



131 Mathews Street-Suite 1000 Greensburg, PA 15601 Phone: (724) 832-3506 www.paulonecompanies.com

**PROFESSIONAL OFFICES
ONE CORPORATE CIRCLE
GREENSBURG, PA
HEMPFIELD TOWNSHIP - WESTMORELAND COUNTY**

- BUILT:** 1987 - Completion date September 1, 1987
Two Story Williamsburg Colonial
85' x 50' - Gross Square Feet 8,500
- LOCATION:** 2.4 Miles north of Downtown Greensburg on U.S. Route 66 Hempfield Township adjacent to residential Fox Ridge Plan of Homes.
- ACREAGE:** 2.2015 ± acres
- ZONING:** Regional Commercial
Traffic Statistics from Pennsylvania Department of Transportation
Vehicles per day - 11,700 (2011)
Vehicles per year - 4,270,500 (2011)
1/2 miles north/side toll Road Interchange on Route 66 connecting Routes 119, 70 at New Stanton to Route 22 to the north rear Delmont
- PUBLIC UTILITIES:** Public Water - Municipal Authority of Westmoreland County
Natural Gas - Dominion Peoples Gas Company
Electric - Allegheny Power Service
Telephone - Verizon
Public Sewage - Hempfield Twp. Municipal Authority
Fire Hydrant - In front of One Corporate Circle
Separate Meters - Gas and Electric
All Underground Utilities
- BUILDING**
- EXTERIOR:** Four Colonial Wood Smooth Columns 18" in Diameter on each of the Covered Porches

180 Degree Glass Transom Window above Main Entrance Door

All Information Is Deemed Reliable But Not Guaranteed

Building a Tradition of Fine Properties since 1949

6' Double Steel Peachtree Front Door with an Electronic Activated Door Release for Additional Security for all Tenants

Glass Sidelights on Each Side of Front Door Entrance

Nutone Door Security with Intercom to Electronically Release Front Door to Gain Access

Nickel Brick Corners

Large Andersen Perma-Shield Insulated Windows with High Performance Insulated Glass

Alcoa Black Aluminum Open Louvered Exterior Window Shutters

Fypon Window Head Keystone above Windows

Andersen Circletop Windows on Side Elevations of Upper Floor with Stone Keystone Above Windows

“A” Grade Face Brick

Williamsburg Exterior Dental Moldings on Soffit

24” Overhangs

Alcoa White Aluminum Soffit, Fascia, Gutters and Downspouts

Complete Exterior of Building is wrapped with DuPont Tyvek to Reduce Air Infiltration

Gable Ends Finished with Dryvit and Decorative Keystone Louvers in Gable Ends

New Fiberglass 30 years Warranty Shingle Roof Installed 2011

Morgan Colonial Entrance Door System with a Wood Door Pediment

**EXTERIOR GROUNDS
& PARKING AREA:**

Professionally Landscaped with Sod, Shrubs, Decorative Rocks and Railroad Ties, Retaining Walls and Plantings

Exterior Grounds have a Toro Automatic Sprinkler System with 12 Electronically Timed Zones

Asphalt Parking Area for 49 Vehicles with Many Planted and Shrubbed Areas. Parking Area is Lighted with Decorative Lamp Post with Metal Halite Lighting

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Parking Area is Bordered with a Round Asphalt Curb.

Concrete Sidewalks with Brick pavers used as an Accent Border

H.V.A.C. SYSTEMS:

Three (3) Lennox, Model #G12Q5137 Forced Air Upright Furnaces/Heating Cap. 109,000 BTU

One (1) Trane XR90 High Efficient, Model #TUX1C100A9481AB Forced Air Upright Furnace/Heating Cap. 100,000 BTU

Two (2) Trane High Efficiency, Model#BTD748 Split Air Conditioning System/Cooling Capacity (4 Tons) Each

Two (2) Trane High Efficiency, Model#BTD742 Split Air Conditioning System/Cooling Capacity (3 1/2 Tons) Each

Four (4) Complete Fiber Glass Duct Systems

Thirty-Six (36) Anemostat or Equivalent Supply Diffusers/24" x 24" Panel Ceiling Type/Approximately Nine (9) Diffusers per Tenant Space

Four (4) Honeywell T7300 Programmable Electronic Thermostats *Each Thermostat to Include Four (4) Temperature Sensors (Even Control Throughout Entire Tenant Spaces)

Thirty-Six (36) Hart & Cooley 14" x 6" Sidewall or Ceiling Return Grilles. Approximately Nine (9) Return Grilles per Tenant Space.

Honeywell Programmable Thermostat Position Within Each Tenant Space. Temperature Sensing Instruments, Placed Throughout

One (1) Honeywell Pro Vision 800 Digital Programmable Thermostat #TB822OU1002 Installed on the 2nd Floor

Tenant Area Allowing Signals to Pass Back to Main Thermostat for Total Even Space Temperature Control. Approximately Nine (9) Per Tenant Space Ceiling Diffusers or Approved Equal Type

GENERAL REQUIREMENTS: Four (4) Furnaces are set Inside the Building in the Furnace Room. Fiber Glass Supply and Return Duct System to Extend from Each of the Four (4) Furnaces and Areas.

Branch Ducts are Fiber Glass Insulated Spiral Aluminum Pipe to Designated Diffuser Areas.

Return Branch Ducts are Spiral Aluminum Pipe to Return Wall Grilles

Condensing Units Four (4) each are Set and Positioned Outside Ground Level

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**ELECTRICAL
FEATURES:**

Nutone Central Vacuum System for All Offices

Nutone Door Security with Intercom with an Electronic Door Release on Exterior Door to Gain Entry into the Office Suites

Nutone Wood Grain Ceiling Light Fan Combination in the Bathroom Areas Vented to Ridge Vent, Lightolier Recess Lighting with Gold Trims with Low Voltage Wiring

Large Polished Brass Chandelier in Main Foyer Area

Gold Parabolic Louvered Lens on Recess Fluorescent Light Fixtures in the Suspended Ceiling Areas

Exterior Metalhalide Lighting of Office Building and Grounds

All Copper Wiring with Circuit Breaker Panel Box

200 AMP Entrance Service for Each Office

Plenty of Electrical Outlets

Nutone Intercom, Model #1M4006 and AM/FM Stereo Radio with Tape Deck and Intercom Speaker in Each Office with Individual Volume Control

RESTROOMS:

5 Restrooms

Armstrong-Sun Dial Solarian Non-Wax Linoleum

Custom 48" Oak Wood Vanity with a Cultured Marble Top

Eljer Polished Brass Faucets

48" x 42" Polished Plate Mirror over Vanities

Oak Light with Beveled Glass Light Fixture above Mirror

Wall Papered

Thermo-Vu Roof Skylights

Cathedral Ceiling 13'-5" High

Nutone Oakwood Grain Light Fan Combination in Ceiling

Eljer Elongated Water Savings Closets

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KITCHEN AREA:

Oak Custom Kitchen Unit
General Electric Dishwasher #GSM603
General Electric Microwave #JEM10
General Electric Refrigerator #TB14A
Eljer Kitchen Faucet
Dayton Stainless Steel Kitchen Sink
Armstrong Sun Dial Solarian Non-Wax Linoleum
Nutone Ceiling Exhaust Fan to the Exterior Plant Ledge above Kitchen Cabinets

FLOOR COVERINGS:

Ceramic Foyer, Landing Areas, Lobby and Guest Powder Room, and Ground Floor Two Restrooms
Custom Printed Design Wall-to-Wall Carpeting with a Commercial Padding “Energy Efficient Cushion”, with Sound Deadening Acoustical Properties
Armstrong Sun Dial Solarian Non-Wax Linoleum in the First Floor Kitchen Area

WALL COVERINGS:

Wallpaper in Reception Areas with Raised Panel Oak Wainscoting
Raised Panel Oak Wainscoting in Board Room of Donald A. Paulone Office
Wallpaper in all Bathrooms, Donald A. Paulone Offices and Cedar Ridge Conference Rooms

INTERIOR FEATURES-

ALL OAK TRIM:

6-Panel Oak Door Jambs and Casings
Red Oak Chair Rail and 5 3/4” High Baseboard
Raised Panel Oak Wainscoting in ALL Reception Areas, Lobby and Donald A. Paulone Custom Homes Board Room
Oak Tongue and Groove Beaded Ceiling in Donald A. Paulone Conference/Sample Room
Oak Stairs with Oak Railings and Handrail
Oak Trim Stained with Sherwin-Williams Honey Spice
Oak Rosettes on all Window and Door Corners

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10 Skylights Throughout Office with 4 Ventilating with Electric Motors
Large Reception Areas with Wallpaper and Oak Raised Panel Wainscoting

Mini Window Blinds for All Exterior Windows

Andersen Vinyl Divided Light Grille Window Inserts on All Windows

Sewers in Lower Areas for Future Development

Interior Glass Transom above Doors throughout Offices and Leading into Each Suite
Dexter Brass Locks

Polished Brass Suspended Ceiling Grid with 2' x 2" Acoustic Ceiling Tile with a
Revealed Triangular Edge - Bold Face Colortone - Parchment Color

CONSTRUCTION
FEATURES:

2" Dow Insulative Sheathing on Exterior Block below Brick-To-Grade Level and To
Frost Line

B-Bond Waterproofing On Exterior Block Walls with an Exterior French Drain with
2B Stone

Sill Sealer Insulation On Top of Exterior Block Wall

2B Stone under Concrete Floor with Wire Mesh in Floor

Wood Floor Trusses

Deck 3/4" Oriented Strand Board Nailed and Glued

Offices in First Floor - Ceiling Height Vaulted Cathedral to 13'-5"

Exterior Walls in Lower Level Are 2 x 8 with R-30 Insulation in Walls

All Openings on Interior and Exterior Walls Caulked With Geocel Insulation

All Interior Walls Insulated With Owens Corning Fiber Glass Insulation R-11

Ceiling Between Lower & Upper Offices Insulated With Owens Corning Fiber Glass
Insulation R-30

Ceiling Insulation R-30

1" Energy Shield Exterior Sheathing R-7.2

7/16" Oriented Strand Board Roof Sheathing

Roof Trusses With a 5/12 Pitch Roof

Upper Floor Ceiling Has All Cathedral or Vaulted Ceilings

All Framing Lumber Kiln Dried, Standard and Better - Fir

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**OTHER FINE
FEATURES:**

Excellent Location

Direct and Easy Accessibility to Major Highways - Rt. 66, 30, 119, 819, 130, 70, PA
Turnpike and Only 1/2 mile From the North/South Bypass

Close to Major Shopping - Greengate Centre, Westmoreland Mall, Monroeville Mall

Regional Commercial

Permitted Uses:

Banks

Financial Institutions

Savings and Loan Associations, when a branch facility, not a drive-in

Physicians; dentists, chiropractors, architects, engineers, insurance, realty offices and attorneys' offices

Business offices

Photographers, photographers' studios, art galleries

Administrative offices

Governmental offices and agencies

Accessory uses customarily incidental to any of the above uses, and including:

Off-street parking and loading facilities

Fence or ornamental walls and signs as regulated herein

Special Exceptions:

Research and testing laboratories

Community centers

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