

# OFFICE/FLEX AVAILABLE

317-325 S. MAIN STREET, PITTSBURGH, PA 15220



**VIRTUAL TOUR**



4,000 SF of the Industrial Space has:  
Ceiling Heights: 19' Clear 27' at Peak / 25' at Eave  
Loading: One (1) Dock Door  
Power: 3 Phase 800 Amps



## PROPERTY FEATURES:

- **21,000 Total SF of Flex Space For Lease**  
8,000 SF of office & 13,000 SF of Industrial
- 2 Conference Rooms, 5 Individual Offices & 2 tech lab spaces
- Beautifully renovated historic property with incredible natural lighting, exposed brick, and unique architectural accents
- Furniture available
- Large kitchenette/meeting area
- Five-minute drive into Downtown Pittsburgh
- **Asking Price: \$2,600,000**

CONTACT:

**AJ PANTONI**

ajpantoni@hannacre.com

412-261-7134



**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX STREET, SUITE 1024

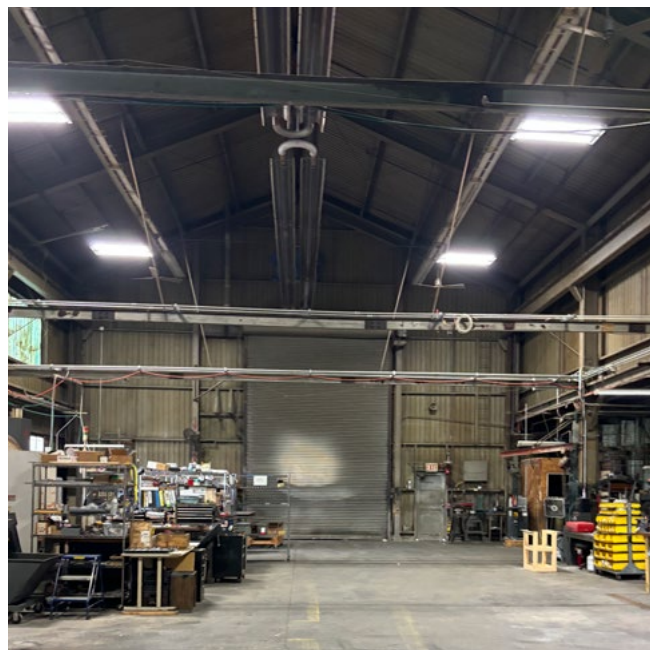
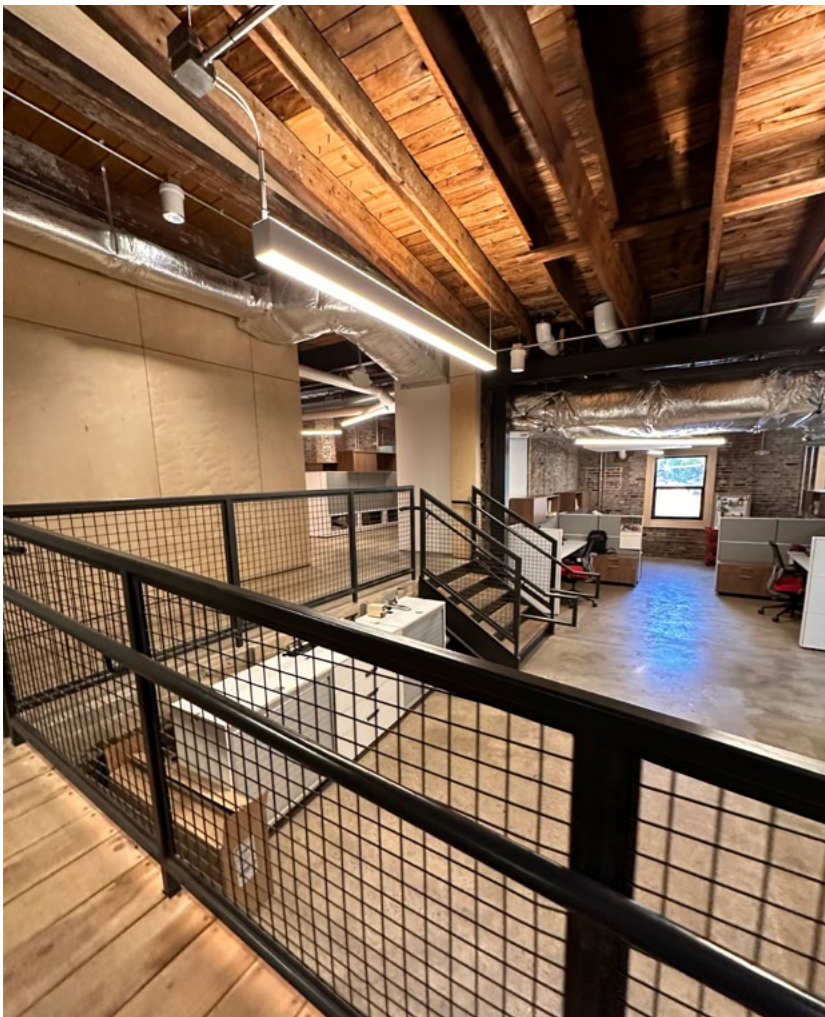
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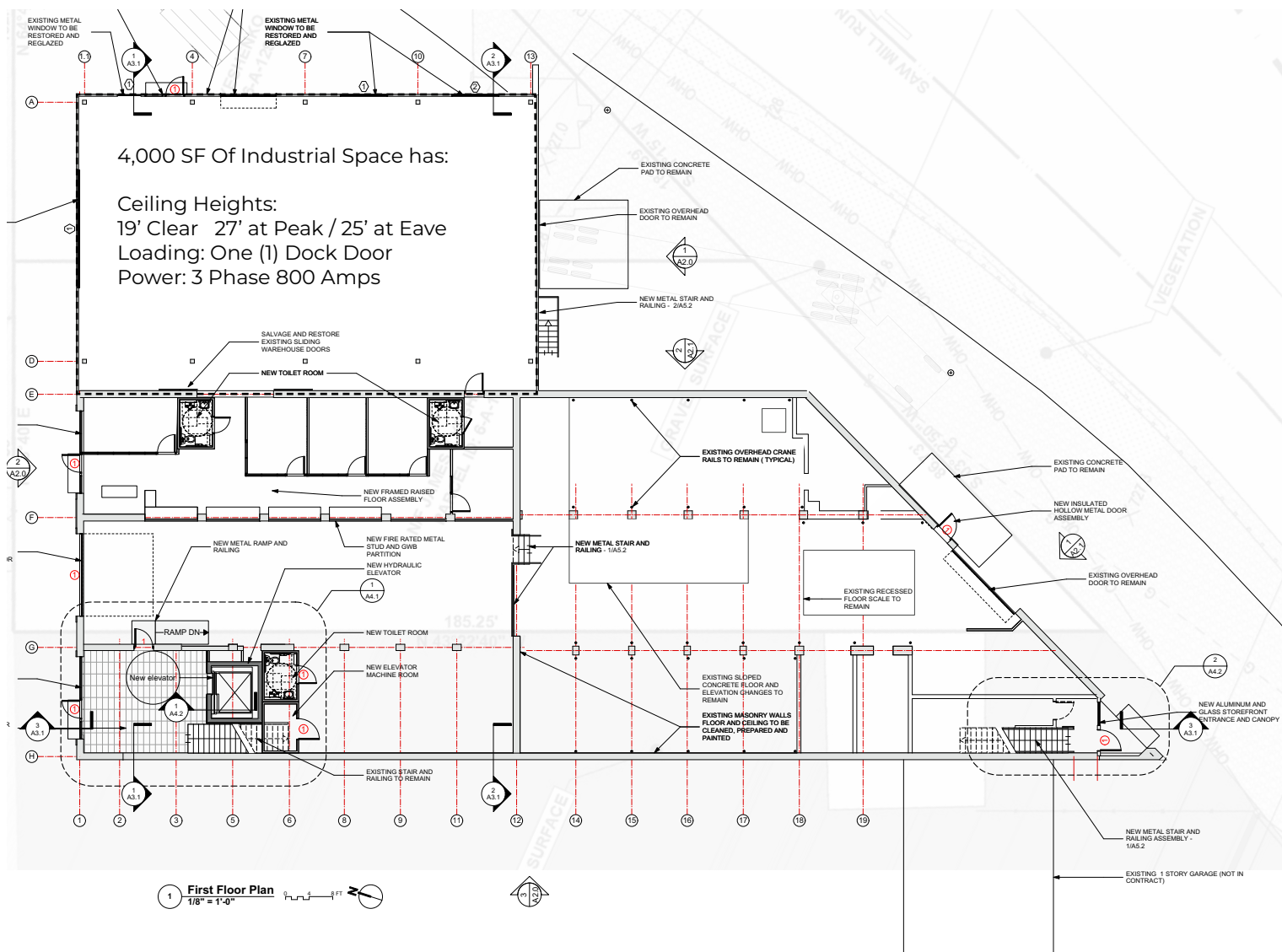
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## GROUND FLOOR LAYOUT: 13,000 SF TOTAL INDUSTRIAL SPACE



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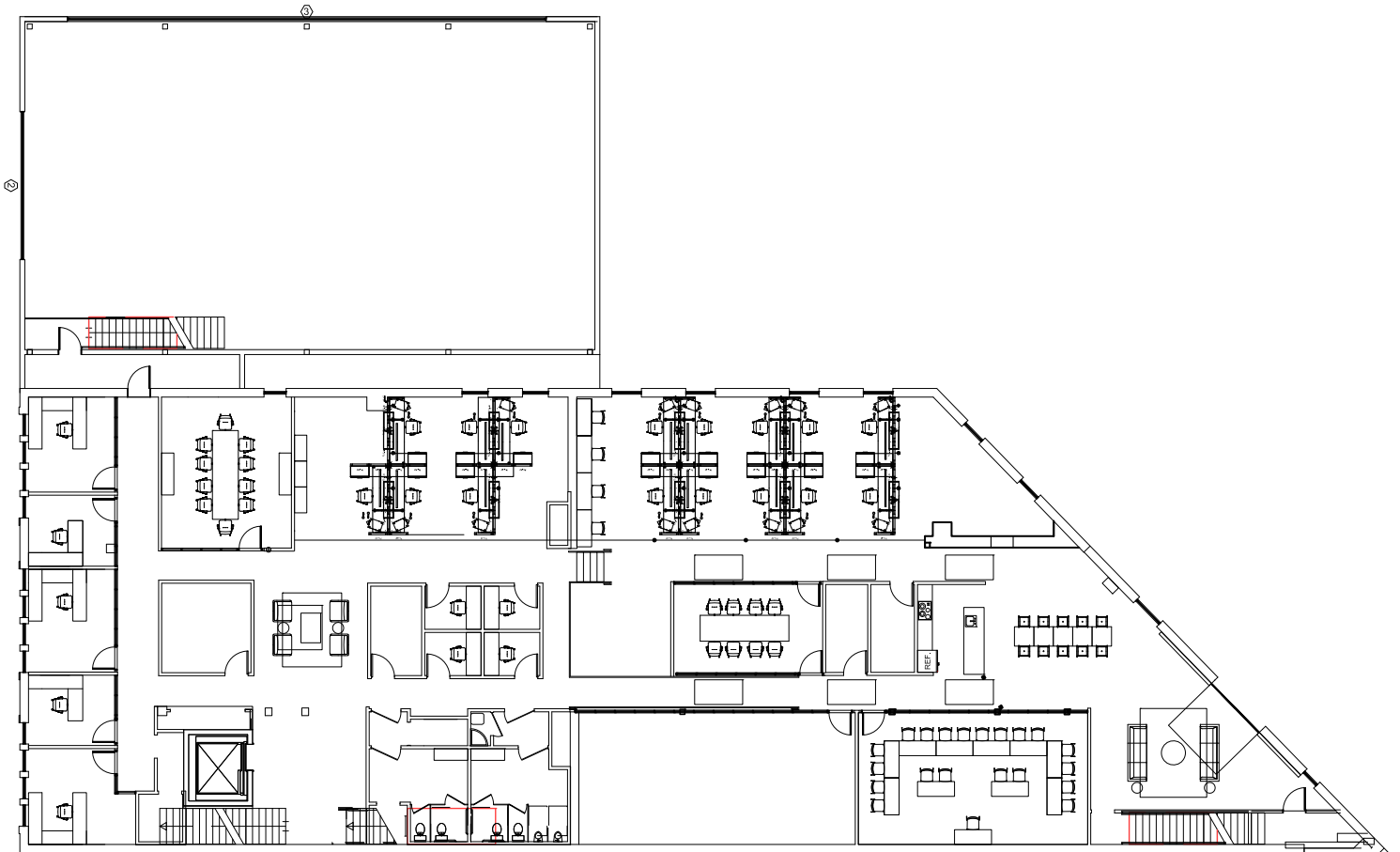
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OFFICE LAYOUT: 8,000 SF OFFICE SPACE



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