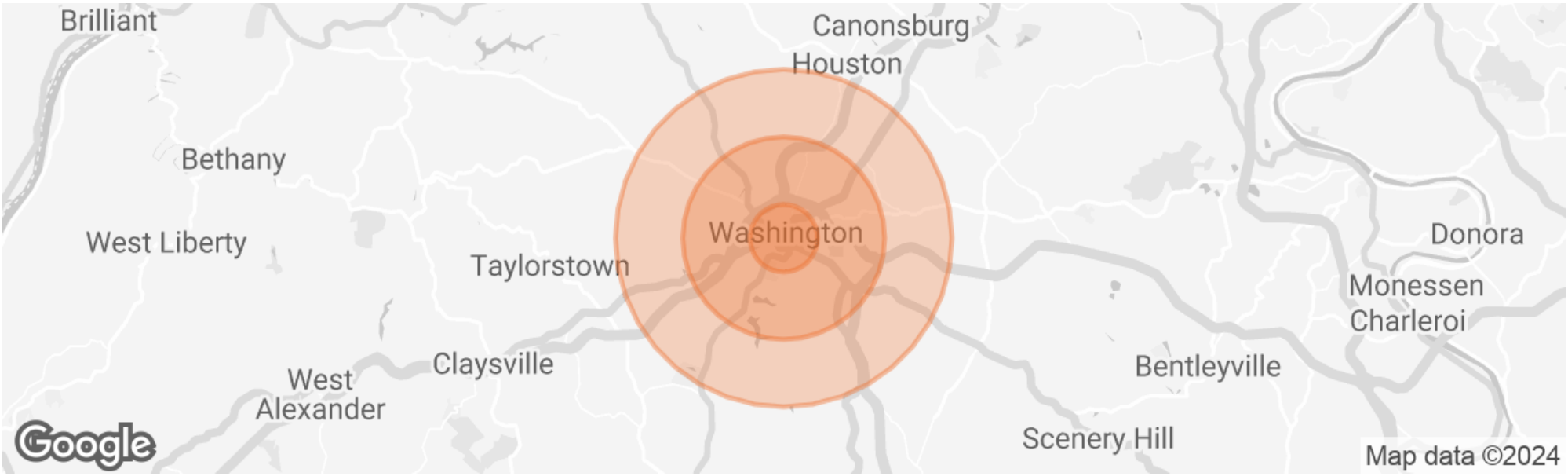
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,885	33,805	50,800
AVERAGE AGE	38.0	41.7	42.8
AVERAGE AGE (MALE)	35.4	39.3	40.7
AVERAGE AGE (FEMALE)	42.3	44.7	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,383	14,608	21,576
# OF PERSONS PER HH	2.4	2.3	2.4

DEMOGRAPHICS MAP & REPORT



AVERAGE HH INCOME	$42,639	$50,699	$55,147
AVERAGE HOUSE VALUE	$127,162	$146,307	$154,147

** Demographic data derived from 2020 ACS - US Census*

MEET THE TEAM

Biography

Richard L. Beynon

Senior Advisor

POSITION: Richard L. Beynon, currently a Senior Advisor for SVN Three Rivers Commercial Advisors, was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 40 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

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