



Professional Office Building

FOR LEASE

230-246 Alpha Drive
Pittsburgh PA 15238

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PROPERTY HIGHLIGHTS

FEATURES:

- Two-Story Brick Professional Office/Flex Building
- RIDC Business Park (O'Hara)
- Large Oversized Windows
- Flexible, Open Floor Plan
- Within minutes of Route 28 and PA Turnpike
- 17 Private Offices/39 large cubicles (included with space)
- 1 large & 1 smaller conference room
- 2 large kitchens/break areas
- Other Tenants Include: Ideal Aerosmith Inc. and Pittsburgh Training and Fitness Center



BUILDING SIZE:

42,000 +/- SQ.FT.TOTAL

AVAILABLE SPACE:

Upper Level: 20,411 +/- rsf
(will sub-divide)

RENTAL RATE:

Upper Level: \$17.50 psf +
janitorial

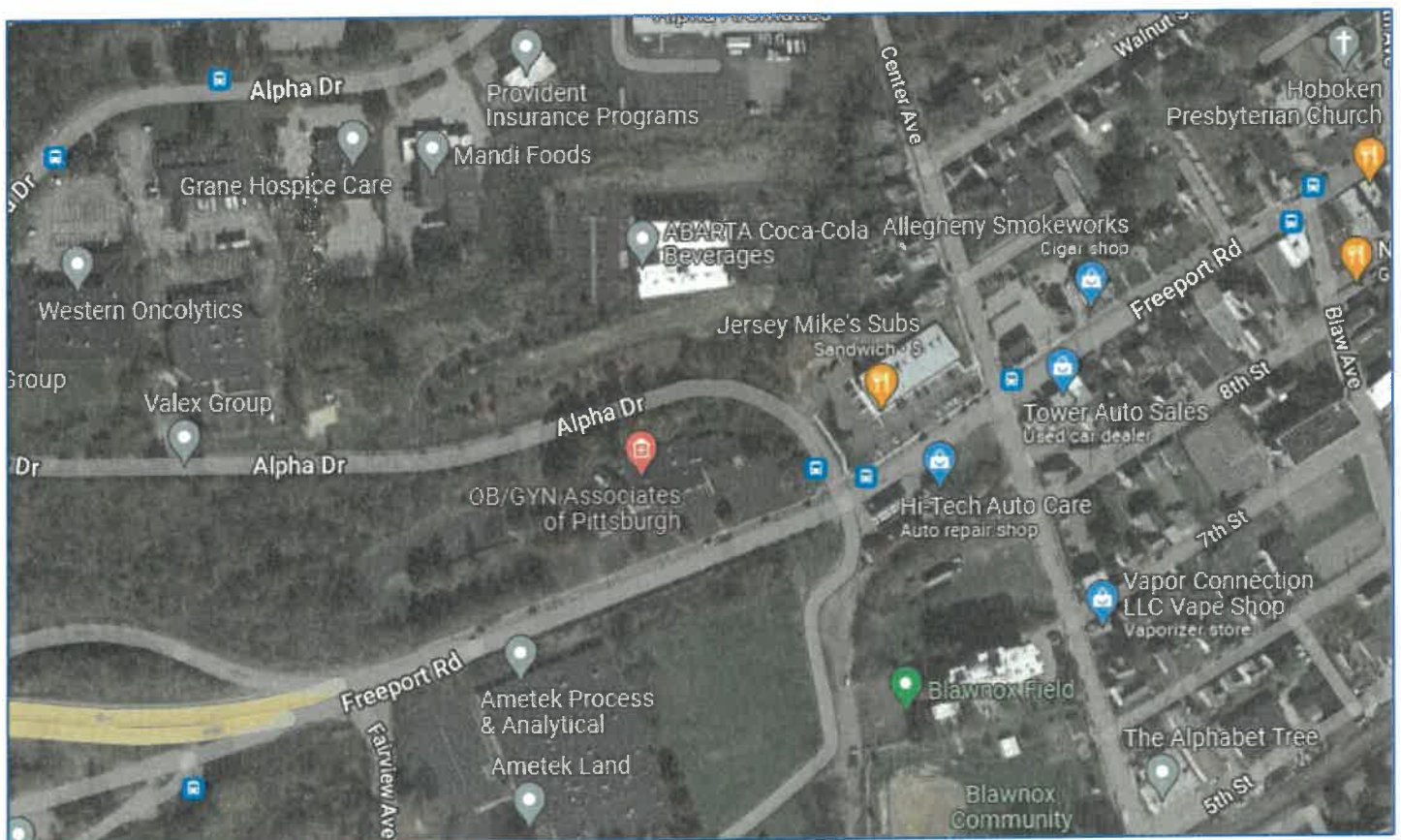
Reduced Rental Rate: \$15.00 psf +
janitorial/maint./NNN



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2022 Population	21,177	212,609	704,052
Median HH Income	\$63,102	\$59,512	\$57,941



**UPPER LEVEL
230-246 Alpha Drive**



Large Open Floor Plate



17-Private Offices



Conference/Training Room



Large Conference/Break Room

**UPPER LEVEL
230-246 Alpha Drive**



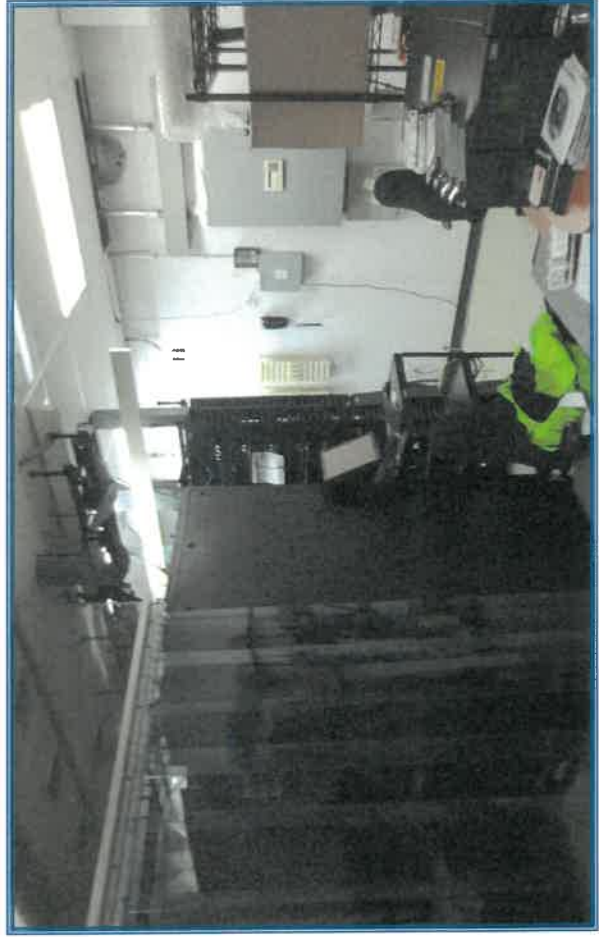
Kitchen/Break Room



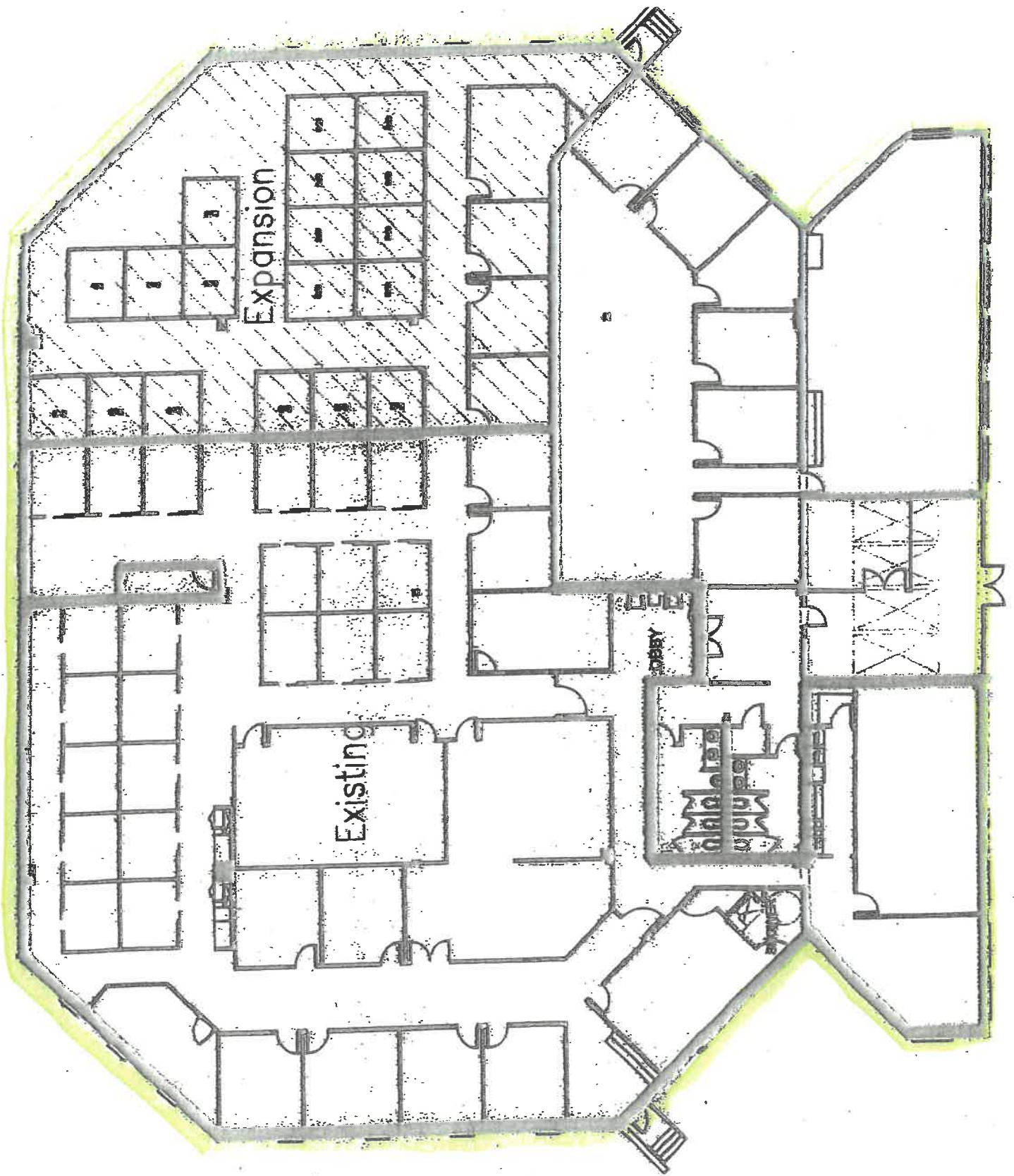
Smaller Conference Room



Fitness Room/Shower



Large Capacity Data Room



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Google

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1/19/23

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