

KAPPA MANOR II

259-265 KAPPA DRIVE, PITTSBURGH, PA 15238



RIDC
O'HARA INDUSTRIAL PARK



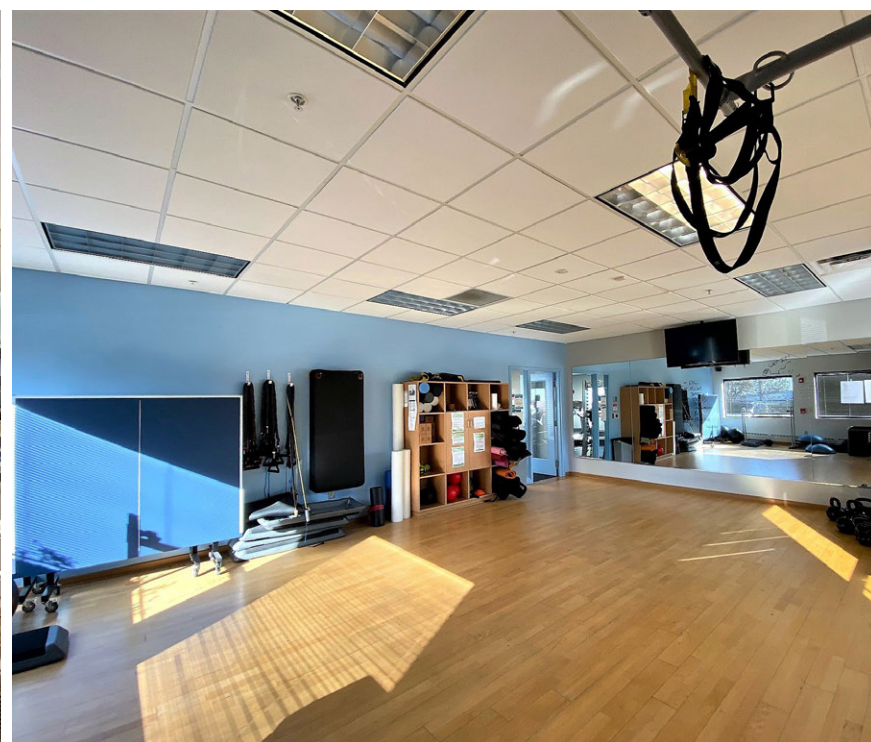
HANNA
LANGHOLZ WILSON ELLIS

Kappa Manor II

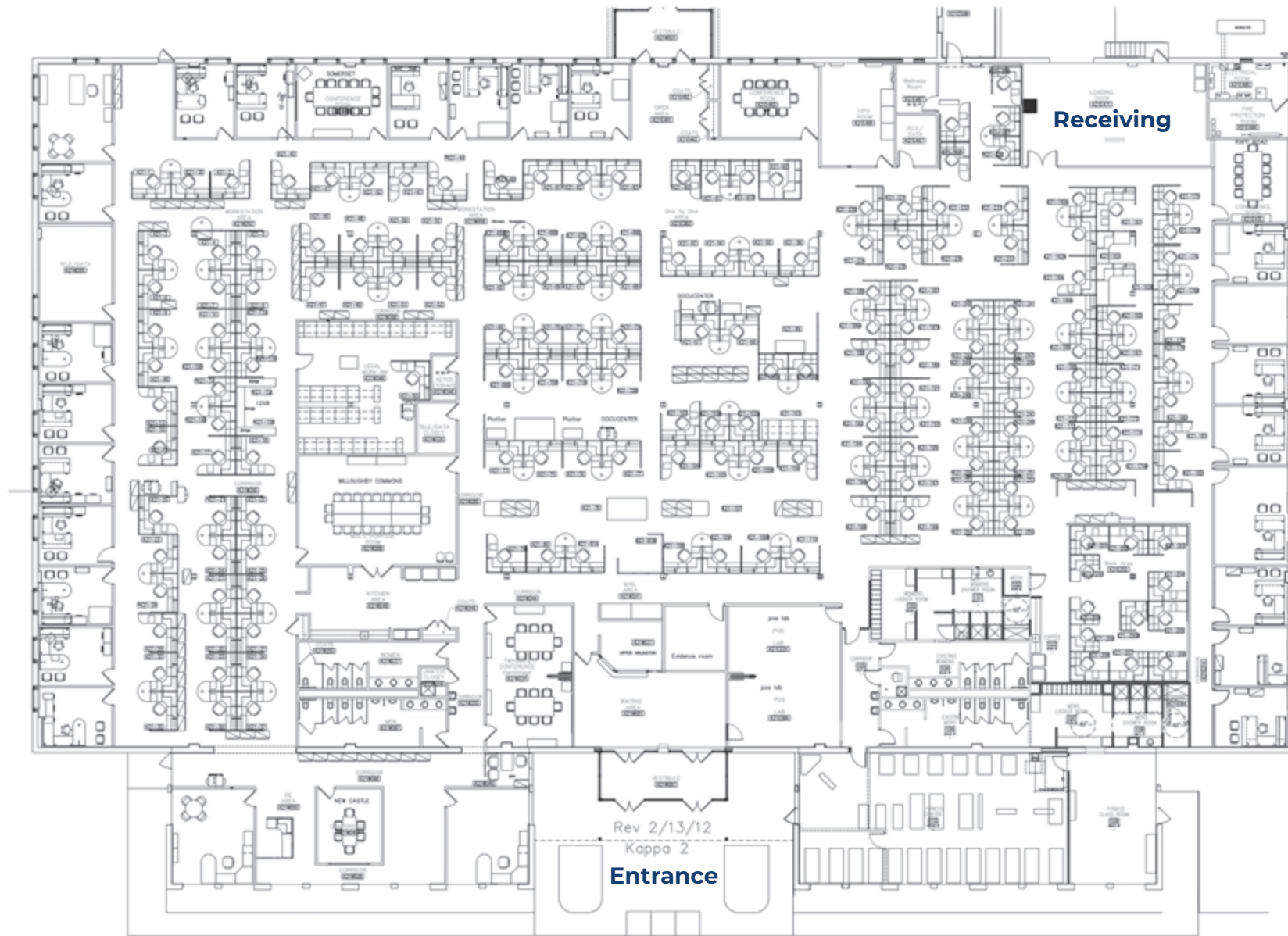
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SF	40,200 SF Office / Flex Building
Layout Features	<ul style="list-style-type: none"> • Reception area • 30+ private offices along perimeter • 10 conference rooms • 2 full sets of restrooms • 1 kitchen/break room • 1 fitness facility • Open Copy/Print/Storage center • Server room • Small storage component, utility room • Open office space throughout remaining space • Skylights throughout space
Power	480v, 3Phase (supplemental/backup power from exterior generator)
HVAC	8 RTU's plus supplemental cooling systems for server rooms
Access	One dock-high door (10' x 8')
Ceiling Heights	17' clear
Fire Protection	Wet system
Parking	133 spaces* (3.23 spaces per 1,000 RSF) *Landlord has option to deliver some additional parking as needed.





Floor Plan



Regional Amenities & Neighborhood

Food and Drink

Atria's, Jimmy Wan's Restaurant and Lounge, Tai Pei, Zoup, Alta Via, Mad Mex, Chipotle, Walnut Grill, Panera Bread, Ichiban Hibachi & Sushi Bar, Starbucks, Coffee Tree Roasters, Patron Mexican Grille, Cornerstone Restaurant & Bar, Caliente Pizza & Draft House, Bella Christie & Lil' Z's Sweet Boutique, Moondogs Pub, Baskin Robbins, Oakmont Bakery, Dancing Gnome Brewery, Hitchhiker Brewing & Tap Room

Lifestyle

A Place to Grow Learning Center, PetCo, Giant Eagle Market District, Evolutionary Fitness, Lauri Ann West Community Center, Supercuts, United States Postal Service, Guardian Self Storage, Mattress Firm, MedExpress

Financial

Huntington Bank, First National Bank, PNC Bank, S&T Bank, Dollar Bank, Wesbanco, Key Bank

Hospitality

Comfort Inn & Suites, Hampton Inn & Suites, Holiday Inn Express

Convenience/Gas

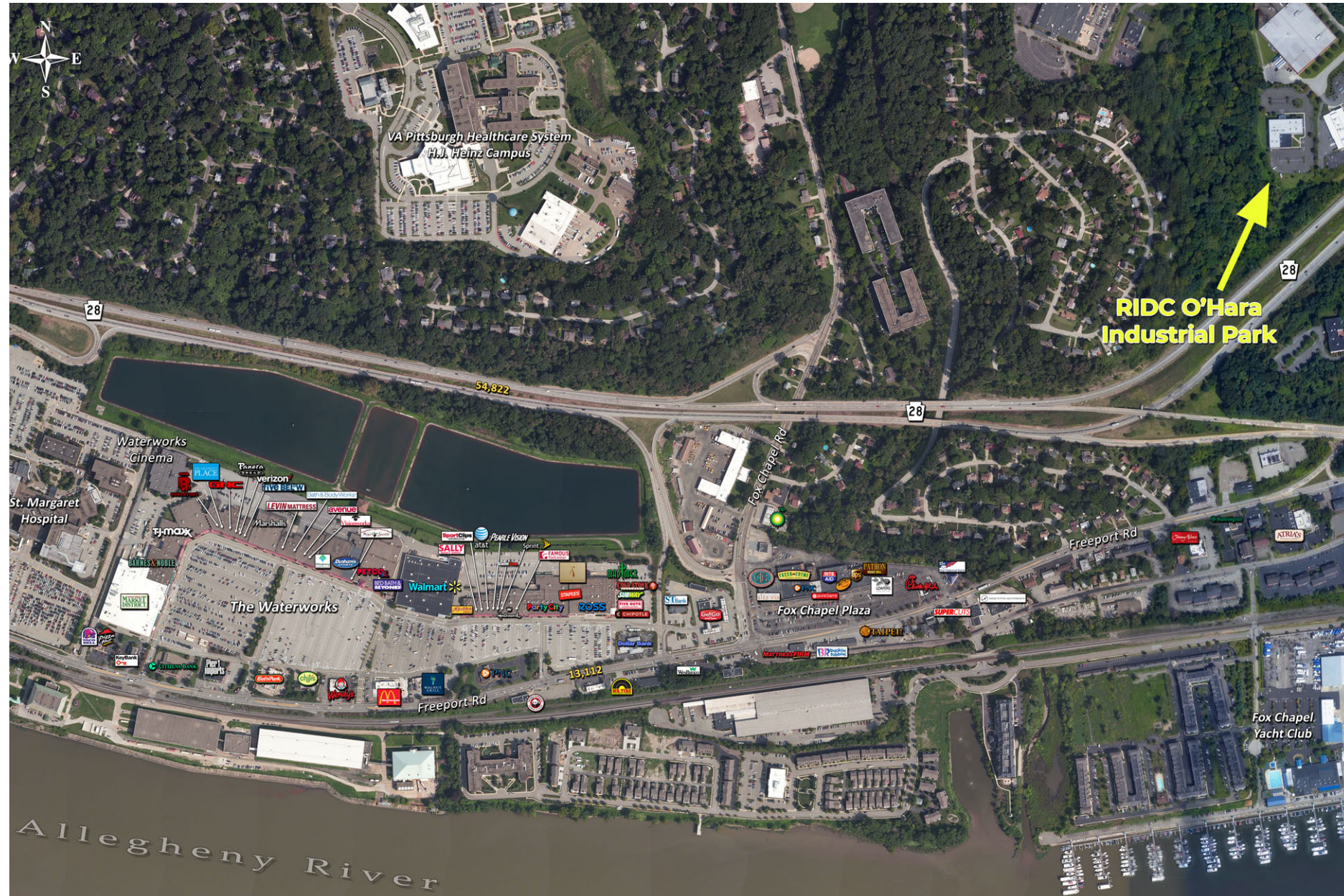
GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

Big Box Retailers

Walmart, Ross Dress For Less, Bed, Bath & Beyond, TJ Maxx, Target

Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports



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