



## 10 CORPORATE CENTER

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**NOW LEASING**

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10 Duff Road  
Pittsburgh PA 15235

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Newly remodeled office/medical/professional building
- Five story brick professional building
- Ample parking in newly paved front parking lot
- Two new (2023) passenger elevators
- New ownership and professionally managed
- Close proximity to Route 376 East, PA Turnpike
- Bus line at front of building

## TOTAL SIZE:

Approx. 68,000 +/- SQ FT.

Large floor plate approximately 13,600 +/- sq. ft. per floor. Smaller suites from 500-1,000 +/- square feet available

## AVAILABLE SUITES:

- 1<sup>st</sup> Floor: Suite #107 - 945 rsf
- 2<sup>nd</sup> Floor: Suite #202 - 851 rsf  
Suite #203 - 424 rsf  
Suite #207 - 591 rsf  
Suite #210 - 769 rsf  
Suite #212 - 792 rsf
- 3<sup>rd</sup> Floor: Suite #302 - 1,301 rsf  
Suite #305 - 2,029 rsf
- 4<sup>th</sup> Floor: Suite #400 - 4,541 rsf  
Suite #403 - 849 rsf  
Suite #405 - 2,100 rsf

## LEASE PRICE:

- 1<sup>st</sup> Floor - \$16.00 psf (Full Service)  
2<sup>nd</sup>-5<sup>th</sup> Floors - \$15.00 psf (Full Service)



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	10,361	68,815	192,007
Median HH Income	\$57,452	\$57,914	\$58,299

