



## OFFICE SPACE FOR LEASE

- Conveniently located close to Rte 8, off Duncan on Mt. Royal Blvd.
- Only minutes away from downtown, Turnpike, Rte, 8, Rt19 and other major points in the Pittsburgh Area
- Nearby points of interest include numerous restaurants, convenience stores and other retail establishments, all within a short distance to Pine Creek Crossing



Pine Creek Crossing Business Park is located in the beautiful township of Hampton in Allison Park. Providing a park like setting while still maintaining high visibility to passers by.

Offering beautiful views of Pine Creek and a natural backdrop.

The office suites can easily accommodate a variety of businesses with numerous layouts available.

## Property Features

- Various office layouts to suit your criteria
- 3 Buildings on Campus- Beta(warehouse/showroom), Delta, Gamma
- Max Available 5,000 square feet
- Min. Available 400 square feet
- Includes basic build-out

- Includes all utilities, professional cleaning twice per week, nightly trash removal provided for standard business hours
- High Visibility
- Ample Free Parking
- \$16 sq ft
- On-site Management

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