

FOR LEASE

**The Street at the
Meadows
Adios Drive**

WASHINGTON, PA 15301

**Office and Retail Space
Available for Lease**



RICK DIMIDJIAN
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AVAILABLE SPACES

100 ADIOS DRIVE



Available Spaces

| Space | Size | Term | Rate | Space Use | Condition | Available |
|------------|-------|------|----------------|-----------|-----------|----------------|
| Suite 10 | 2,572 | | \$27.00 /sf/yr | Retail | 2nd Gen | NNN \$ 4.41/SF |
| Suite 1100 | 1,330 | | \$24.00 /sf/yr | Office | Built Out | NNN \$ 4.41/SF |
| Suite 1150 | 1,663 | | \$24.00 /sf/yr | Retail | Shell | NNN \$ 4.41/SF |

Mixed Use Lifestyle Development Highlights

- 40,000 SF of Retail Space
- 94 Luxury Apartments
- Adjacent to Hollywood Casino at the Meadows/ 350,000 SF Casino Floor
- Adjacent to the Adios Harness Racetrack/ Year Round Racing
- Across from Tanger Outlets, 76 Stores
- 70,000 ADT on Interstate 79
- 22,000 ADT on Racetrack Road

CO-TENANTS

- | | |
|--------------------|-----------------------------|
| PRIMANTI'S | DUNKIN DONUTS |
| GREAT CLIPS | DEE JAY'S BBQ GRILLE |
| J&D CELLARS | MARKOOK'S MEDITERIAN EATERY |
| ENERGY FITNESS | BARE SKIN AND LASER |
| COCO NAILS | HOWARD HANNA |
| UPMC | LOFT SHARED OFFICE |
| WHITEHORSE BREWING | TRULIEVE DISPENSARY |

AEgis REALTY PARTNERS
1301 Grandview Avenue
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PROPERTY PHOTOS

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Tanger
OUTLETS



Aegis
Realty Partners

INTERSTATE
79 70,000 ADT



HOLLYWOOD
Casino
AT THE MEADOWS



FRESH FOOD
SHEETZ
MADE TO ORDER

Racetrack Road
22,000 ADT

PRIMANTI
BROS.

The Residences
at The Street

DUNKIN'



THE
STREET
at the meadows