



UP TO 5,426 SF OFFICE SUBLEASE AVAILABLE

1225 WASHINGTON PIKE, SUITE 301, BRIDGEVILLE, PA 15017



Presented By:

Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr
Building Size:	92,500 SF
Available SF:	1,500 - 5,426 SF
Floor:	3rd Floor
Remaining Term:	2 years and 10 months (Expires 1/31/28)

PROPERTY OVERVIEW

Position your business in the heart of Pittsburgh's South Hills with this flexible sublease opportunity at DDI Plaza, a five-story professional office building located at 1225 Washington Pike. Offering up to 5,426 SF of high-quality office space divisible in increments as small as 1,500 SF. This opportunity is ideal for professional services, tech firms, or regional operations seeking convenience, amenities, and visibility.

PROPERTY HIGHLIGHTS

- Prime location
- Immediate access to I-79 (Bridgeville Exit)
- Ample free surface parking
- Walkable to retail & dining
- 20 minutes to Pittsburgh International Airport & 15 minutes to Downtown

Presented By:

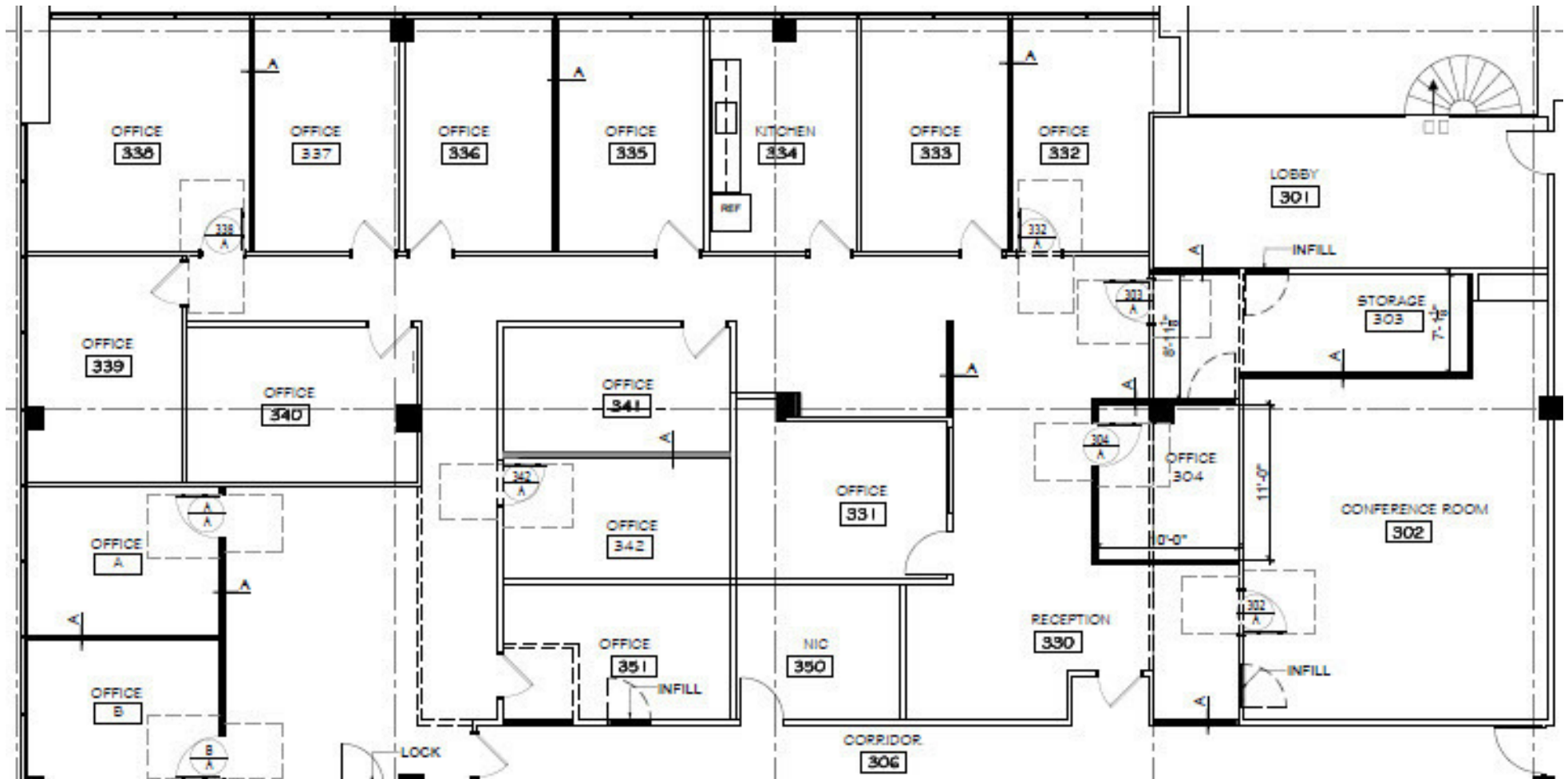
Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

FLOOR PLAN



Presented By:

Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

ADDITIONAL PHOTOS



Presented By:

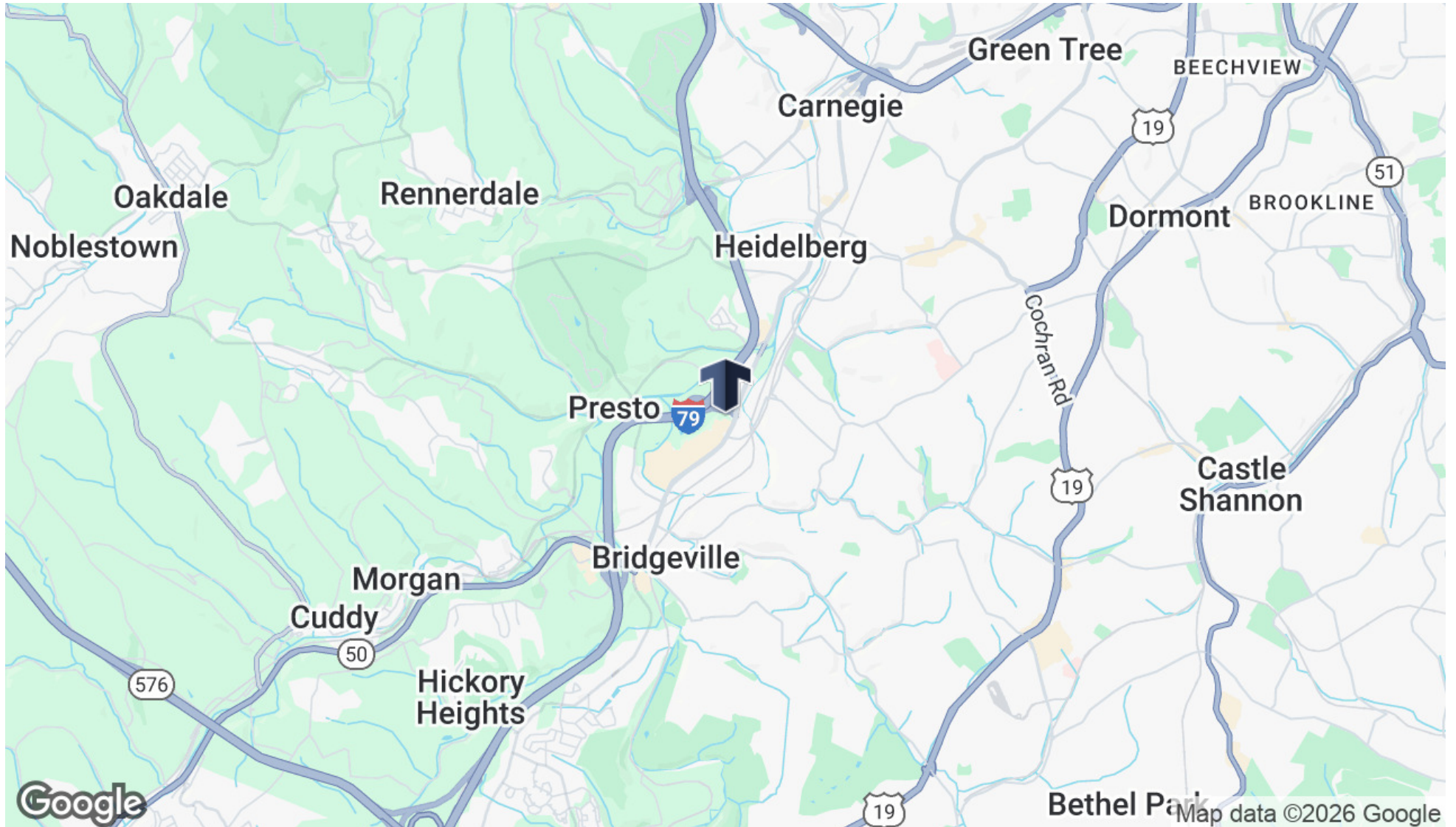
Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

LOCATION MAP



Presented By:

Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

RETAILER MAP



Map data ©2025 Google

Presented By:

Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

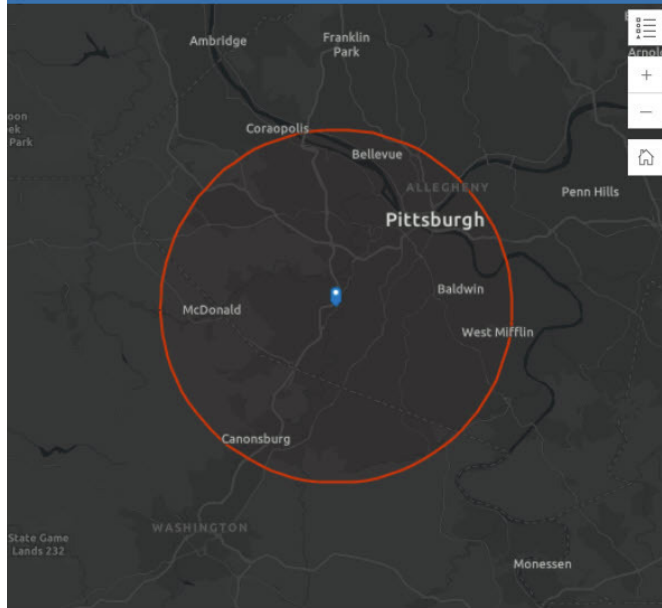
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHIC PROFILE

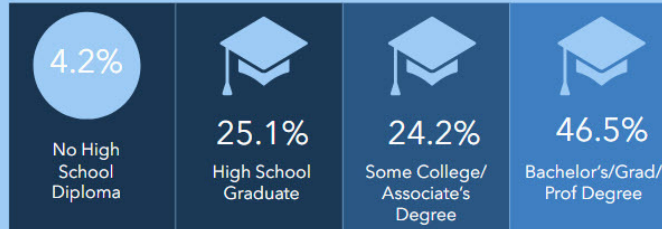
1225 Washington Pike, Bridgeville, Pennsylvania, 15017

Ring of 10 miles

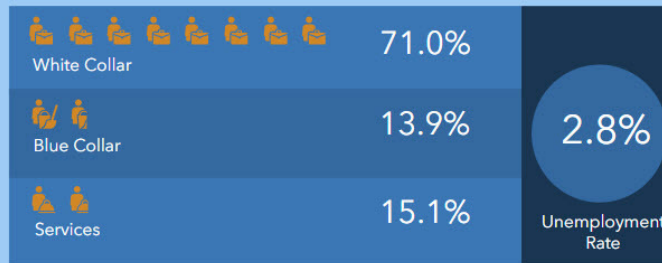


Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

EDUCATION



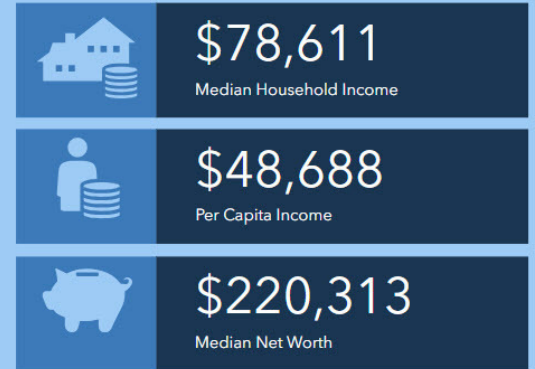
EMPLOYMENT



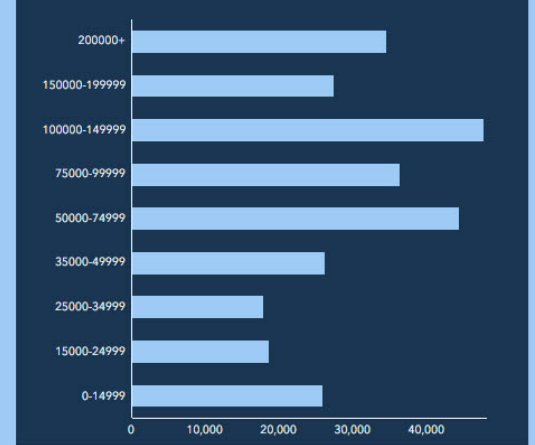
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



Presented By:

Kevin Riley, CCIM, SIOR

412.745.5000 x200

kevin@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com