



**UP TO 5,426 SF OFFICE SUBLEASE AVAILABLE**

**1225 WASHINGTON PIKE, SUITE 301, BRIDGEVILLE, PA 15017**



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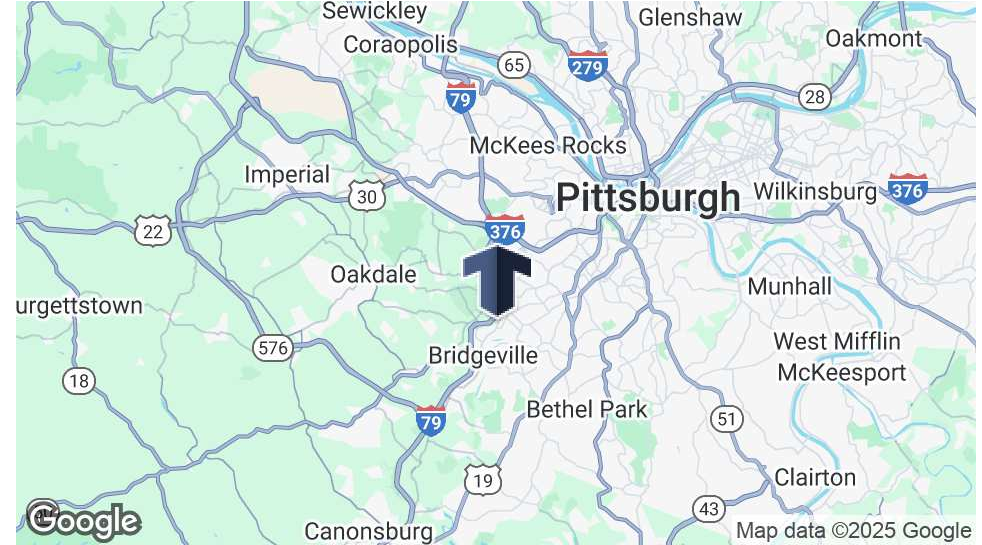
**Kevin Riley**

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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Lease Rate:	\$20.50 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

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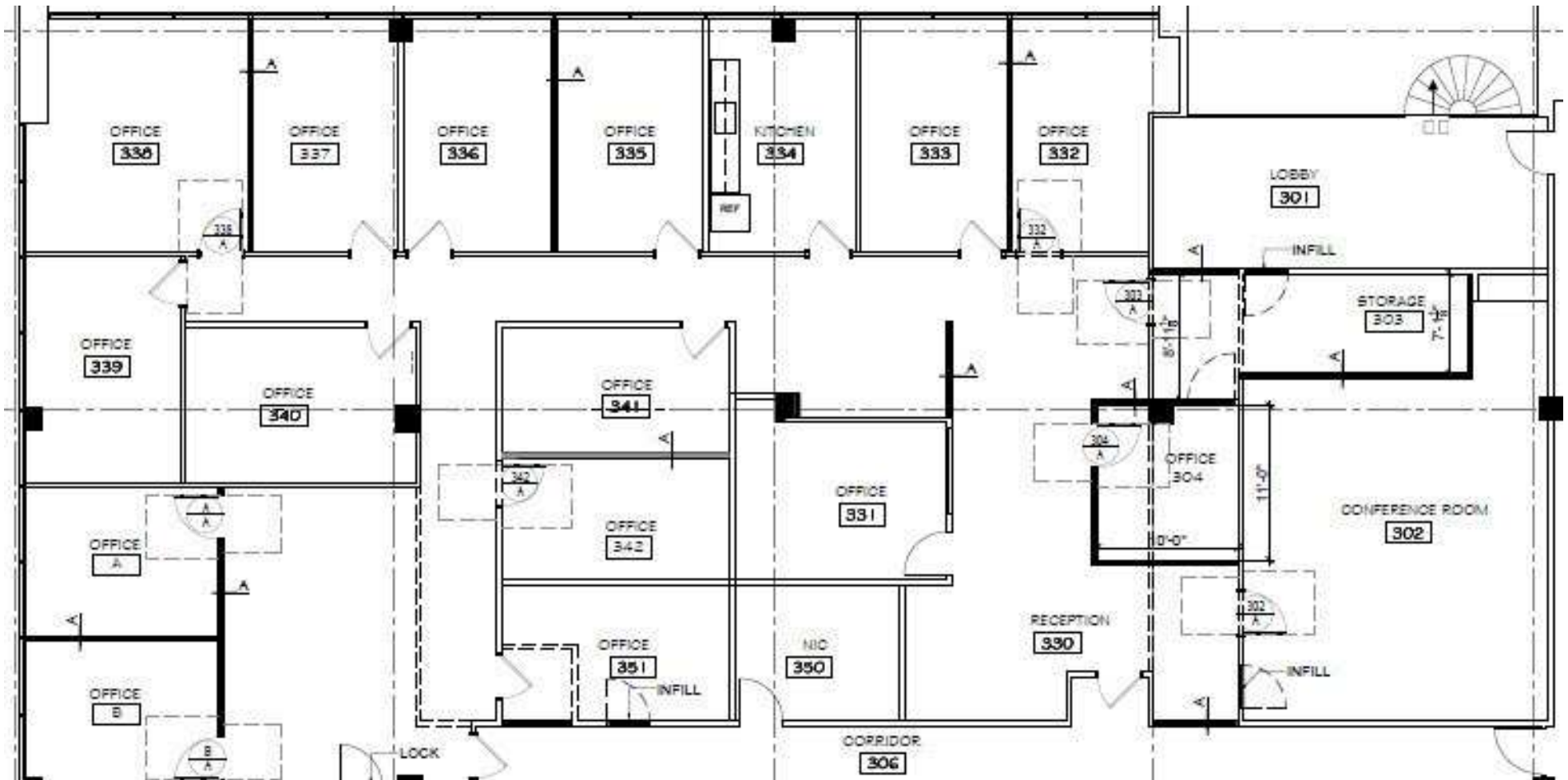
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**FLOOR PLAN**



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**ADDITIONAL PHOTOS**



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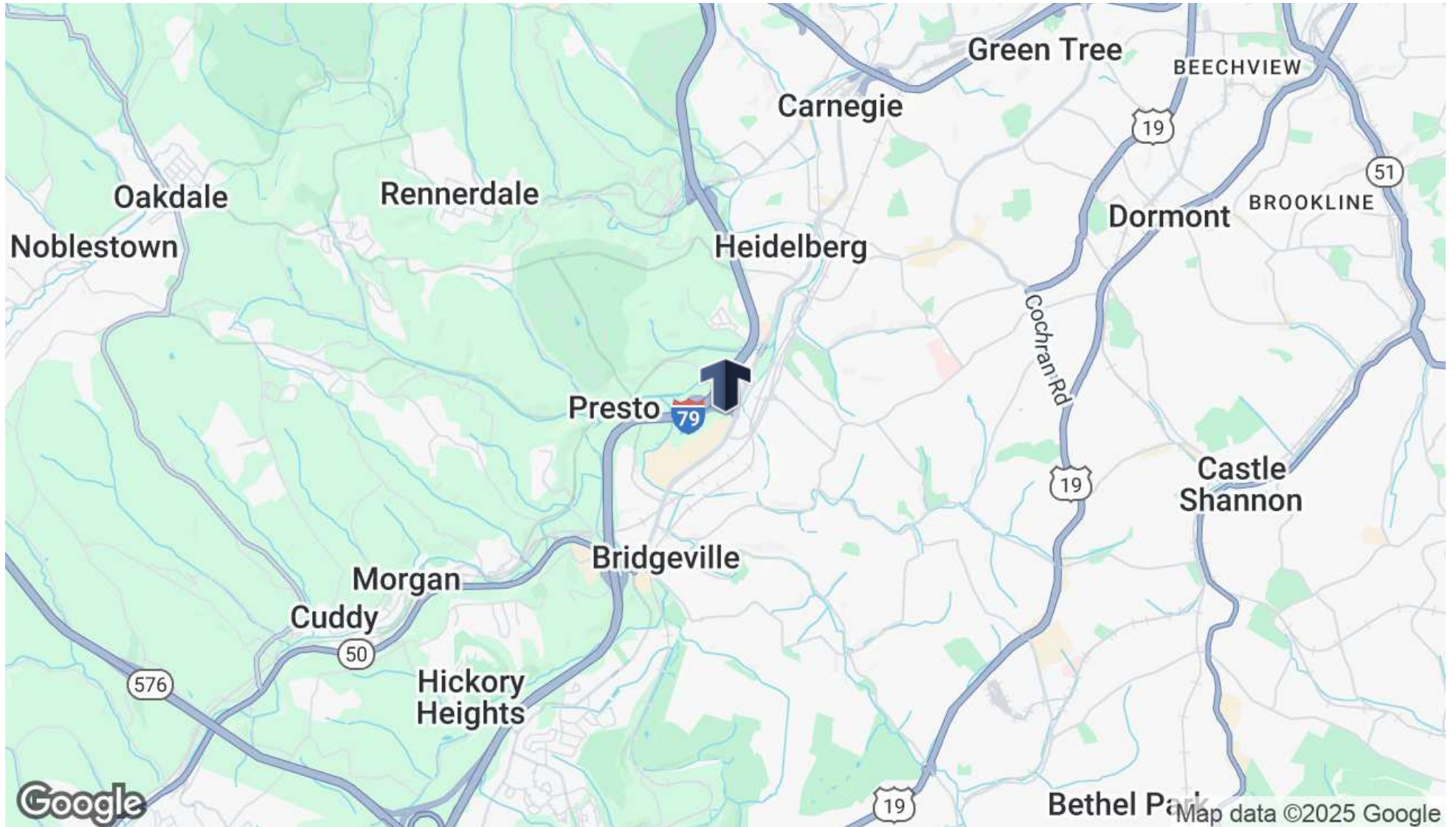
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**LOCATION MAP**



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**RETAILER MAP**



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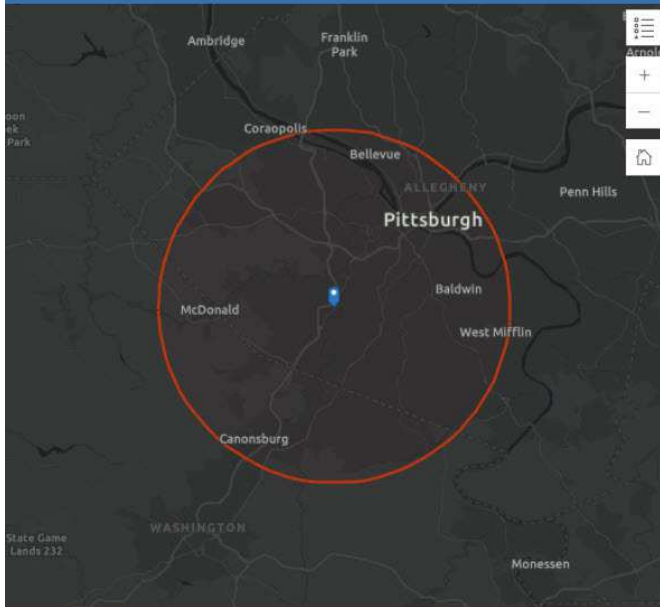
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**DEMOGRAPHICS MAP & REPORT**

**DEMOGRAPHIC PROFILE**

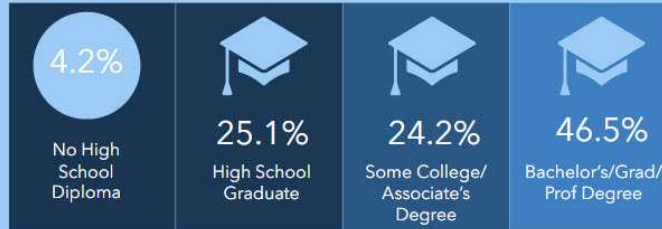
1225 Washington Pike, Bridgeville, Pennsylvania, 15017

Ring of 10 miles

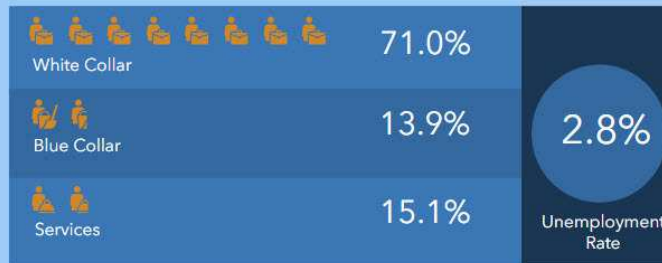


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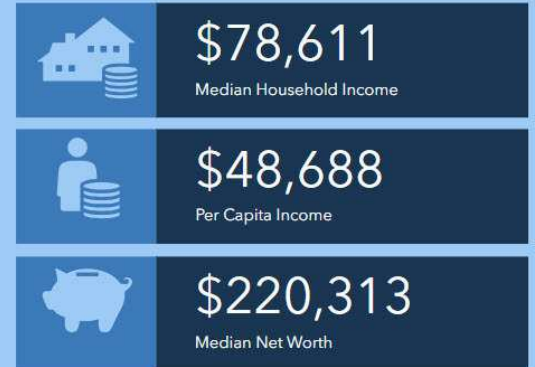
**EDUCATION**



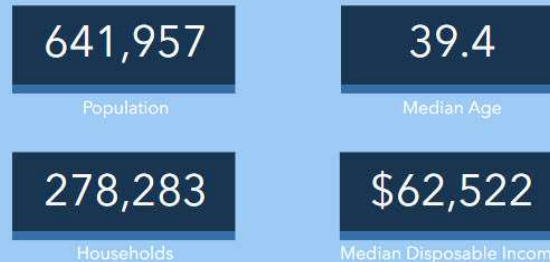
**EMPLOYMENT**



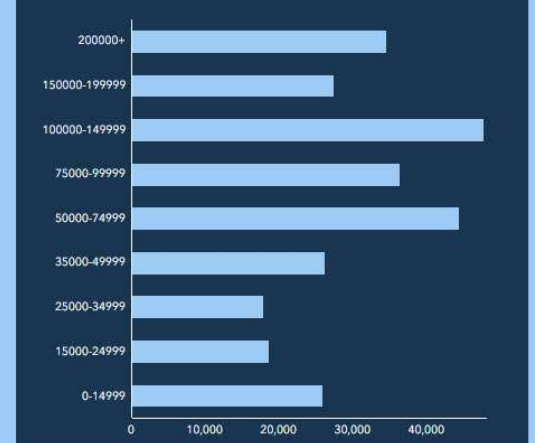
**INCOME**



**KEY FACTS**



**HOUSEHOLD INCOME (\$)**



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