

733 Washington Road

733 Washington Road
Pittsburgh, PA 15228

Property Highlights:

- + Walkable to all uptown Mt. Lebanon shops and restaurants
- + Parking leases available directly across the street in a municipal-controlled lot
- + Longstanding local ownership with presence in the building
- + Medical and Executive Office Spaces Available

Medical Office Availability:

- + Suite 204: 2,169 RSF Move-in Ready Medical Suite with plumbing in each exam room. Available Immediately.
- + Fourth Floor: 5,342-6,359 RSF Plug and Play Medical Clinic. Available 1/1/2024 (Full Floor Opportunity)

Executive Offices with Flexible Rates & Terms: (\$24.00/SF FSG)

- | | | |
|------------------------|---|------------------------|
| + Second Floor | + Third Floor | + Fourth Floor |
| - Suite 211: 1,199 RSF | - Suite 303: 270 RSF | - Suite 402: 1,017 RSF |
| - Suite 212: 632 RSF | - Suite 312: 883 RSF | |
| | - Suite 313: 236 RSF (can be combined with Suite 312 to create 1,119 RSF) | |

Legacy Building in Uptown Mt. Lebanon



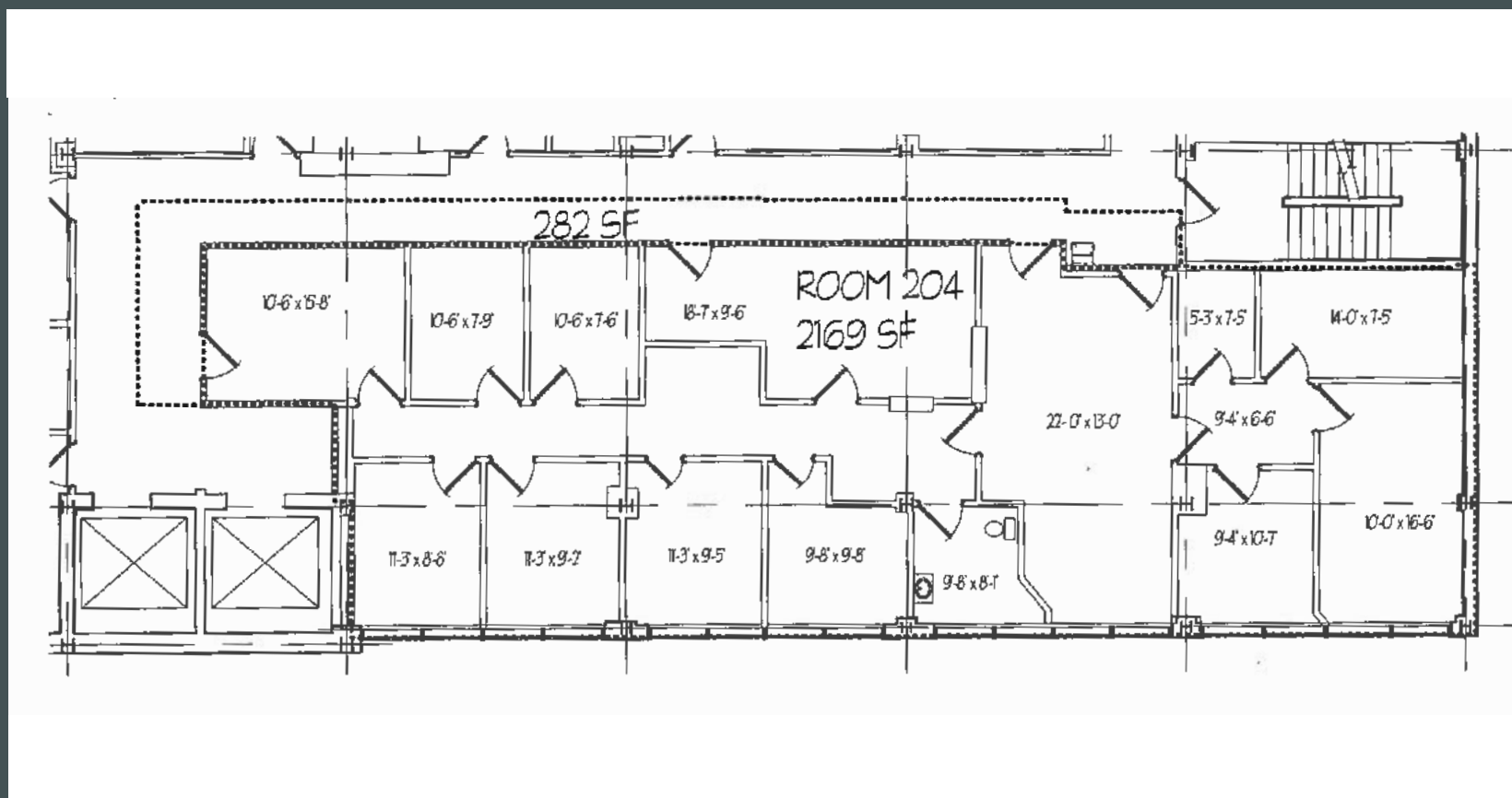
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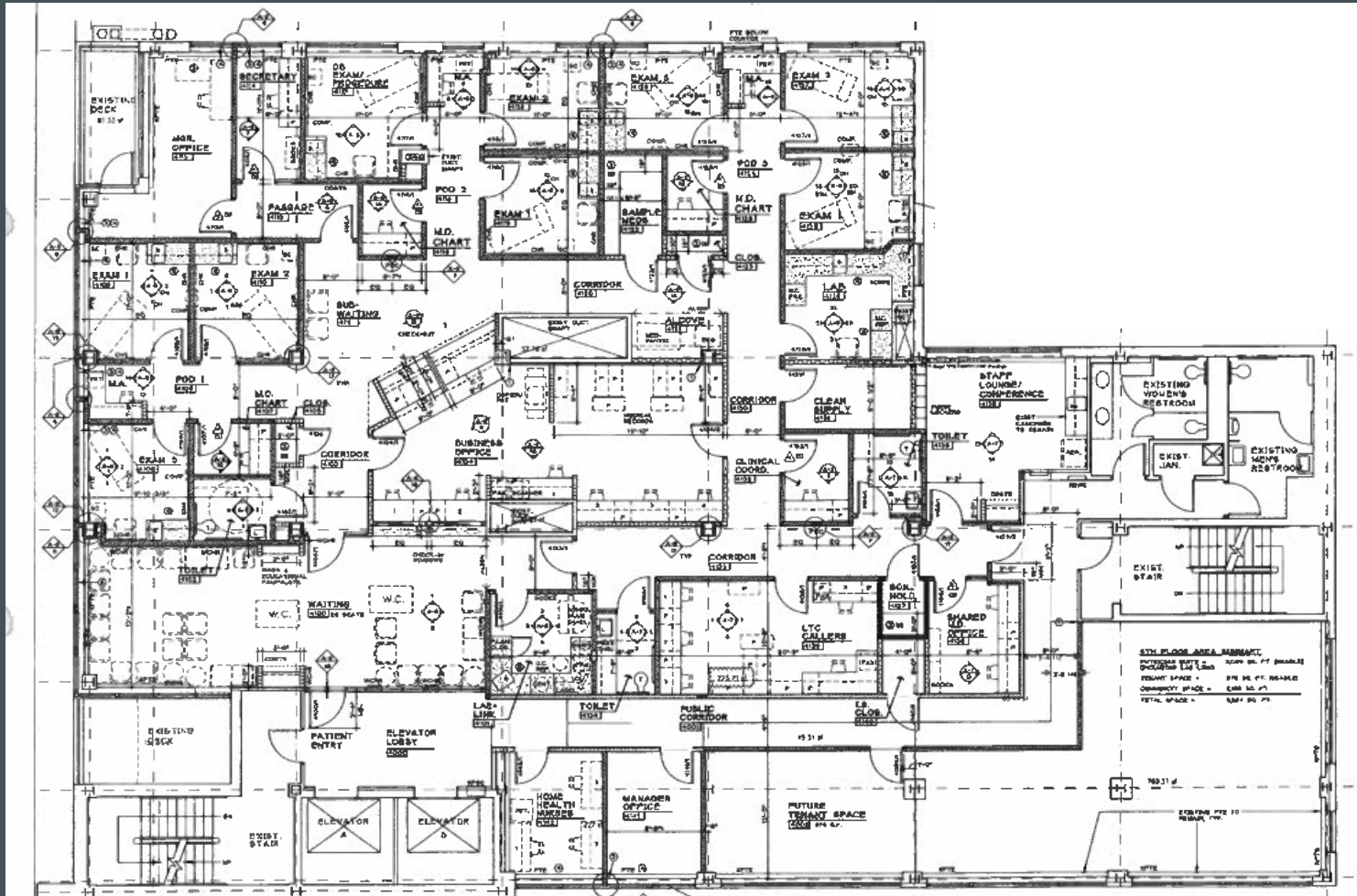
Medical Spaces:

Suite 204: 2,169 RSF



Medical Spaces:

Suite 401: 5,342-6,359 RSF



Medical Spaces:

Suite 204: 2,169 RSF



Suite 401: 5,342-6,359 RSF



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Office | For Lease

Executive Spaces:



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