

# COMMAND NEW HEIGHTS



**ECHELON**

3000 Park Lane Drive  
Pittsburgh, PA 15275



**105,315 SF For Lease**

## Property Highlights

- LEED (Silver) Certified Building
- Rooftop Signage Opportunity
- Fitness Center/Yoga Studio with Locker Room and Showers
- Lighting Being Converted to Energy-Efficient LED
- Corporate Cafeteria
- Full Building Backup Generator
- 4:1,000 Parking Ratio
- Recent Facade Refresh
- Center Core Layout
- 5 Stories: 21,063 SF Floor Size
- 105,315 SF Building Size

# Property Photography



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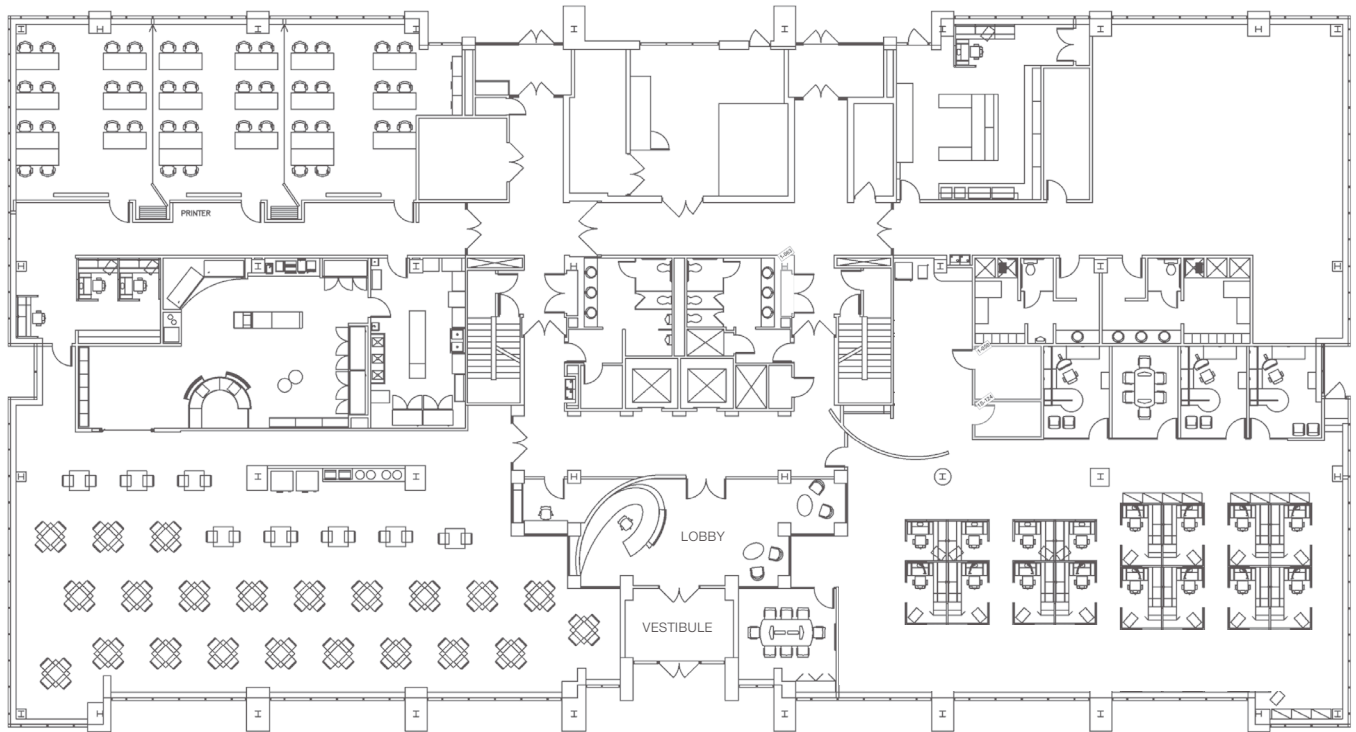
# Property Photography



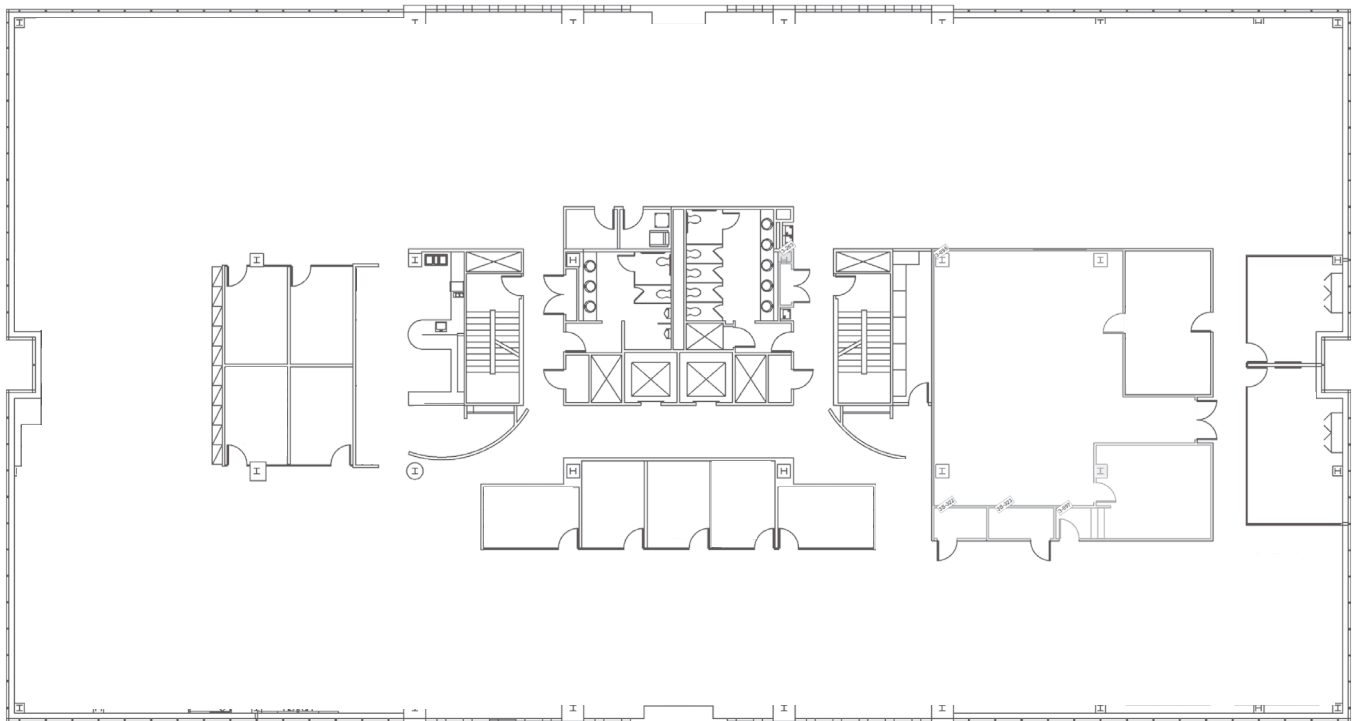
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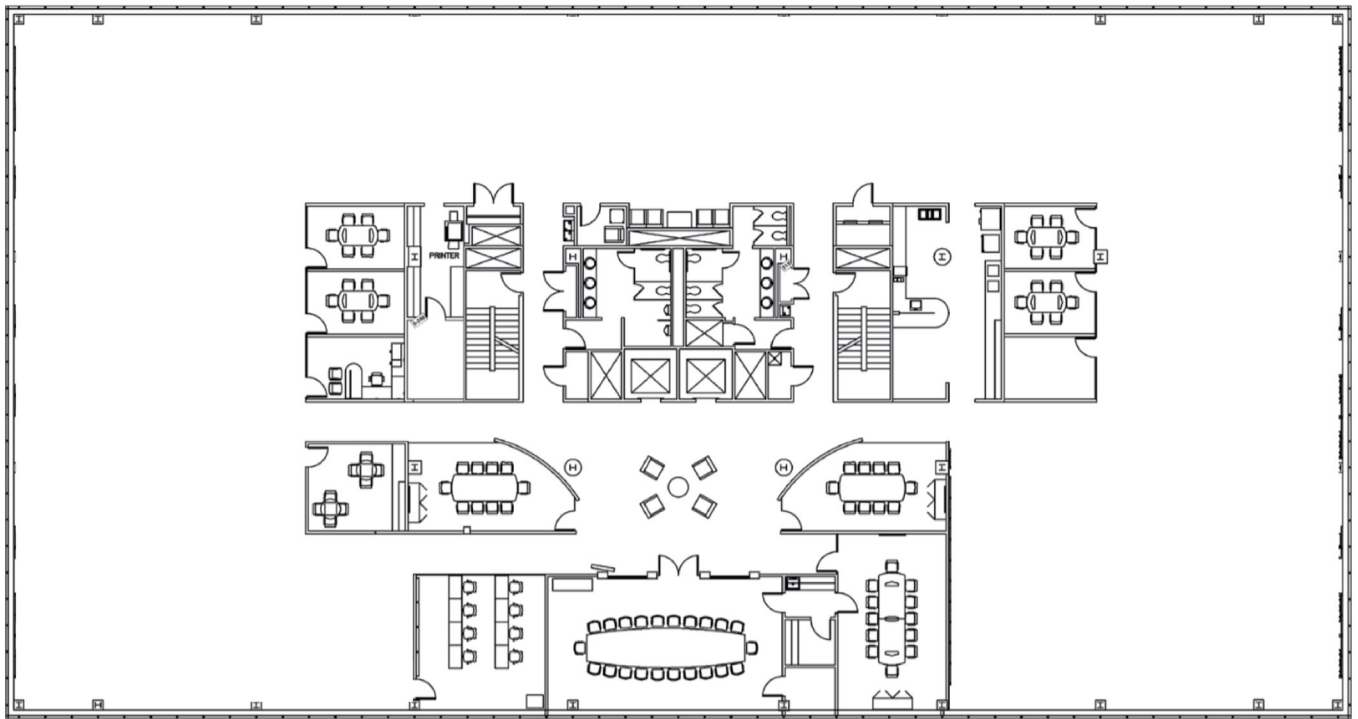
## 1st Floor



## 3rd Floor



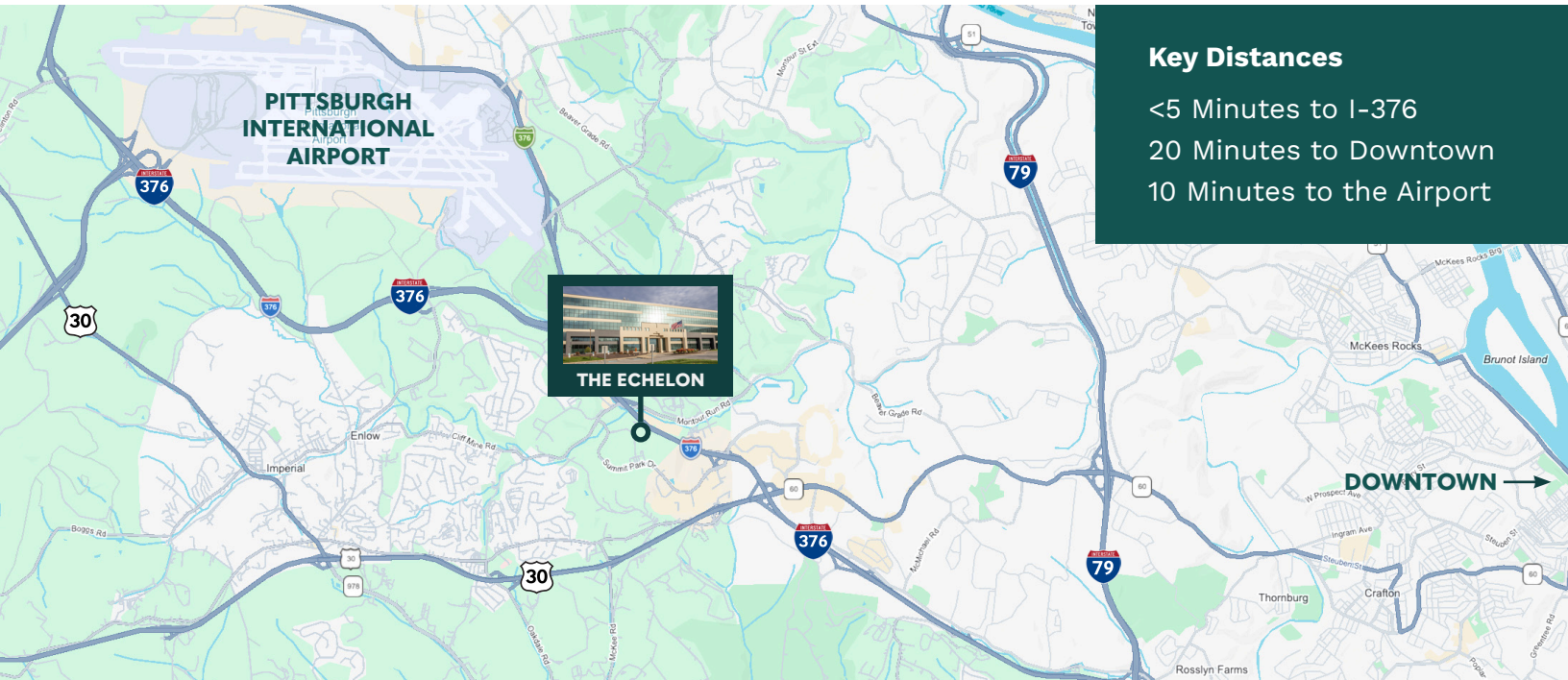
## 5th Floor



# Nearby Amenities



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## Key Distances

- <5 Minutes to I-376
- 20 Minutes to Downtown
- 10 Minutes to the Airport



### DINING

Outback, Five Guys, The Yard, Burgatory, Bravo!



### FITNESS

OrangeTheory, Anytime Fitness, LA Fitness



### HOUSING/LODGING

Prism at Diamond Ridge, Staybridge Suites, Trellis North Fayette



### DAYCARE

The Learning Experience (coming soon)



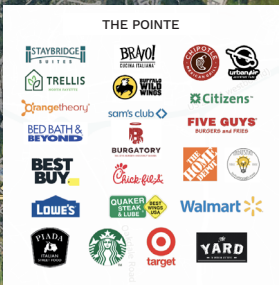
### SHOPPING

Walmart, Best Buy, Lowe's, Home Depot, Target, Ikea



### BANKING

PNC Bank, First Commonwealth Bank





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## CONTACT US FOR MORE INFORMATION



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