

# FOR SALE | Office Investment Opportunity

401 Smith Drive  
Cranberry Township, PA 16066

13,962 Square Feet

**Stabilized multi-tenant office with  
built-in upside. Price upon request.**



## Property Description

401 Smith Drive is a 13,962-square-foot, multi-level office building offered for sale in the heart of Cranberry Township, just minutes from I-79 and I-376. The building is well-leased to a stable tenant base, with nicely appointed offices, an elevator, a conference room, a kitchen, and ample parking. With in-place rents below current market and a vacant medical suite whose exam-room walls and plumbing are already in place, the property offers an investor immediate cash flow plus a clear, low-cost path to increased value.

Price upon request. Contact Chris or Curt for the rent roll.

## Highlights

- In-place rents offering immediate mark-to-market upside as leases roll
- Medical build-out already in place. Vacant suite has the walls and plumbing set for exam rooms plus a lead-lined room for X-ray/imaging; needs only cosmetic refresh (carpet/paint)
- Stabilized in-place income. Well-leased multi-tenant building delivers day-one cash flow
- Minutes from I-79 and I-376 in one of Pittsburgh's strongest suburban office submarkets
- Owner-operator or investor. Ideal for an investor seeking yield with upside, or an owner-user wanting to occupy and lease the balance

**Chris Garrity**

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**Curt Starr**

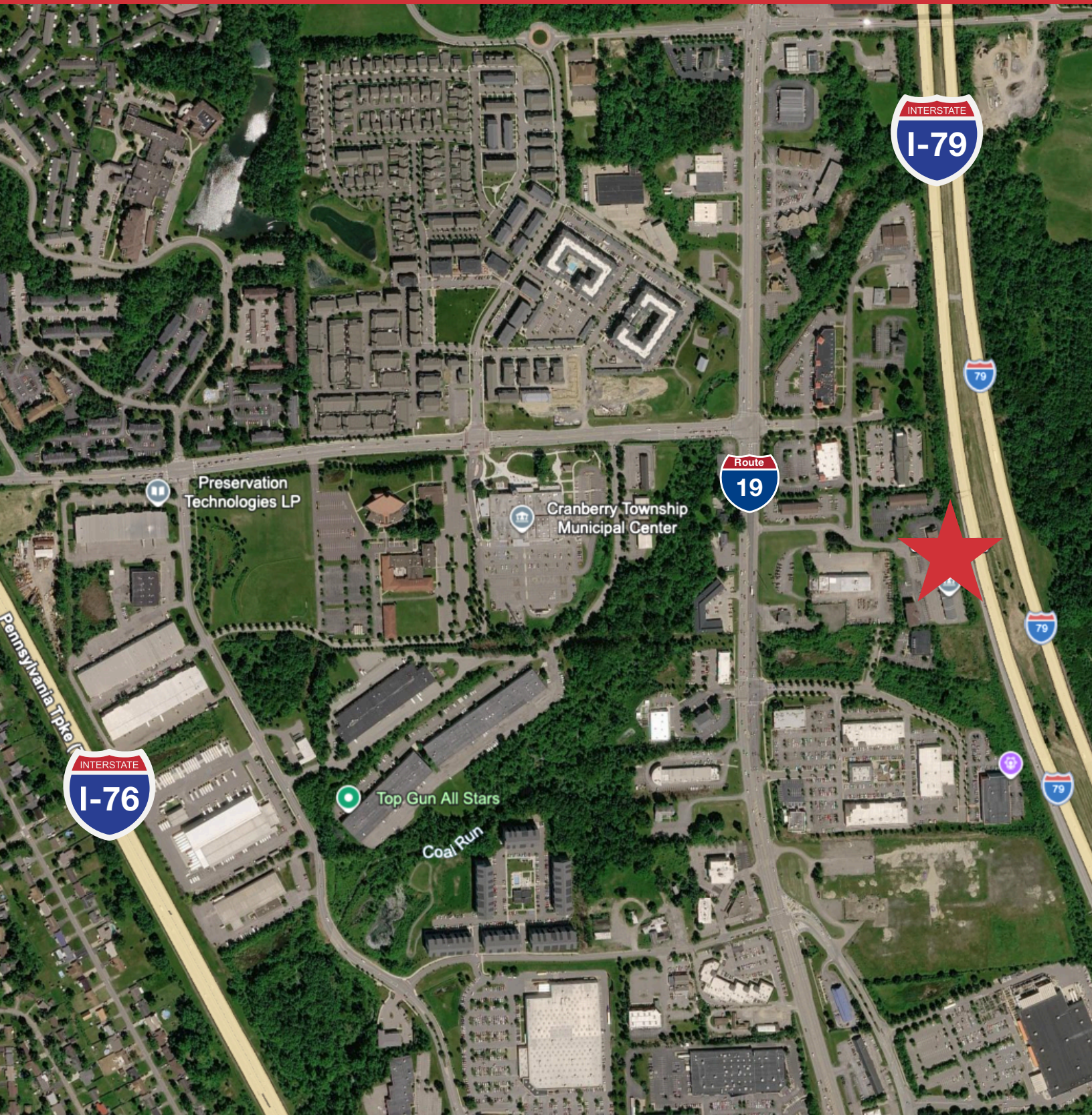
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**NAI Burns Scalo**

Brokerage Services

# Aerial Map



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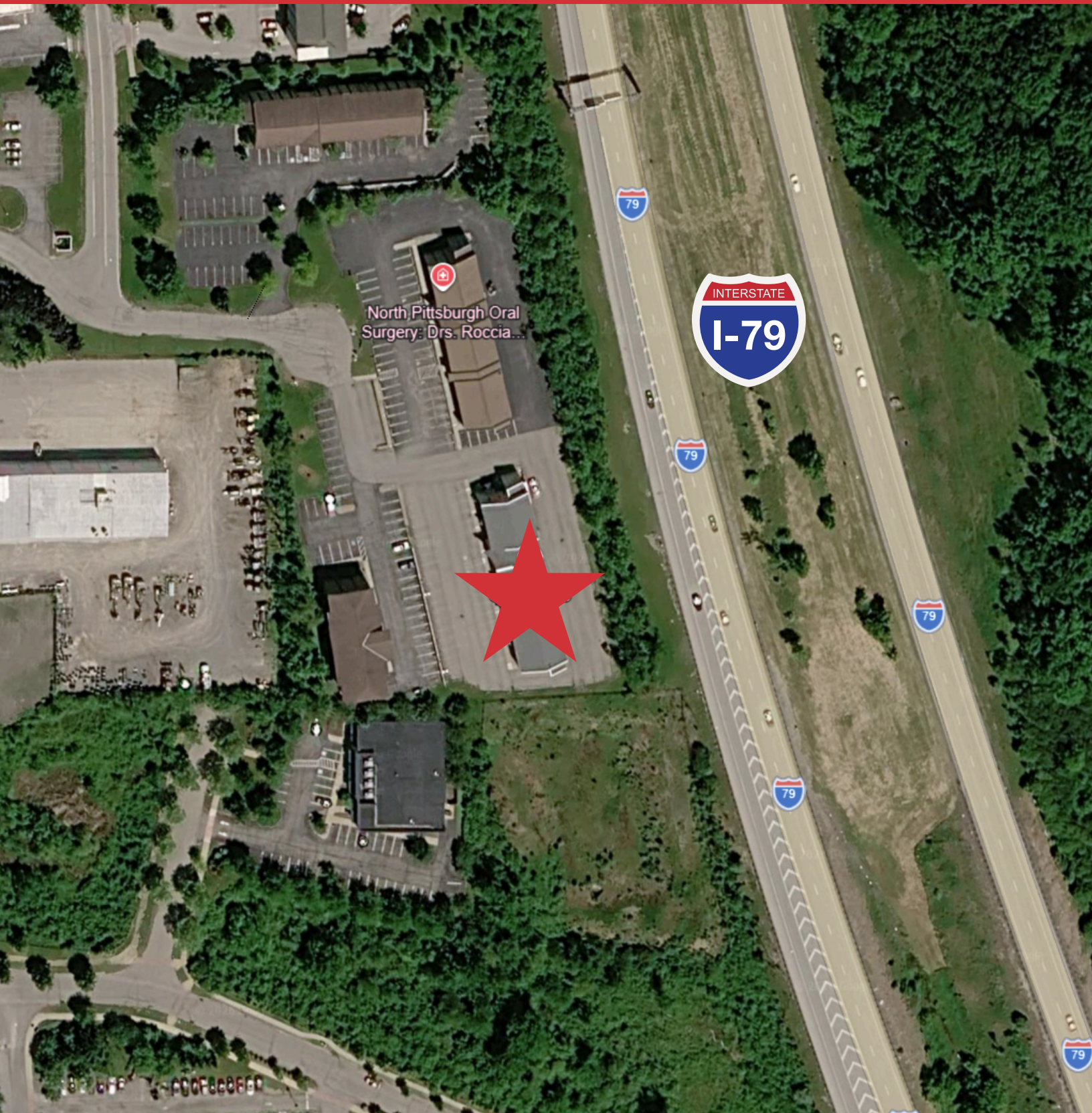
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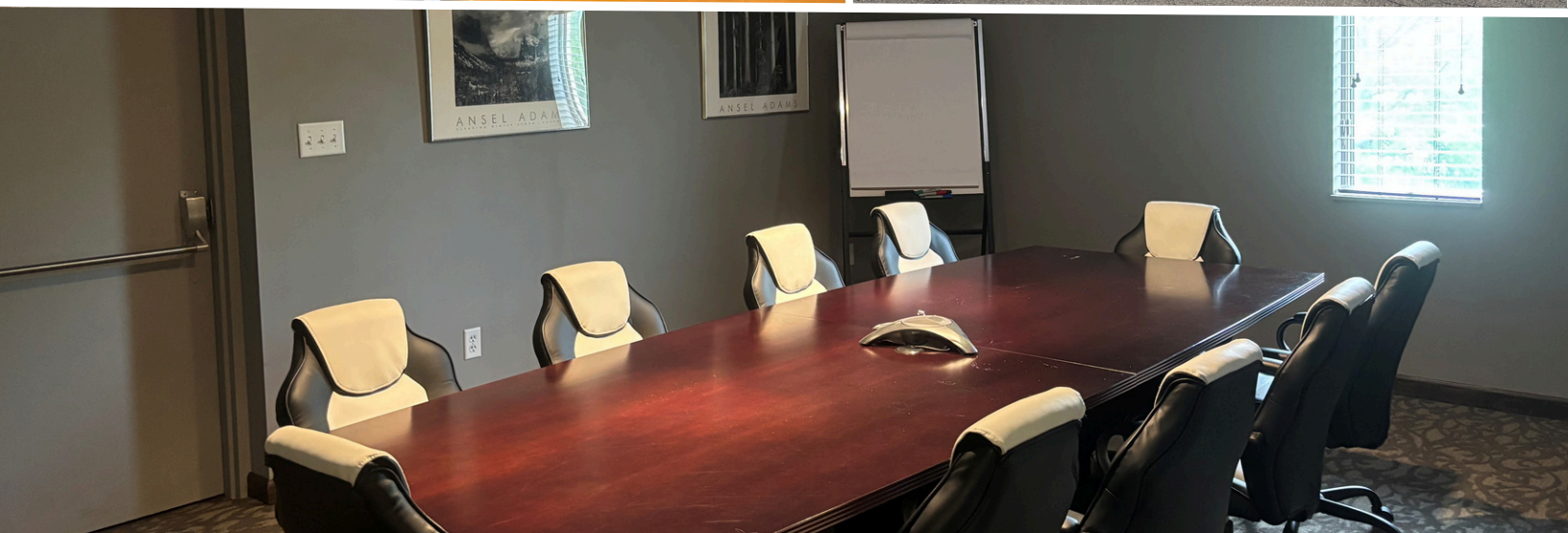
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# Additional Photos



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