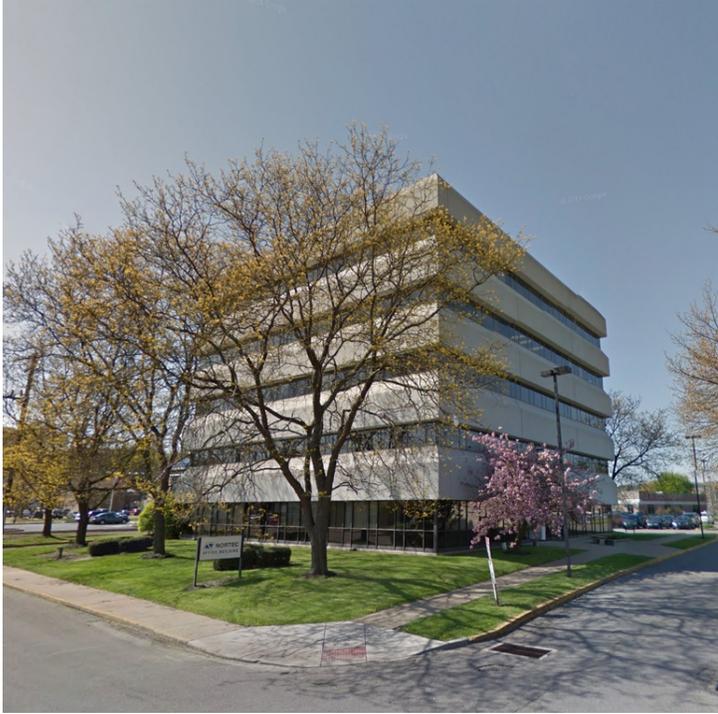


CARNEGIE OFFICE SPACE - TOP FLOOR - 3,381 FT

102 Broadway Street, Carnegie, PA 15106

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,381 SF
Lease Rate:	\$17.50 PSF
Lot Size:	1.38 Acres
Building Size:	26,671 SF
Zoning:	D-3 Arterial District
Market:	Pittsburgh
Submarket:	Parkway West Corridor

PROPERTY OVERVIEW

Top floor of Carnegie office building with space available with open area and offices

LOCATION OVERVIEW

Located in Downtown Carnegie, PA, offering accessibility to commercial banking institutes and local restaurants. Location provides easy access to Interstate 376 and Interstate 79, and is only 6 miles southwest of Downtown Pittsburgh and 13 miles southeast of Pittsburgh International Airport.

PROPERTY HIGHLIGHTS

- 4 Private Offices
- Conference room
- Kitchen area
- Furniture available
- Two elevators with restrooms on each floor
- On-site parking
- Tenant Improvement Allowance offered subject to term

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease or financing or withdrawal without notice.



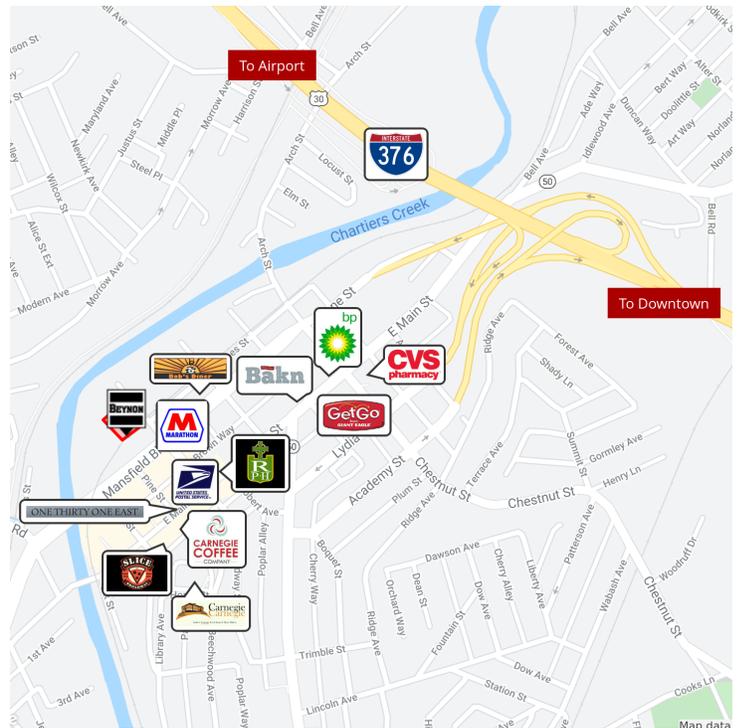
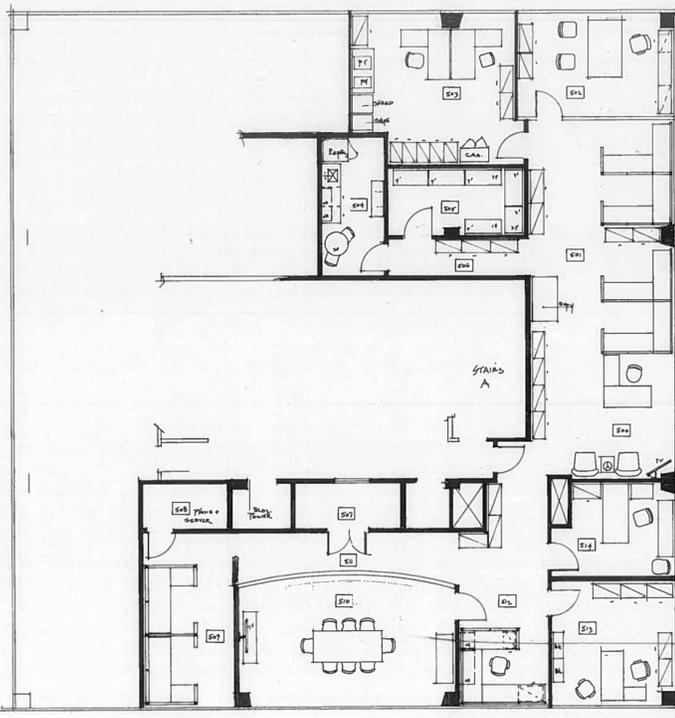
Richard Beynon
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OFFICE FOR LEASE

CARNEGIE OFFICE SPACE - FURNITURE AVAILABLE IF DESIRED

102 Broadway Street, Carnegie, PA 15106

ADDITIONAL PHOTOS



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