

OFFICE/FLEX SPACE

500 Ardmore Boulevard, Pittsburgh, PA 15221

EXECUTIVE SUMMARY



OFFERING SUMMARY

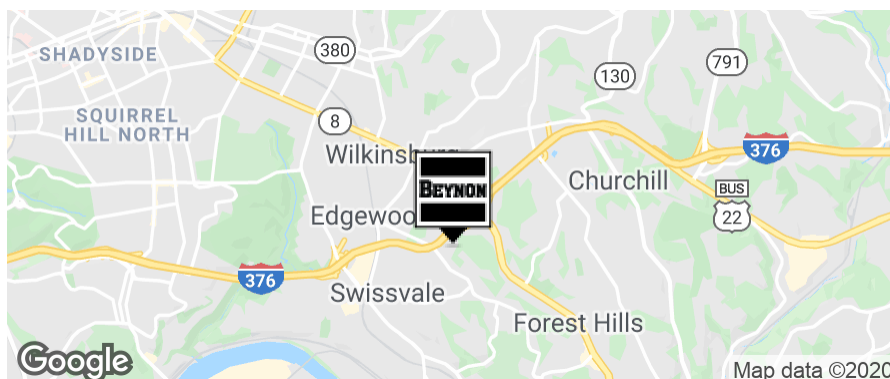
Lease Rate:	Negotiable
Lot Size:	0.27 Acres
Building Size:	4,200 SF
Zoning:	Mixed Use
Market:	Pittsburgh
Submarket:	Parkway East Corridor
Cars Passing/Day	+20,600
Uses:	Service Company, Call Center, Retail, Office

PROPERTY OVERVIEW

This ±4,200 SF property consists of a two story building with a combination of office and small warehouse space for parts inventory, perfect for a Service Company. Offers ample parking and signage.

LOCATION OVERVIEW

Minutes to Downtown Pittsburgh, Forest Hills and Monroeville. Located on bus route and offers great access to I-376.



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

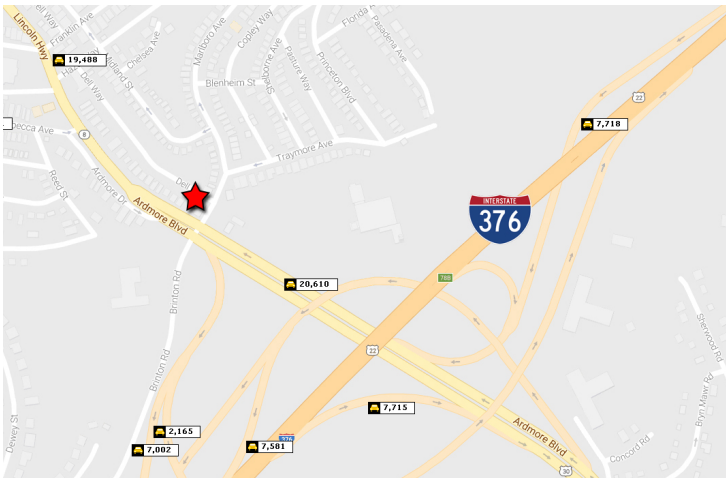
rbeynon@beynonandco.com

OFFICE BUILDING FOR LEASE

OFFICE/FLEX SPACE

500 Ardmore Boulevard, Pittsburgh, PA 15221

ADDITIONAL PHOTOS

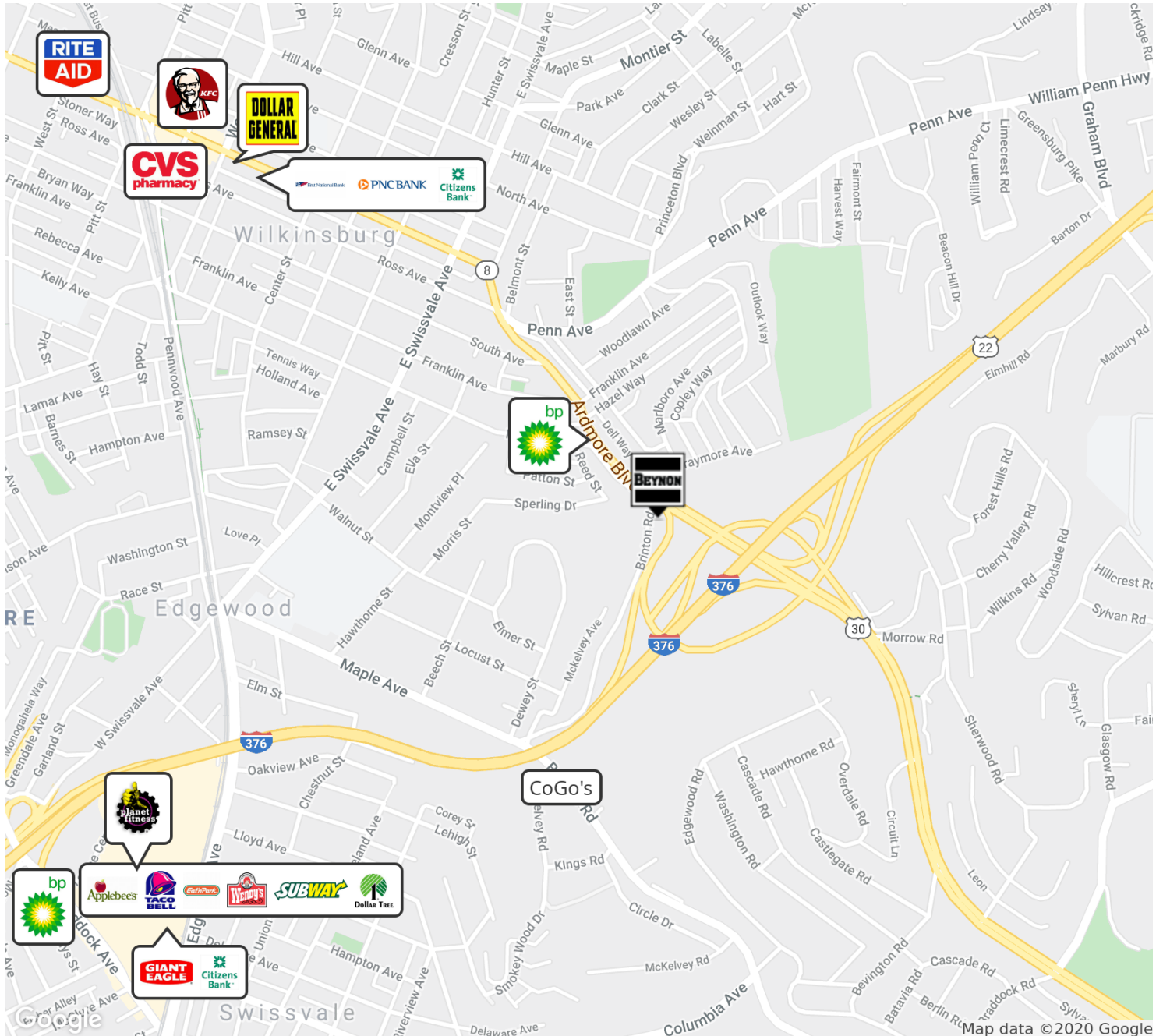


Richard Beynon
412.261.3640
rbeynon@beynonandco.com

OFFICE/FLEX SPACE

500 Ardmore Boulevard, Pittsburgh, PA 15221

RETAILER MAP



Richard Beynon
412.261.3640
rbeynon@beynonandco.com