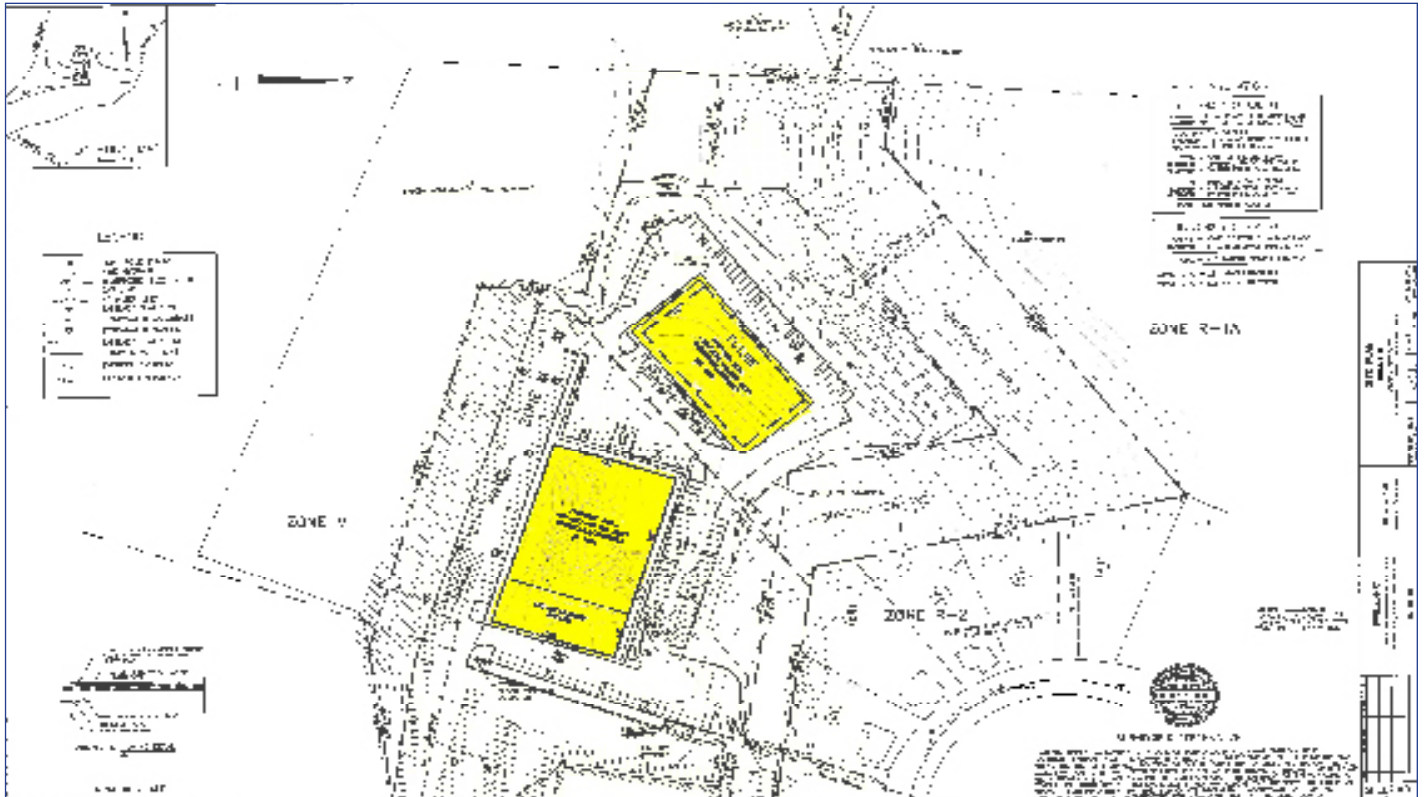


NOW LEASING

EAST PARK THREE/FOUR BUSINESS PARK

705-707 RODI ROAD
ALLEGHENY COUNTY
PITTSBURGH PA 15235

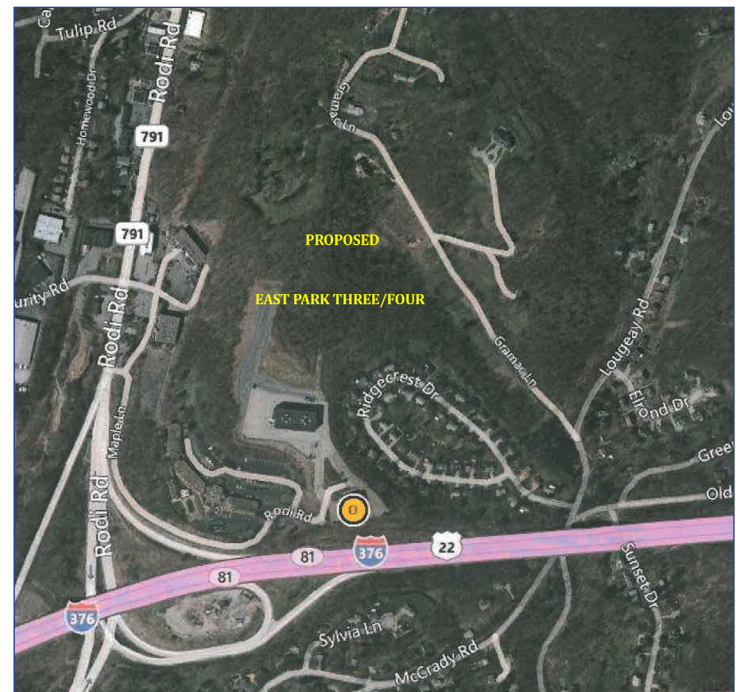


Property Highlights:

- Two Planned Flex Buildings (New Construction)
- Occupancy - 2018
- Size of Buildings: Building Three: 39,400 Square Feet
Building Four: 40,000 Square Feet
- Ceiling Height: 25'
- Within minutes of the PA Turnpike, Route 376 and Route 22 (Business District)
- Rental Rate: Office: \$15.00 psf + all utilities
Warehouse: \$ 8.50 psf + all utilities

Demographics

	1 Mile	3 Mile	5 Mile
2017 Population	6,137	81,139	202,418
Median Household Income	\$60,818	\$48,335	\$45,732



CONTACT:
David Hanley
Broker
412.261.6532 x237
david@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.