



RIDC O'HARA INDUSTRIAL PARK • KAPPA MANOR I

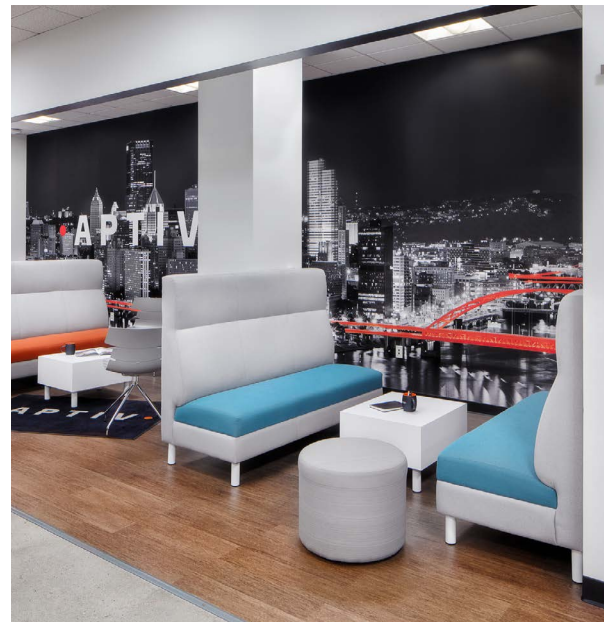
OFFICE FOR LEASE

267 KAPPA DRIVE, PITTSBURGH, PA 15238



KAPPA MANOR I

SF	20,100 SF Private Office / Flex Available
Layout Features	<ul style="list-style-type: none">Fully conditioned flex spaceOpen layoutExisting 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')
Ceiling Heights	17' clear
Fire Protection	Wet system
Parking	Approximately 136 spaces (6.76 spaces per 1,000 RSF)



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HANNA COMMERCIAL REAL ESTATE
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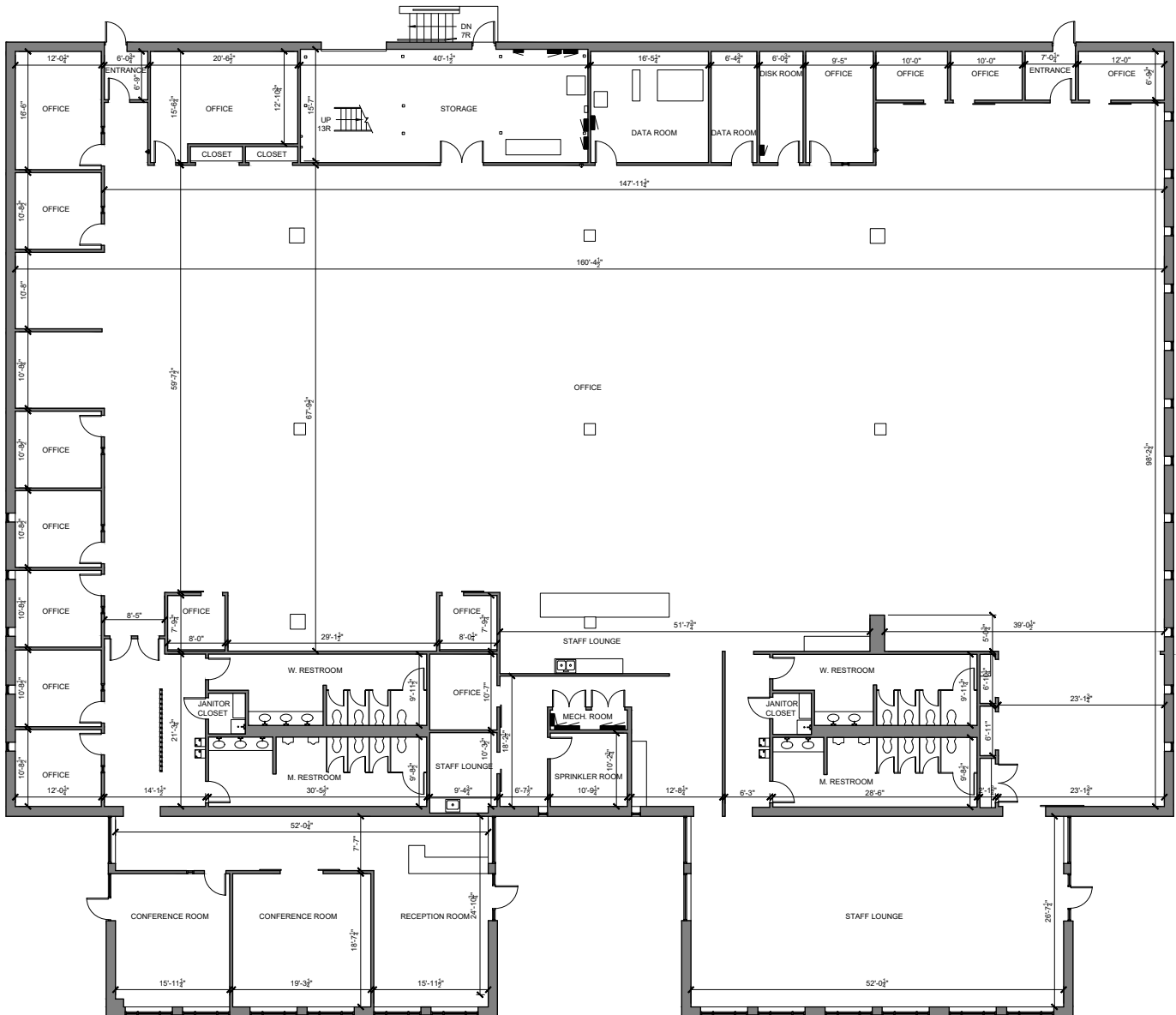
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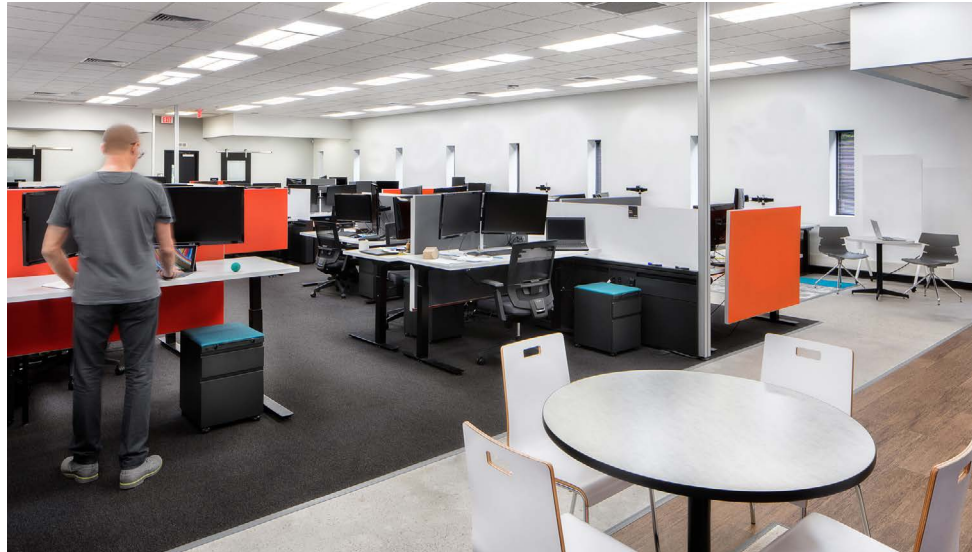
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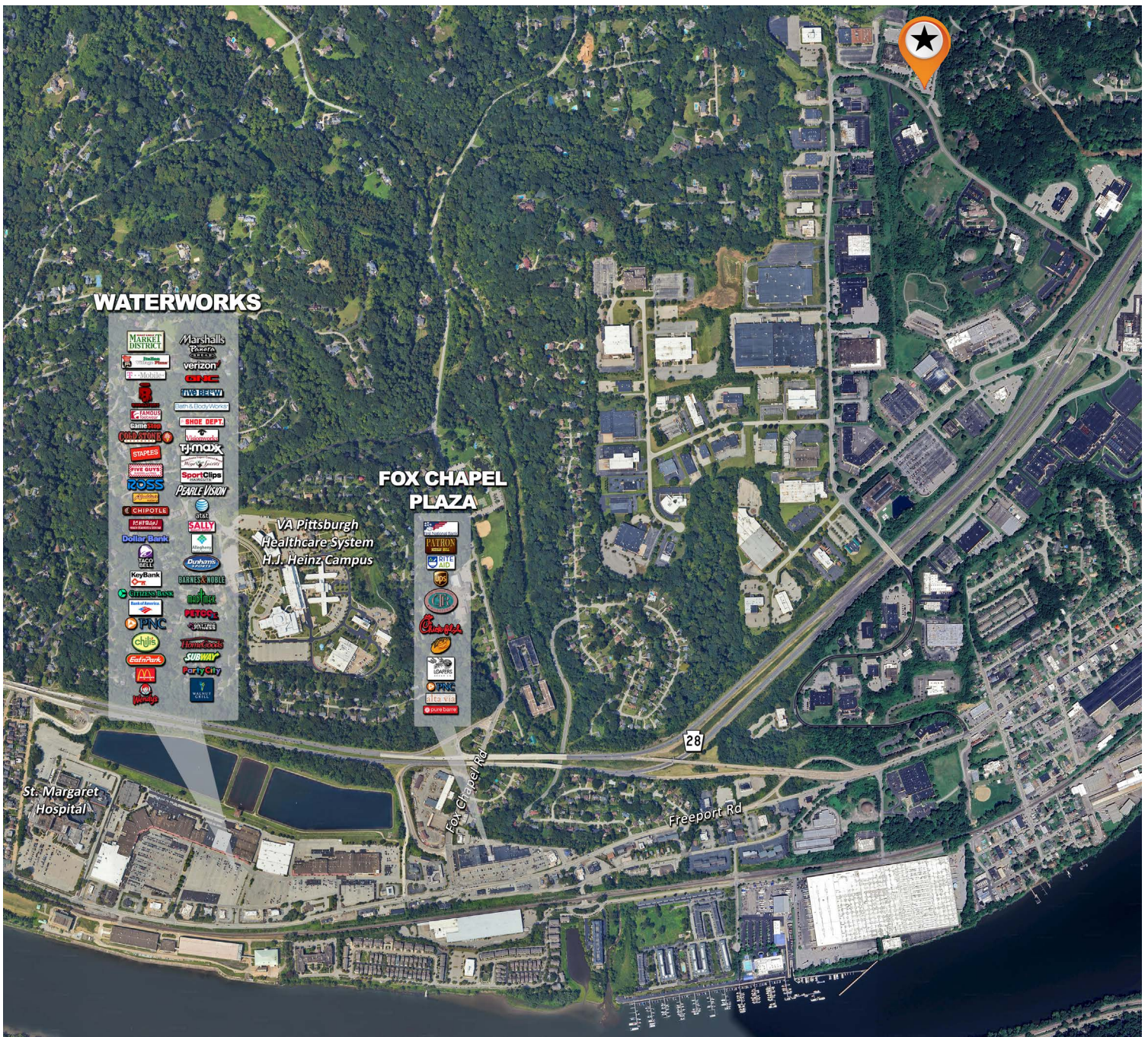
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