

CLASS A OFFICE/MEDICAL SPACE FOR LEASE

2600 Old Washington Road, Pittsburgh, PA 15241

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: Suite 1: 4,310 RSF
Suite 2: 6,400 RSF
Full Floor: 11,750 SF

Lease Rate: New Lower Rate

Year Built: 2006

Building Size: 21,500 SF

Parking: 4.6/1000 SF

Zoning: Special Business District

PROPERTY OVERVIEW

Class A space for lease. Ideal location for office, medical space, bank, childcare space, and more.

LOCATION OVERVIEW

Located at Route 19 South intersection of Boyce Road in Upper St. Clair Township. Access to I-79, South Hills, Southpointe & Pittsburgh.

PROPERTY HIGHLIGHTS

- First floor access with flexible floorplan
- Current buildouts: offices, conference rooms, reception & kitchen; banking drive-thru available; up to 12 medical exam rooms and adequate plumbing for medical space
- Ample on-site parking with approximately 100 spaces (ratio of 4.6/1000 SF)
- Building signage opportunity available
- Great visibility with 22,000+ cars passing per day
- Wet sprinklered with elevator access to second floor
- Special Business District Zoning in Upper St. Clair, Allegheny Township
- 2018 Median Household Income: 1 mile = \$117,851 | 3 mi=\$93,803

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

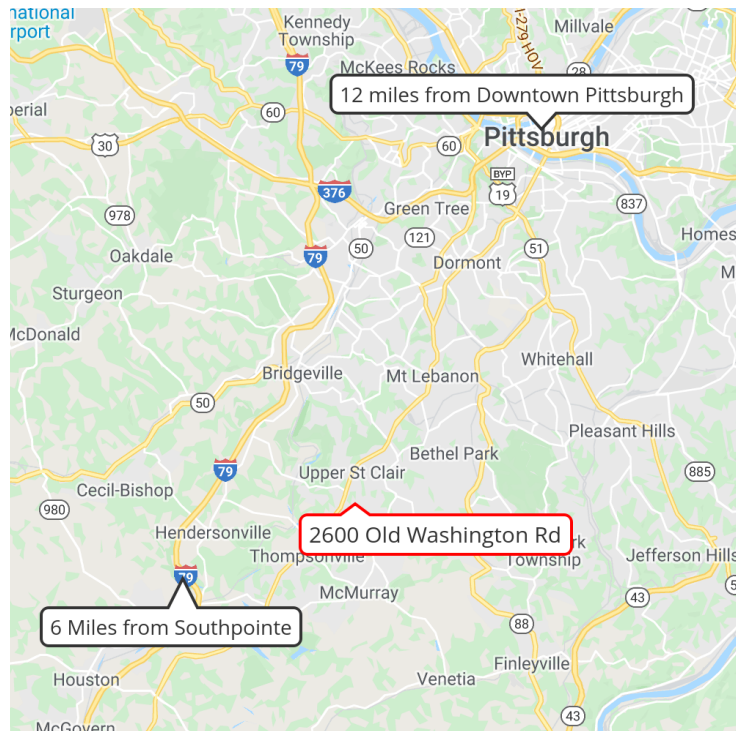
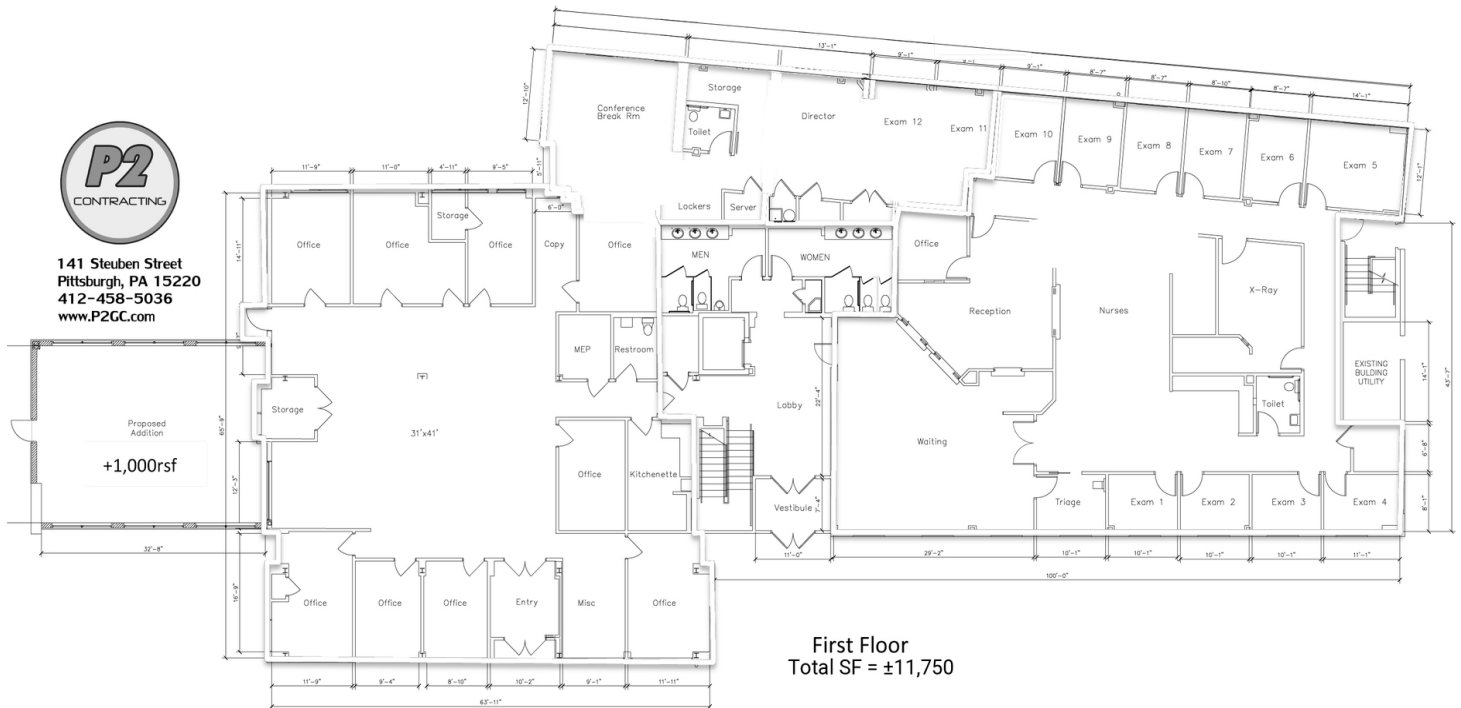
412.261.3640

rbeynon@beynonandco.com

CLASS A OFFICE/MEDICAL SPACE FOR LEASE

2600 Old Washington Road, Pittsburgh, PA 15241

ADDITIONAL PHOTOS



Richard Beynon
412.261.3640
rbeynon@beynonandco.com