

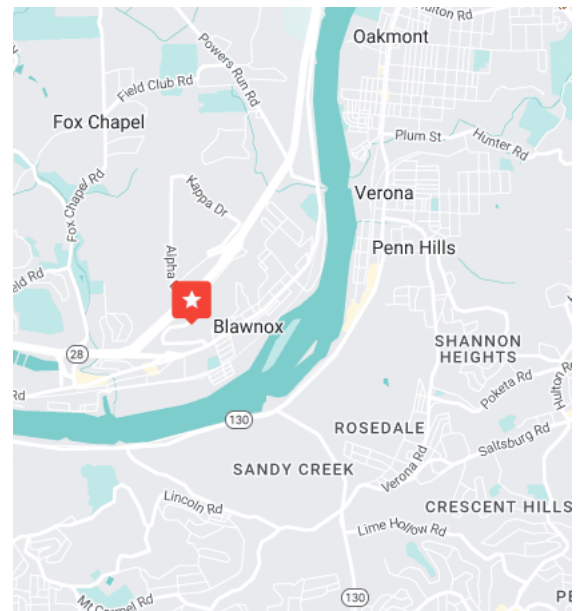
RIDC O'HARA OFFICE SPACE
FOR SALE OR LEASE
272 ALPHA DRIVE, PITTSBURGH, PA 15238



 **VIRTUAL TOUR**

PROPERTY FEATURES:

- 6,400 SF Available For Sale or Lease on 1.22 acres
- One-story and finished lower level office building
- Lower level is at grade at the rear of the building and could be converted back to flex space
- On-site parking for 24 vehicles (3.75 to 1 ratio)
- Nicely landscaped with pathway lighting
- Several private offices, open office areas, conference room, kitchenette, storage areas
- iWave air purifier system
- Keyfob entry and video security



FOR MORE INFORMATION, CONTACT:

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412 261 2200

SANDY CIKOVIC

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HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

HANNALWE.COM

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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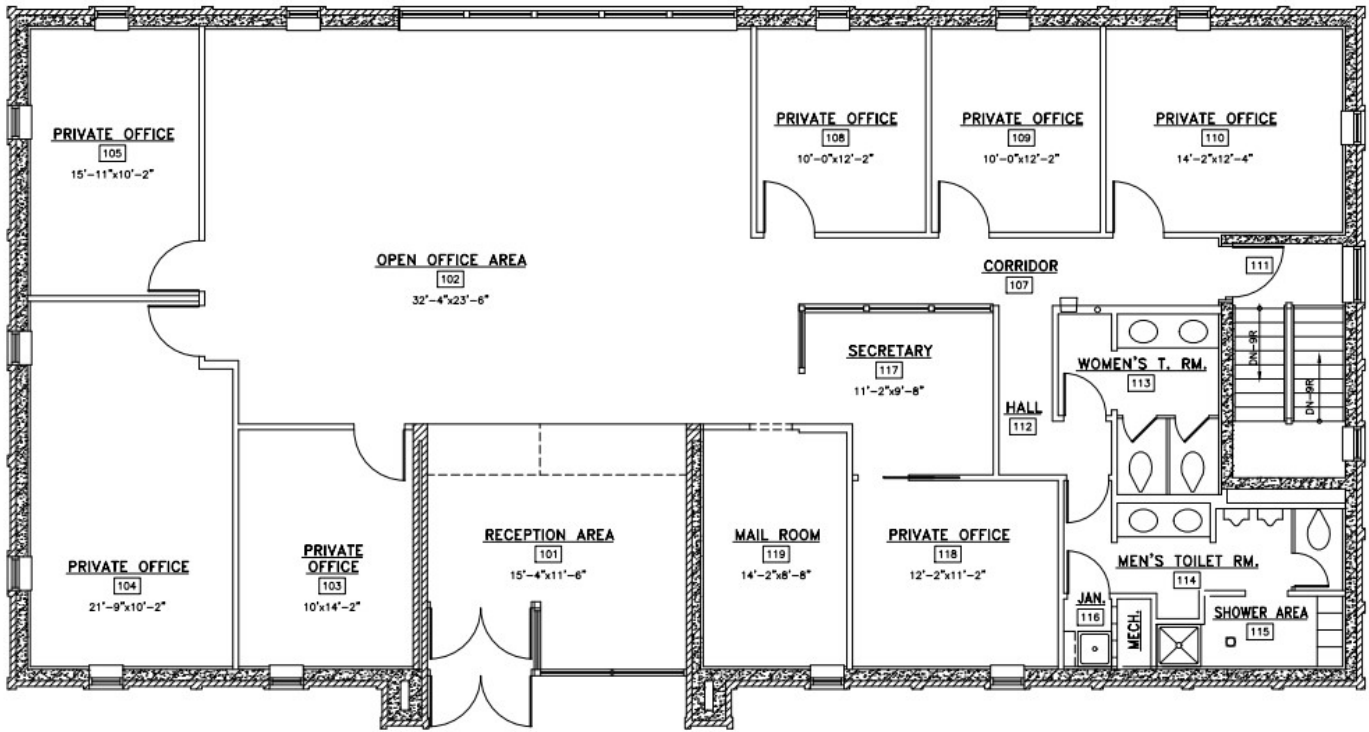
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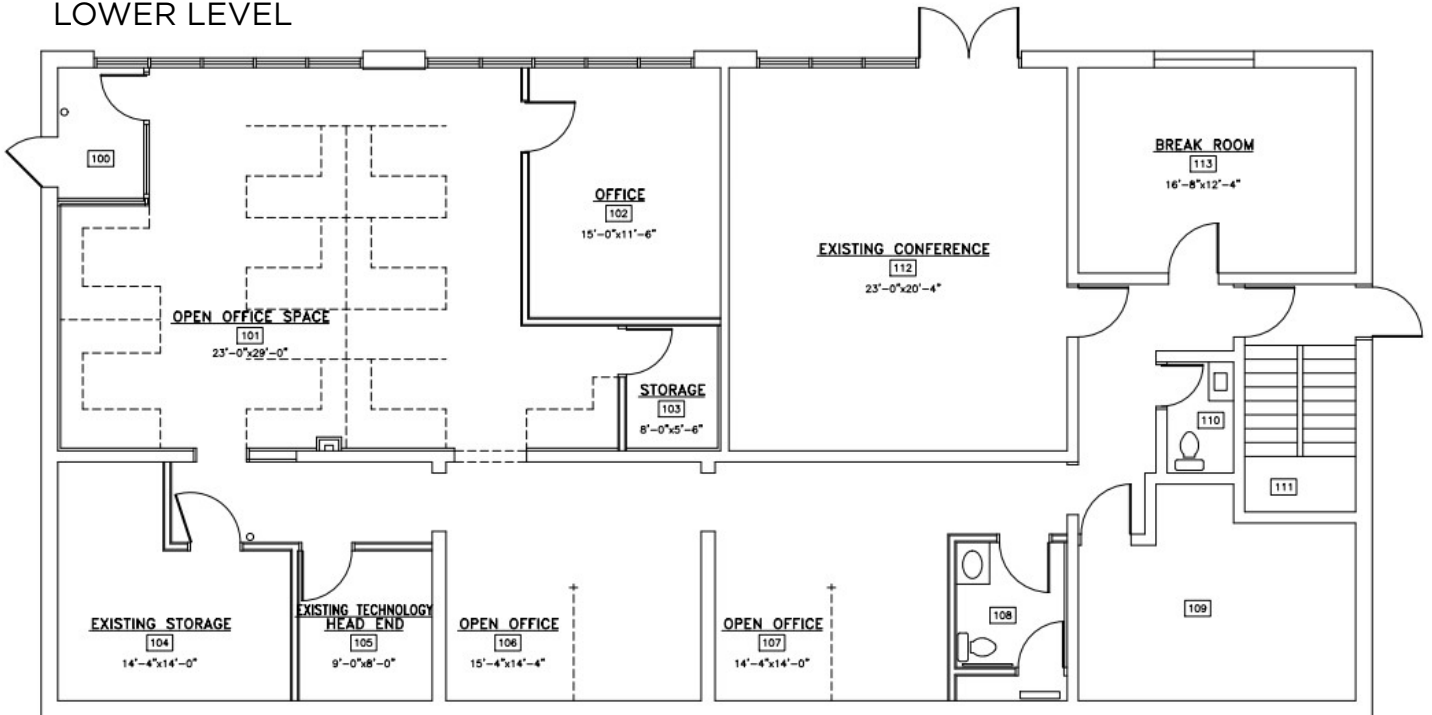
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FIRST FLOOR



LOWER LEVEL



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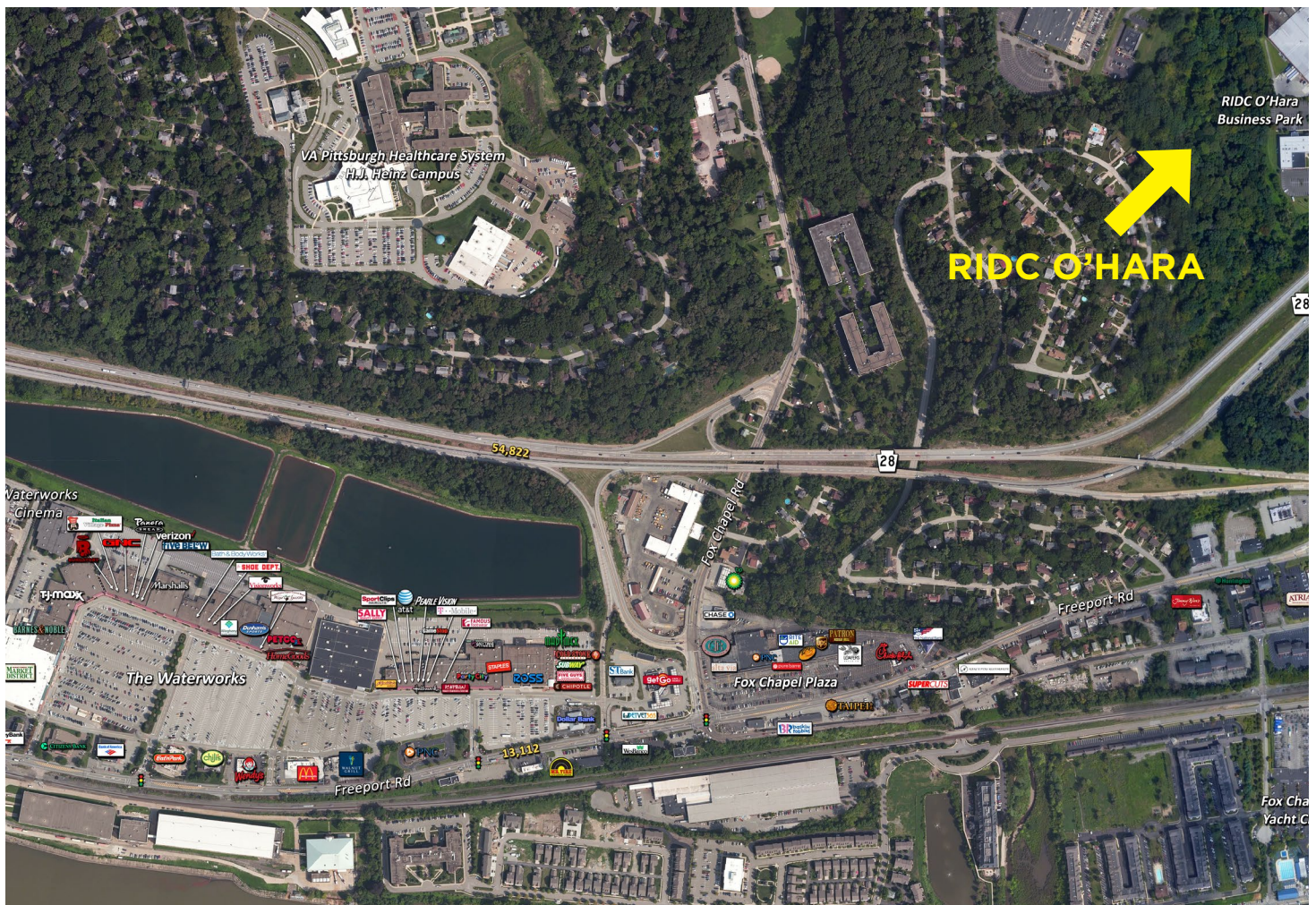
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Food and Drink

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, 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

Ross Dress For Less, TJ Maxx, Target

Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports

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