

OFFICE FOR LEASE

3367 Babcock Blvd, Pittsburgh, PA 15237



OFFERING SUMMARY

NUMBER OF UNITS:	7
AVAILABLE SF:	533 - 585 SF
LEASE RATE:	\$14.36 - 15.75 SF/yr (Gross)
BUILDING SIZE:	6,000 SF
RENOVATED:	2019
MARKET:	North Hills

PROPERTY OVERVIEW

Variety of office space sizes with all utilities included.(2019 Renovated)

PROPERTY HIGHLIGHTS

- New Floors
- Utilities included
- Ample parking
- Central A/C
- 7 miles from Pittsburgh
- 2 miles from McKnight Rd

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BRIAN KENNETH GRUBBS
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE TYPE GROSS | TOTAL SPACE 533 - 585 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$14.36 - \$15.75 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
(Unit 100) 3367 Babcock Boulevard Pittsburgh	Farmers Insurance	700 SF	Gross	\$1,000.00 SF/yr	Build out available
(Unit 101) 3367 Babcock Boulevard Pittsburgh	-	1,600 SF	Modified Gross	\$2,000 per month	Newly remodeled 1,600 SF office space on the first floor with Receptionist desk, five private offices
(Unit 201) 3367 Babcock Boulevard Pittsburgh	Available	585 SF	Gross	\$14.36 SF/yr	Newly remodeled office space with new Floors, Very large windows in the two private offices
(202)	-	510 SF	Gross	Negotiable	-
(203)	-	510 SF	Gross	Negotiable	-
(Unit 204) 3367 Babcock Boulevard, Pittsburgh	Available	533 SF	Gross	\$15.75 SF/yr	New Flooring and Large windows. One Large Private office and a secondary office or conference room
(Unit 205) 3367 Babcock Boulevard, Pittsburgh Pa	-	262 SF	Gross	\$600.00 SF/yr	Remodeled unit with new floors. One private office and a second office and receptionist area
(100-B) 3367 Babcock Boulevard, Pittsburgh	-	700 SF	Modified Gross	\$1,000.00 SF/yr	-

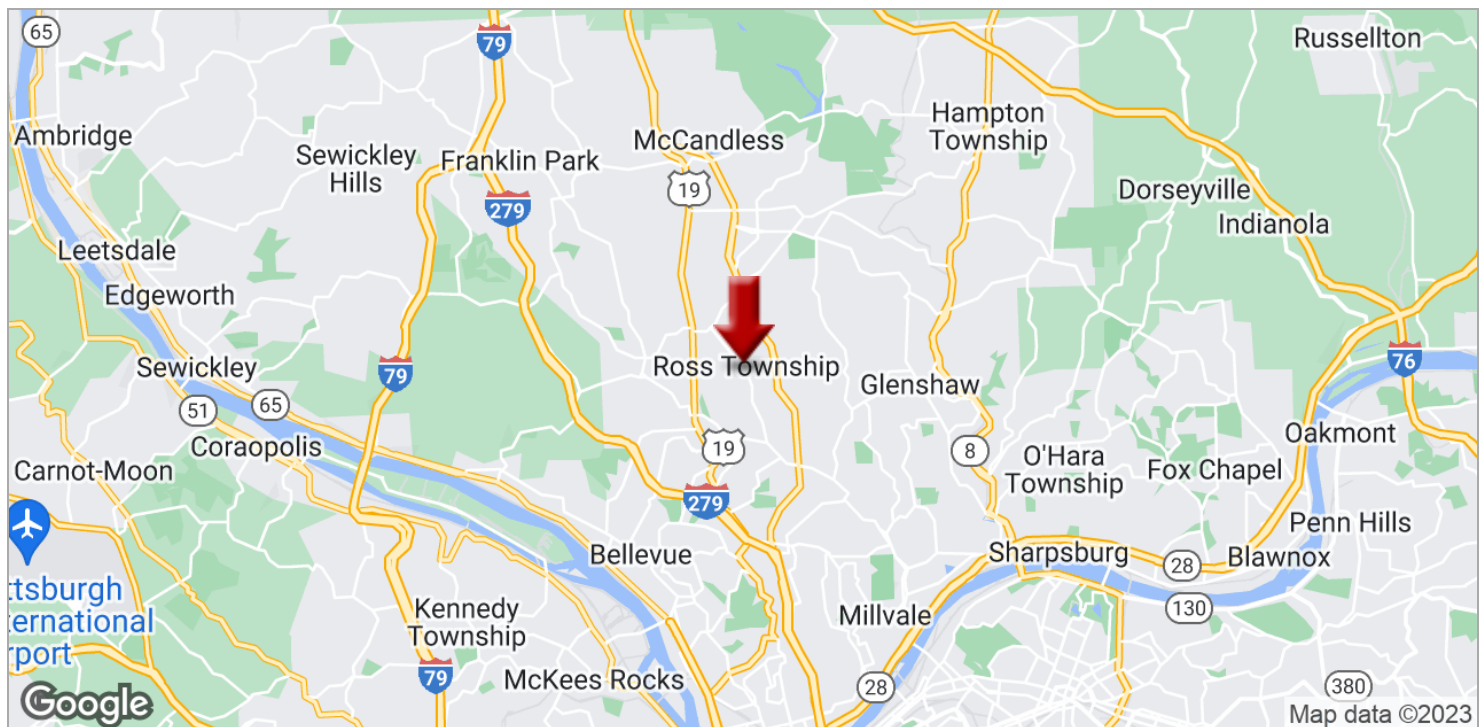
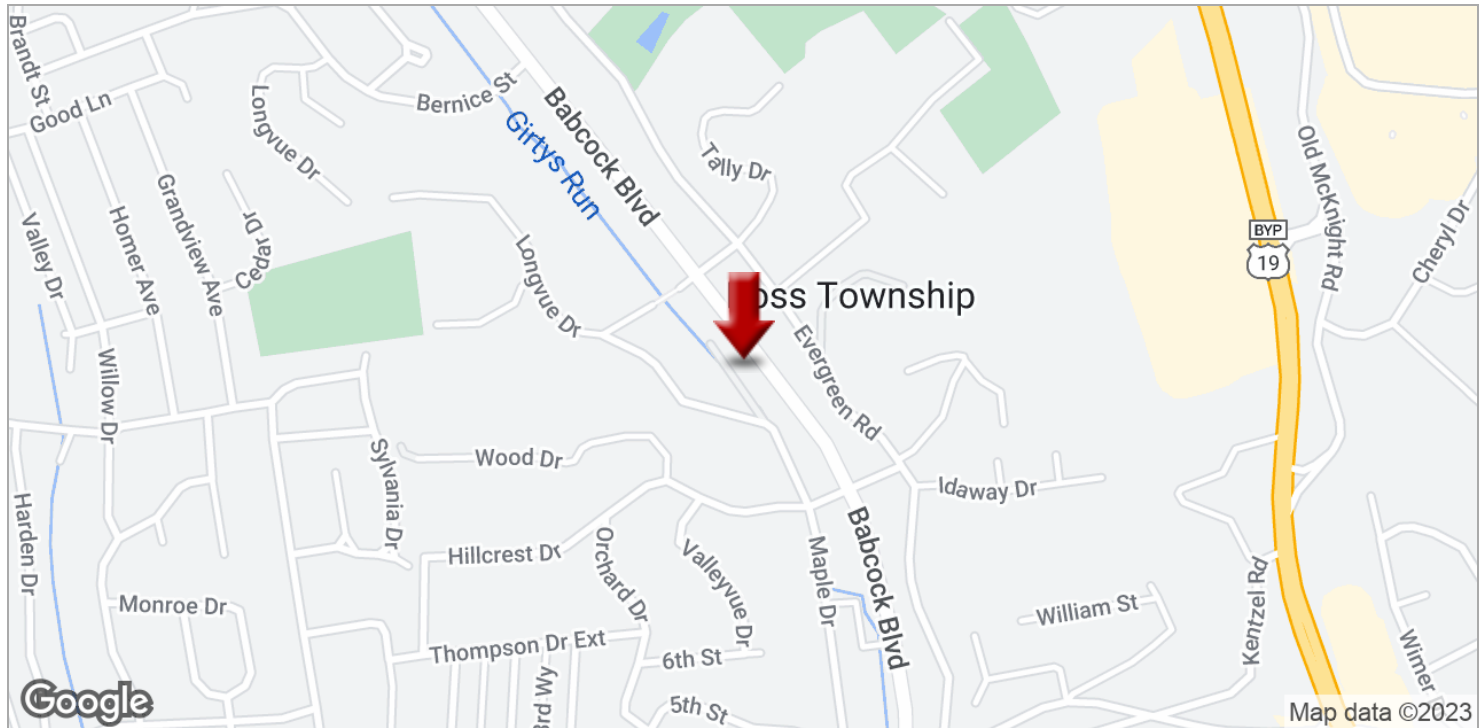
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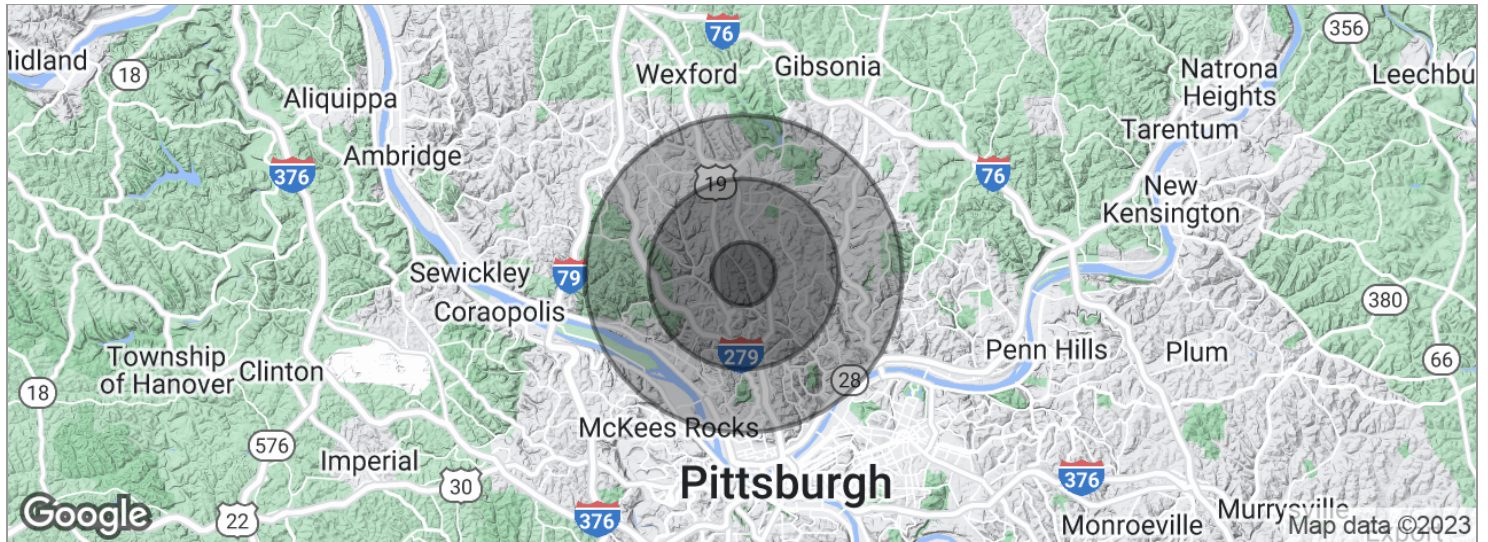
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,845	69,400	187,399
Median age	46.1	44.1	42.4
Median age (male)	42.6	41.6	40.0
Median age (Female)	48.5	46.3	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,197	29,568	79,003
# of persons per HH	2.1	2.3	2.4
Average HH income	\$68,482	\$75,363	\$70,369
Average house value	\$153,925	\$153,444	\$153,372

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

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