



OAKLAND OFFICE / MEDICAL OFFICE FOR LEASE

220 MEYRAN AVENUE, PITTSBURGH, PA 15213



CONTACT

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412.261.2200



- 12,000 SF, two-story subdividable office building
- Two-story glass atrium with passenger elevator in lobby
- On-site parking for 7 cars (9 if stacked) and adjacent to 449-car parking garage
- Zoned OPR-C
- One block to Forbes Avenue retail amenities
- Walking distance to Walnut Capital's Oakland Crossing mixed-use development
- Core Oakland location in the PGH Innovation District with immediate proximity to University of Pittsburgh, UPMC hospitals, Carlow University and Carnegie Mellon University
- Direct access to region's talent pipeline (Pitt, CMU, Carlow)
- Transit oriented location within a 1 & 2-block distance to multiple Port Authority bus stations and the proposed \$230 million Downtown-Uptown-Oakland-East End Bus Rapid Transit (BRT)
- Immediate availability
- \$18.00 PSF NNN
- Tenant improvement funding may be available

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 Langholz Wilson Ellis 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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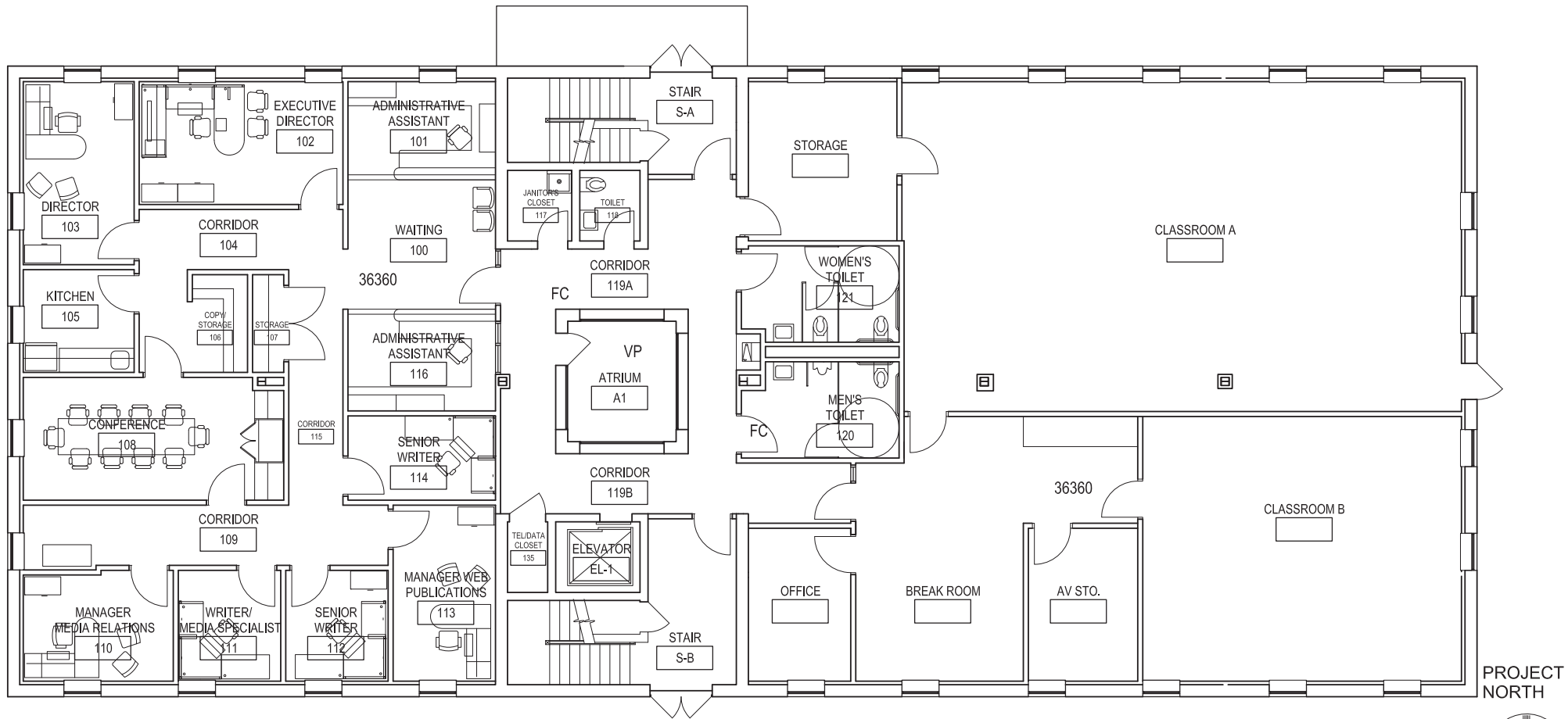
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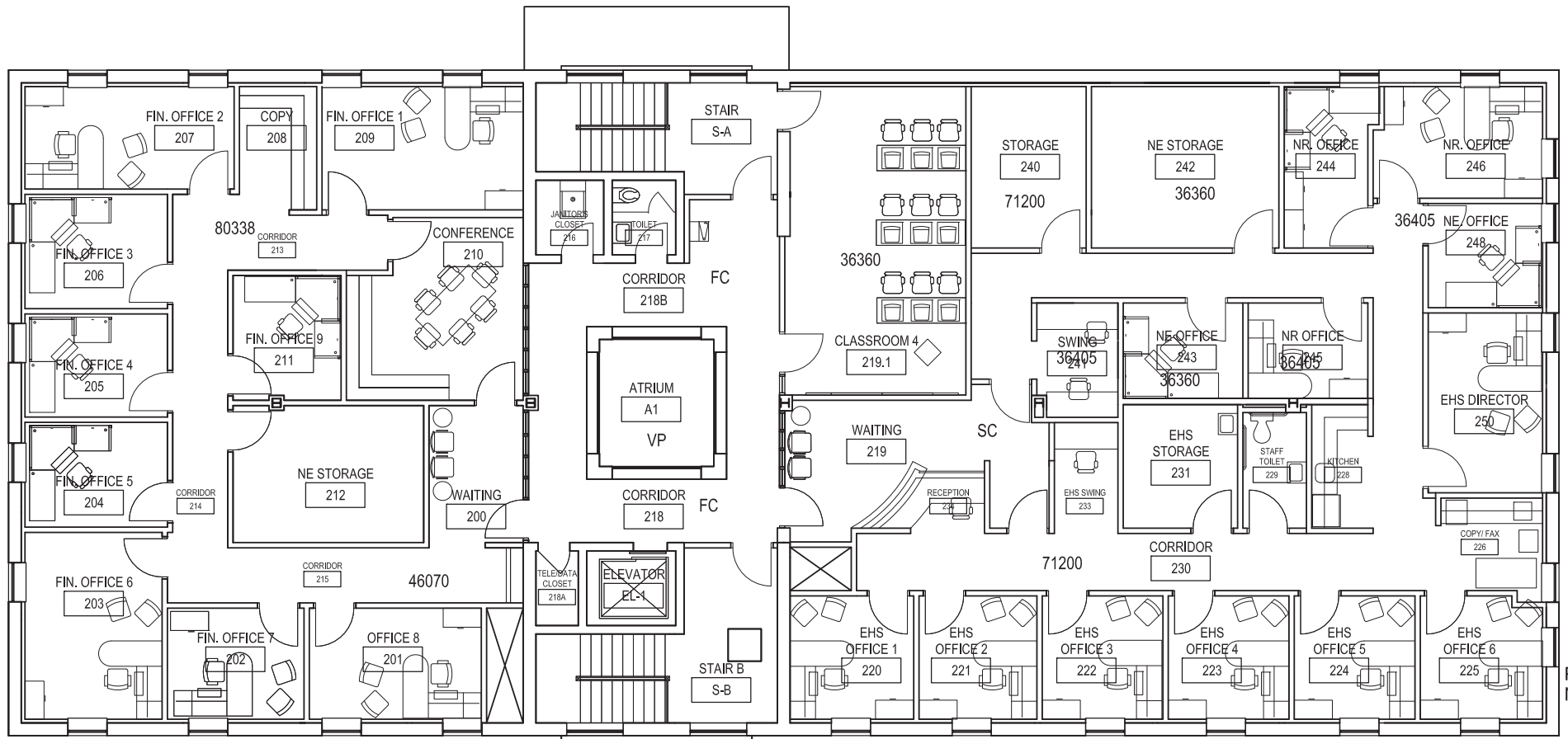
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PROJECT
NORTH





PROJECT NORTH

