

NOW LEASING

Professional Office Building

230-246 Alpha Drive
Pittsburgh PA 15238
(RIDC Park)



**REDUCED RENTAL
RATE!**
\$15.00 psf +
janitorial

FEATURES:

- Two-Story Professional Office Building
- RIDC O'Hara Business Park
- Building Size: 42,000 Square Feet - **(Will Sub-Divide)**
- Flexible, Open Floor Plan
- Large Oversized Windows
- 17 Private Offices
- 39 Large Cubicles **(Included with space)**
- 1 Large and 1 Smaller Conference Room
- 2 Large Kitchens / Break Areas
- Within minutes of Route 28 & PA Turnpike
- Other Tenants Include:
 - Ideal Aerosmith Inc. - Lower Level

AVAILABLE SPACE:

First Floor: 20,411 +/- Rentable Square Feet
Lower Level: 7,500 +/- Rentable Square Feet (Flex Space)

RENTAL RATE:

First Floor: \$17.50-Per Square Foot + Janitorial
Reduced Rental Rate: \$15.00 PSF + Janitorial/Maint./NNN
Flex Space (Lower Level): \$8.50 PSF+ Janitorial/Maint./NNN



**FLEX
SPACE**
\$8.50 psf

PRC
COMMERCIAL

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