



GRANT STREET
ASSOCIATES, INC.

FOR LEASE

484 LOWRIES RUN ROAD

Ross Township, Pittsburgh, PA 15237



PROPERTY FEATURES

- **7,550 SF Office/Showroom Available**
- Located directly off I-279 Camp Horne Rd. Exit
- Parking: 38 spaces
- Yard / storage area available: 0.25 acres
- Second floor conference room area
- Ceiling height: 12'
- Flexible zoning
- Traffic counts of over 13,000 AADT

JOHN JACKSON

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Lic. # RS321621

DARIN SHRIVER

Vice President
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**CUSHMAN & WAKEFIELD |
GRANT STREET ASSOCIATES, INC.**
310 Grant Street, Ste. 1825, Pittsburgh, PA
412 391 2600
gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

The depiction in the included photograph of any person, entity, sign, logo or property other than Grant Street Associates's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSA's agreement with its principal, if as and when such commission (if any) is actually received from such principal. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All photography is used with permission and licensed specifically for Grant Street Associates, Inc. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by or associated with the trademark owner. It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.

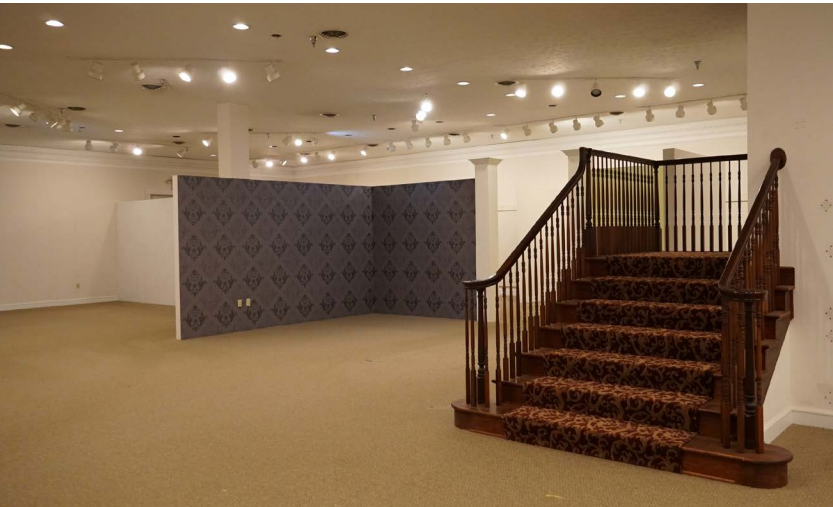


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DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION	62,044	153,678	625,003
AVERAGE HH INCOME	\$84,495	\$84,023	\$83,414
CONSUMER SPENDING	\$717,468,000	\$1,689,158,000	\$6,678,658,000

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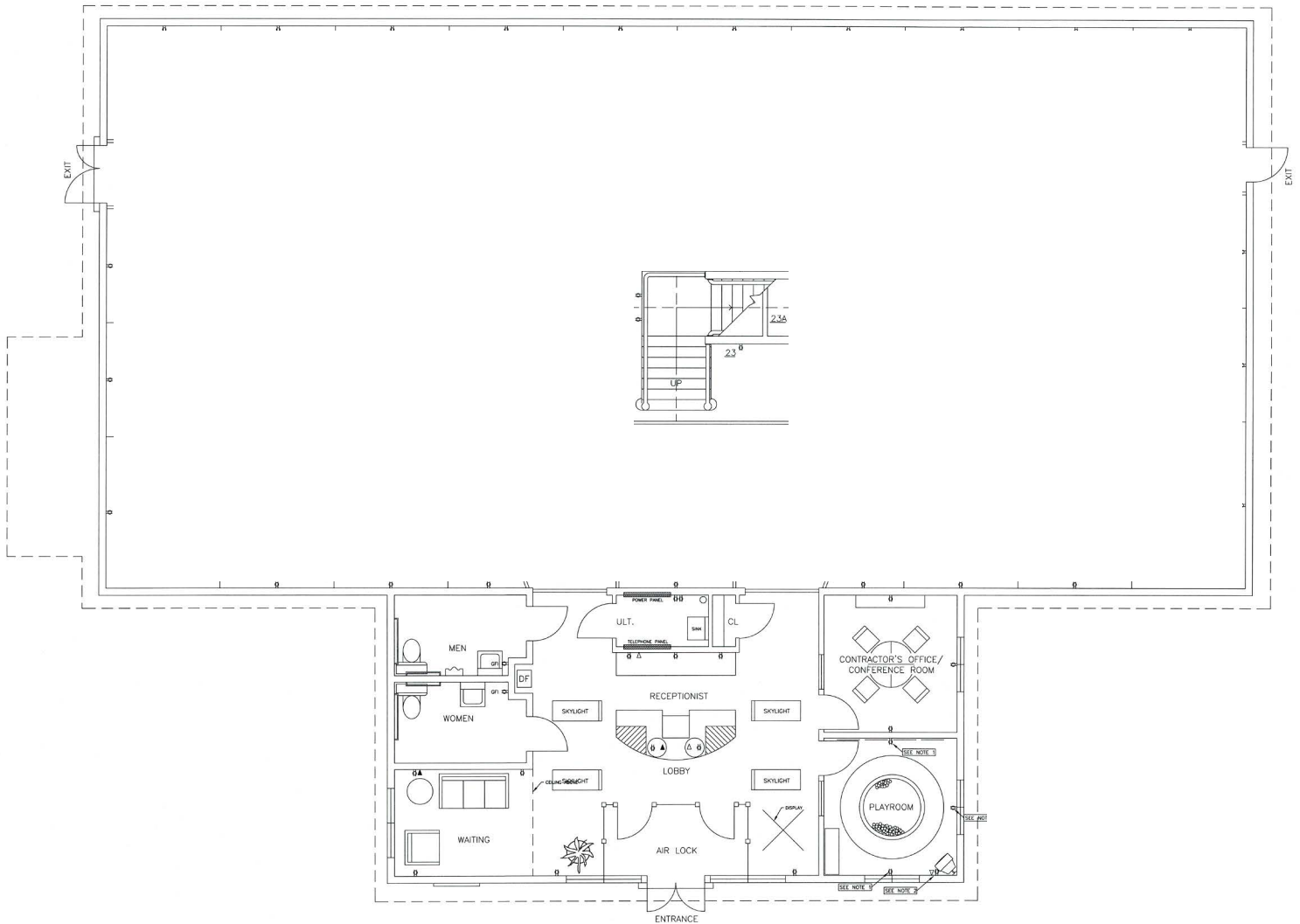
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