

# FOR SALE OR LEASE

2840 LIBRARY ROAD, PITTSBURGH, PA 15234



## BUILDING HIGHLIGHTS

- 12,815 SF Signature Office Building  
For Lease @ \$15/SF MG &  
For Sale @ ~~\$925,000~~ \$795,000
- Great Library Road Location
- 55 Parking Spaces
- Bus Line and Adjacent to the Light Rail Transit
- Easy access to Rt 51 and Rt 279
- 5 miles to Downtown Pittsburgh

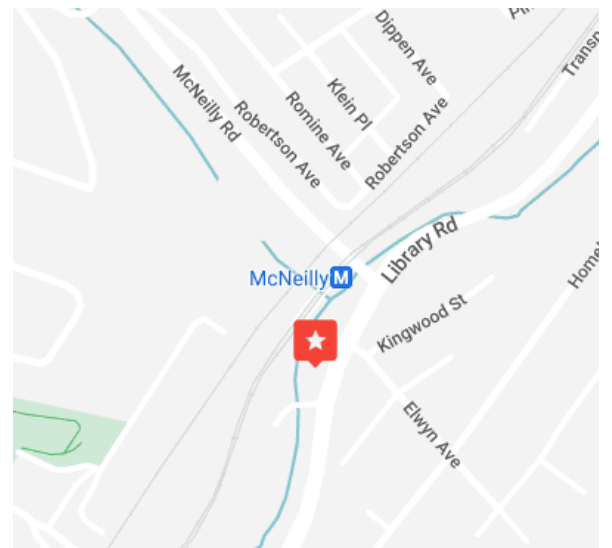
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**HANNA LANGHOLZ WILSON ELLIS**

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

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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.

**OFFICE BUILDING FOR SALE OR LEASE**  
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