

# 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.



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OFFICE BUILDING FOR LEASE

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## ADDITIONAL PHOTOS

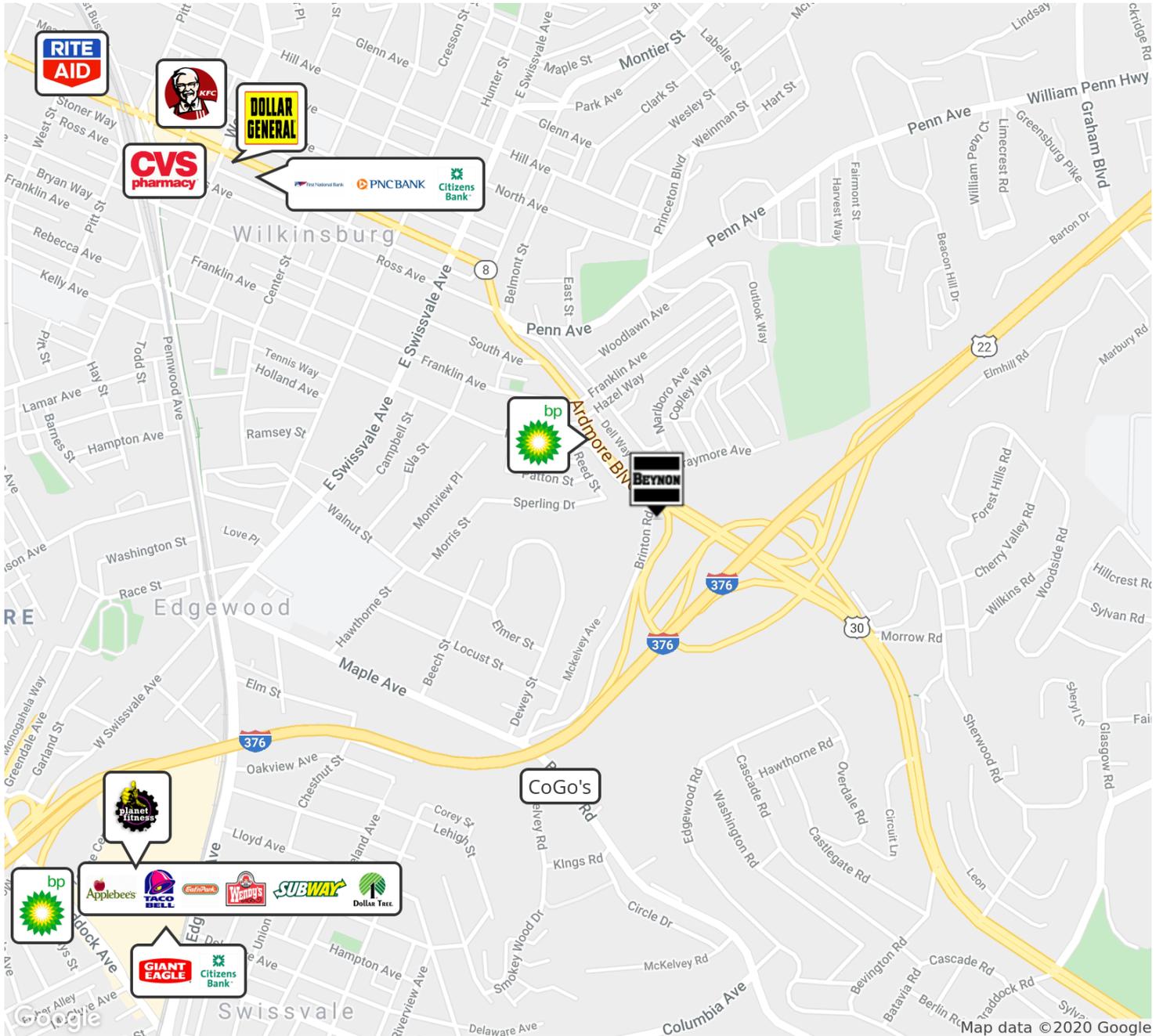


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## RETAILER MAP



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