



RIDC O'HARA INDUSTRIAL PARK • KAPPA MANOR I

OFFICE FOR LEASE

267 KAPPA DRIVE, PITTSBURGH, PA 15238



KAPPA MANOR I

SF	Up to 8,700 SF Office / Flex Available
Layout Features	<ul style="list-style-type: none"> Fully conditioned flex space Open layout Existing phone / huddle rooms
Power	480v, 3Phase (supplemental/backup power via generators (one in power/storage room, additional generator outside))
HVAC	3 RTU's plus supplemental cooling systems in server rooms
Access	One dock-high door (10' x 8')
Celiling Heights	17' clear
Fire Protection	Wet system
Parking	Approximately 136 spaces (6.76 spaces per 1,000 RSF)



CONTACT:

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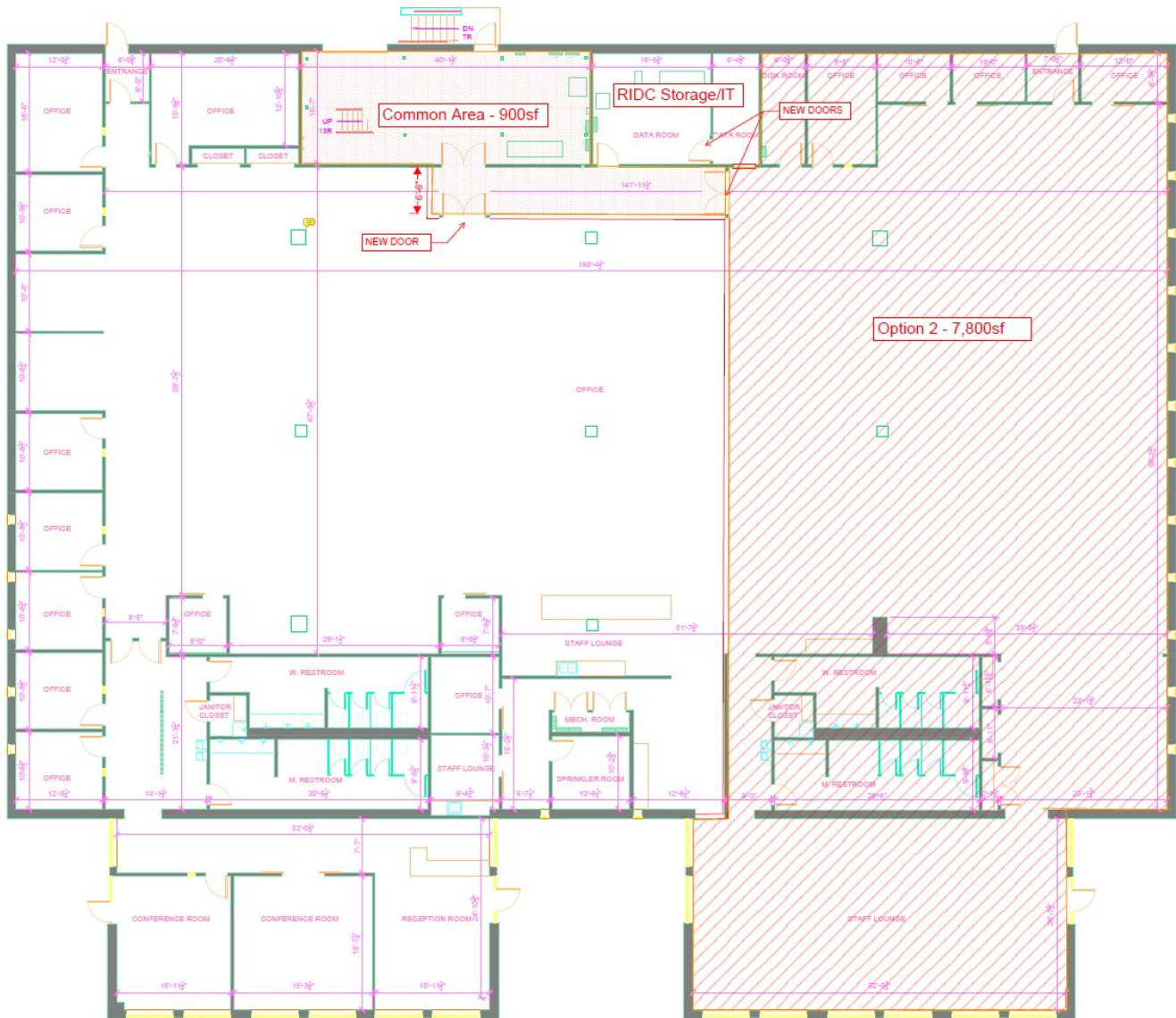
HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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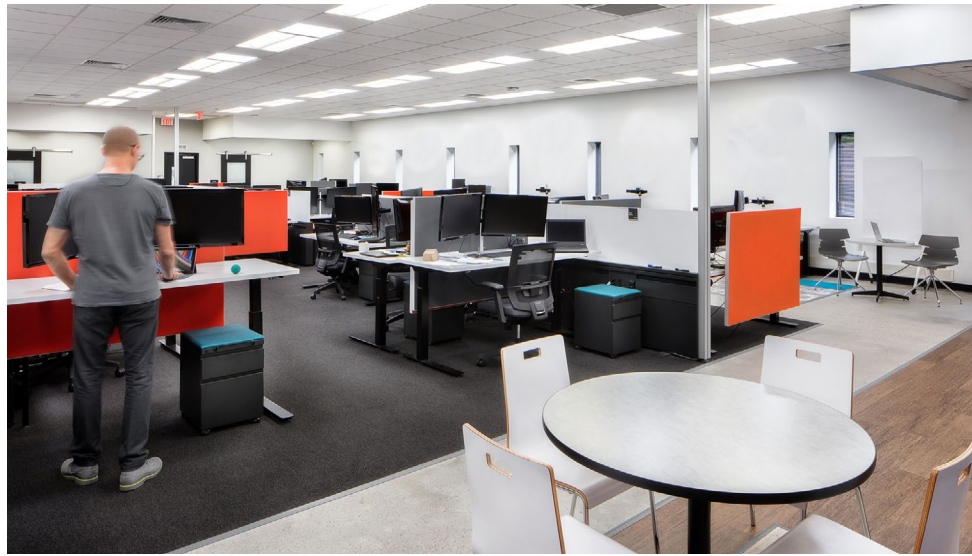
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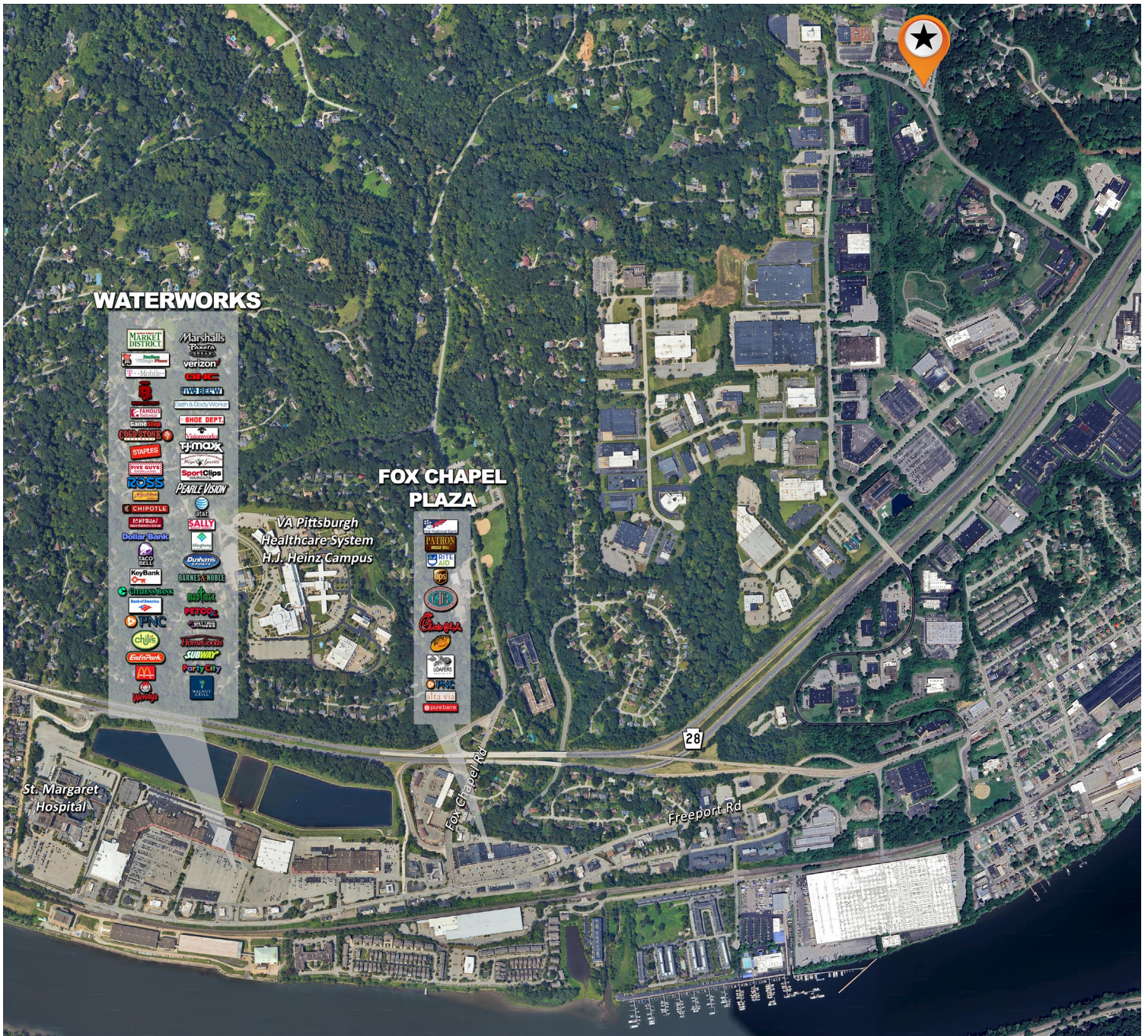
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