



Accelerating success.

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Discover the
**Waterdam
Advantage**
www.waterdamplaza.com



Office Availability

Waterdam Plaza

Buildings 3001 & 6000
Waterdam Plaza Drive
McMurray, PA 15317

Bring your business to Waterdam Plaza.



Discover the
**Waterdam
Advantage**
www.waterdamplaza.com



At Waterdam, our tenants benefit from an outstanding location directly off of Route 19, complemented by abundant and free parking, dozens of surrounding amenities, scenic surroundings, local ownership, and onsite management.

We focus on customer service so you can focus on your company.

Client Testimonial

The move-in process was very smooth. Their maintenance and facilities are on the ball if any concerns arise. Plus, the heated ramp out front is a wonderful feature.
- Dr. William Coyle, AHN

In the years that we have been in our space, we have been so impressed with the staff and their unceasing kindness and generosity. We feel more like friends than tenants.
- Trish Dellana, Watchful Shepherd

No surprise charges.

Always know what your expenses will be. We'll work with you on them, too.

Our tenants like it here.

Average tenancy at Waterdam is 10+ years, a testament to our services.

People *know* Waterdam.

Leverage our name recognition to advertise your location and access.

**WATERDAM
PLAZA**

250K
of total managed sq. ft.

1,500
total parking spaces

Office & Retail
availabilities directly off of Route 19

PROPERTY LOCATION & ACCESS

Immediate access to Route 19
Five-minute drivetime to I-79
Within 20 minutes of I-70

30 MINUTES Downtown Pittsburgh
30 MINUTES Pittsburgh Intl. Airport
25 MINUTES Robinson Township

Busy corridor, Quiet offices.



PROFESSIONAL BUILDINGS LOCATED IN THE BACKDROP OF WASHINGTON ROAD IN A SECLUDED, PARK-LIKE SETTING.

Tenants at Waterdam Plaza benefit from direct access to Route 19, close proximity to I-79, and dozens of surrounding amenities: restaurants, breweries, retailers, services, and parks offering dining, shopping, and entertainment options are easily accessible within a 2-minute drive, including the following:



WATERDAM PLAZA

Waterdam Plaza OFFICE USER PERKS

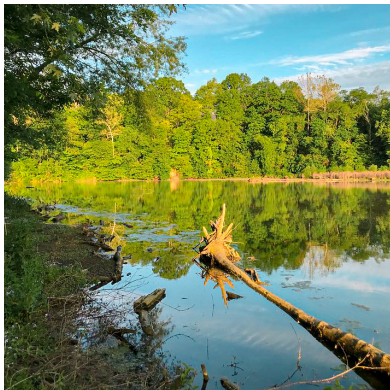
Onsite amenities that make work more sustainable, enjoyable, and accessible for tenants and guests.



Walking paths and landscaped green spaces throughout park



Offices located directly behind the Waterdam Plaza retailers



Views of Canonsburg Lake



Signage facing Route 19



Onsite brewery, open daily



Onsite bakery & cafe, open daily

**WATERDAM
PLAZA**

Waterdam Plaza ADDITIONAL AMENITIES

Waterdam Plaza's retail center offers even more service, dining, and retail options for tenants.



Onsite printing services



Car rental services



Auto and tire repair services



Multiple dining options



Escape room



Performing arts lessons



Nail salon services



[Click here to view full directory](#)

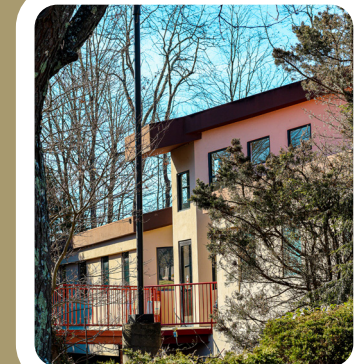
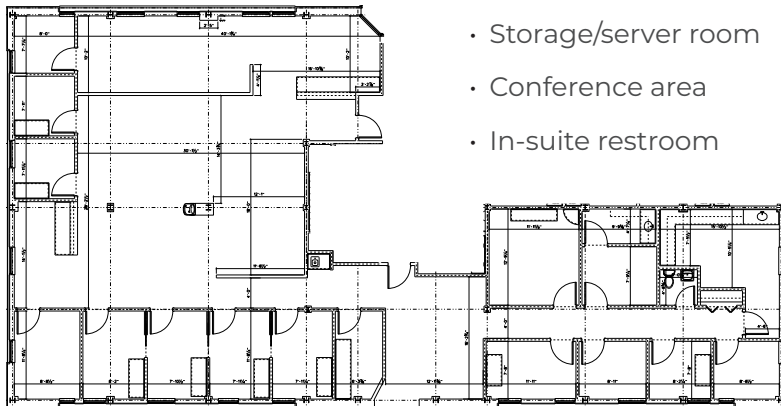
CURRENT VACANCIES:

Building 3001

Nestled in the center of Waterdam Plaza's professional building area, Building 3001 offers its tenants ample parking on both sides of the building, marquee signage, a landscaped exterior, onsite property management, and 24/7 security system.

3,806 SF
SUITE FEATURES:

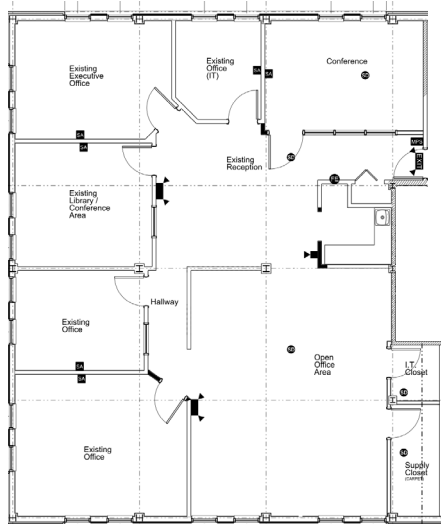
- Sixteen private offices
- Open office space
- Reception area
- Storage/server room
- Conference area
- In-suite restroom



CURRENT VACANCIES:

Building 6000

Situated in the rear of Waterdam Plaza's professional building area, Building 6000 offers its tenants ample parking, marquee signage, views of the Canonsburg lake, a landscaped exterior, onsite property management, and 24/7 security system.



2,490 SF SUITE FEATURES:

- Four partitioned offices
- Open office space
- Conference room
- Kitchenette
- Reception space
- Library/breakout area
- IT and supply closet





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in leasing at
Waterdam
Plaza?

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listing agents.