

FOR LEASE

5,000 SF MEDICAL/WELLNESS
OFFICE BUILDING

**159 WATERDAM ROAD #120
MCMURRAY, PA 15317**

**WATERDAM
PLAZA**

HEIALEX@COMCAST.NET • 724-941-4013 EXT. 4



FIND YOUR PLACE AT WATERDAM

BUILT-OUT SPACE DESIGNED FOR TREATMENT, RECOVERY, AND GROWTH

If your business is centered around health, movement, or recovery, this is the kind of space that is difficult to replicate. Coming available soon at Waterdam Plaza, this fully built-out 5,000 SF facility was designed for physical therapy and wellness use. It offers the infrastructure, layout, and features that allow you to step in and start operating, without starting from scratch.

PROPERTY OVERVIEW

- 5,000 SF medical / wellness space
- Purpose-built for physical therapy and rehabilitation
- Large open treatment or training area
- Private perimeter offices with natural light
- Men's and women's restrooms with private showers
- Dedicated staff break room
- Existing hydrotherapy pool
- Ample on-site parking
- Move-in ready infrastructure



ALEX HARDY - President

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A RARE SETUP FOR WELLNESS-FOCUSED BUSINESSES

This space was designed with patient flow, functionality, and comfort in mind. The layout supports both open treatment and private care, giving you flexibility in how you operate.

- The built-in hydrotherapy pool and shower facilities open the door for:
- Aquatic therapy programs
- Sports performance and recovery training
- Rehabilitation services
- Specialty wellness offerings

Opportunities like this, where the infrastructure is already in place, are limited.

DESIGNED TO HELP YOU START STRONG

Building out a medical or wellness space from the ground up can be time-consuming and expensive. This space removes that barrier.

- Existing layout supports immediate use
- Infrastructure already in place for therapy and training
- Adaptable for medical, wellness, or professional office use

WHY BUSINESSES CHOOSE WATERDAM PLAZA

At Waterdam Plaza, you are not just leasing space—you are setting your business up to operate without distractions.

- Prime Route 19 location with strong name recognition
- Easy access with a signalized entrance and nearby highway connections
- Ample free parking for your team and your customers
- 24/7 secure access to your space
- Locally owned, with responsive on-site management
- No surprise charges—clear, predictable costs
- Maintenance handled quickly so you can stay focused on your business

Many tenants come for the location—but stay because of the service and support.

TAKE THE NEXT STEP

If you are considering a move, expansion, or new development, this is the kind of opportunity that deserves a closer look. Schedule a tour. Talk through your options. See if this location fits your next move.



FIND YOUR PLACE AT WATERDAM



VISIT OUR WEBSITE

**FOR MORE INFORMATION ABOUT OUR CAMPUS
AND OTHER AVAILABLE PROPERTIES**



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