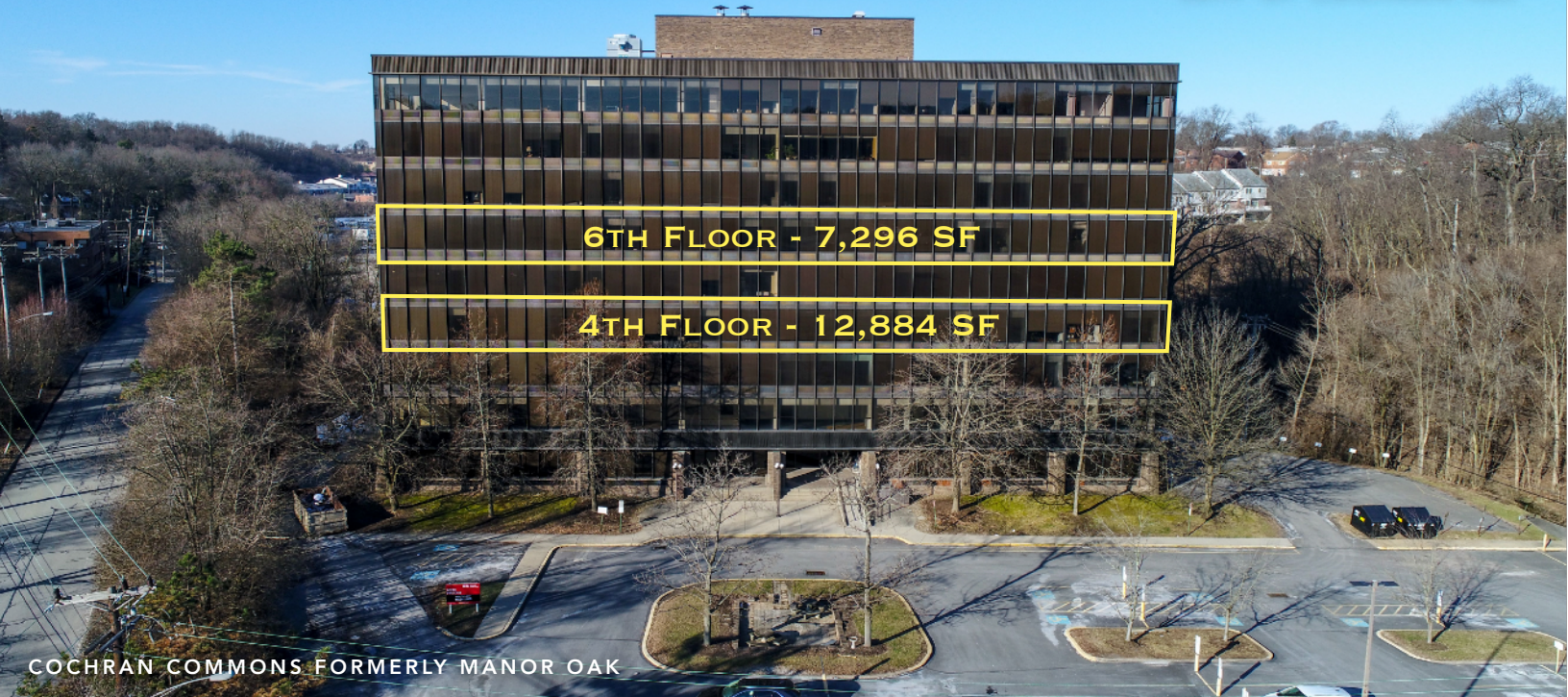


COCHRAN

— commons —

PREMIER OFFICE SPACE IN THE SOUTH HILLS

151 ROESSLER ROAD, PITTSBURGH, PA 15220
(OFF OF COCHRAN RD)



Space Highlights:

- 6th and 4th Floors Available
- Asking Rent \$20.50 including utilities and janitorial
- Floor to ceiling glass windows with gorgeous views
- Space will be fully renovated prior to occupancy
- Abundant surface parking
- Numerous tenant amenities nearby: Giant Eagle, Starbucks, Panera, Wendy's, Taco Bell, Chipotle, Roots Natural Kitchen, Mad Mex, Fitness 19



NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee warranty or representation either express or implied is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

For information, please contact:

Martin Perry, CCIM
Senior Managing Director
O 412-281-0100
M 412-310-2315
martin.perry@nmrk.com

Kevin Spence
Managing Director
O 412-281-0100
M 412-303-0608
kevin.spence@nmrk.com

COCHRAN — commons —

PREMIER OFFICE SPACE IN THE SOUTH HILLS



151 ROESSLER ROAD, PITTSBURGH, PA 15220



5 Mile Radius Demographics

275,492

Population

\$73,384

Median Household
Income



Average
Household Size



Median Age

For information, please contact:



Martin Perry, CCIM
Senior Managing Director
O 412-281-0100
M 412-310-2315
martin.perry@nmrk.com



Kevin Spence
Managing Director
O 412-281-0100
M 412-303-0608
kevin.spence@nmrk.com

NEWMARK

COCHRAN — commons —

PREMIER OFFICE SPACE IN THE SOUTH HILLS

151 ROESSLER ROAD, PITTSBURGH, PA 15220



- **Space Available:**

4th Floor - 12,884 SF and 6th Floor - 7,296 SF

- Asking Rent \$20.50 including utilities and janitorial
- Abundant Surface Parking



For information, please contact:



Martin Perry, CCIM
Senior Managing Director
O 412-281-0100
M 412-310-2315
martin.perry@nmrk.com



Kevin Spence
Managing Director
O 412-281-0100
M 412-303-0608
kevin.spence@nmrk.com

NEWMARK

COCHRAN

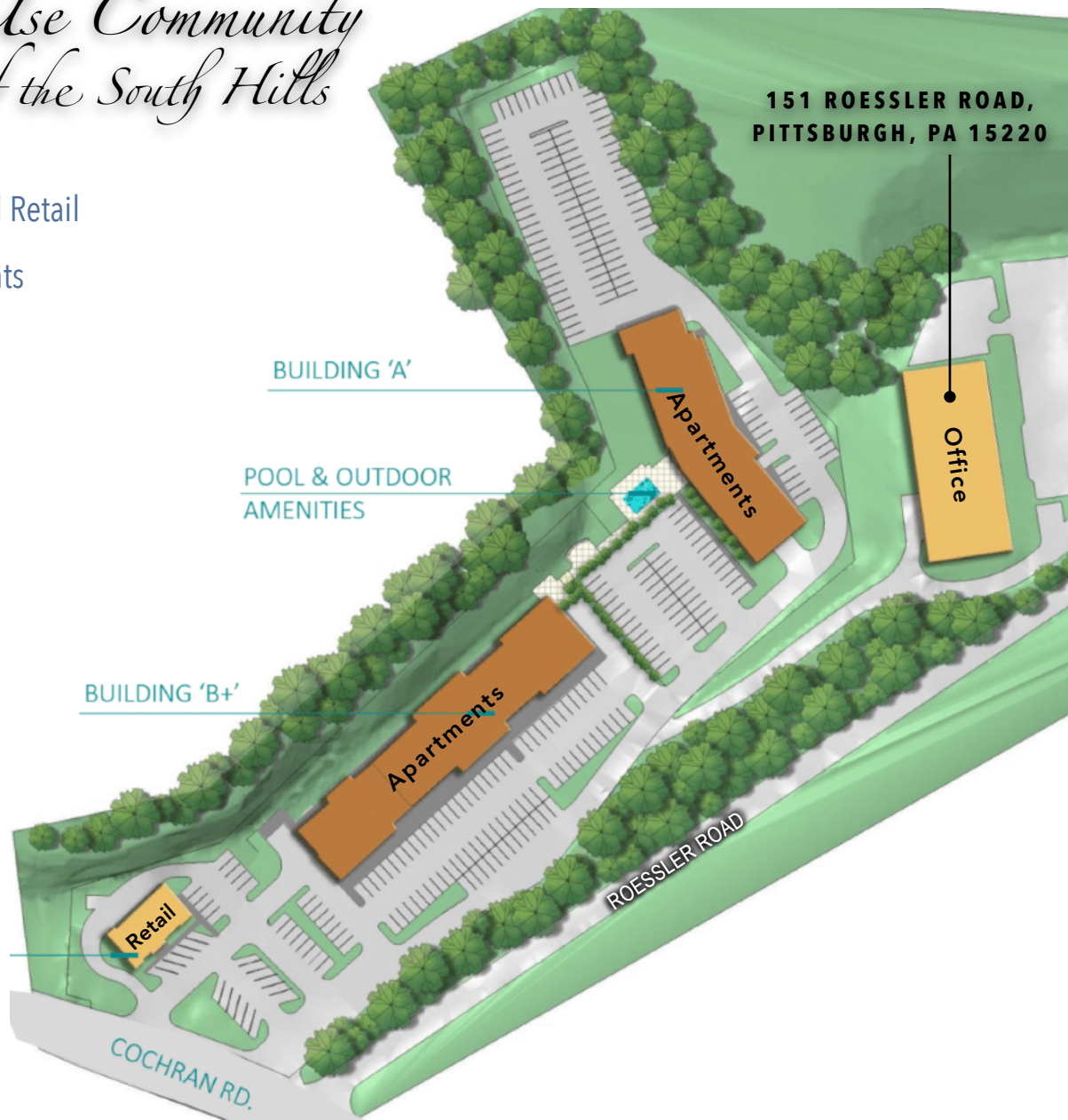
— commons —

151 ROESSLER ROAD, PITTSBURGH, PA 15220

*A Mixed Use Community
in the Heart of the South Hills*

LEASING NOW: Office and Retail

COMING 2027: Apartments



For information, please contact:



Martin Perry, CCIM
Senior Managing Director
O 412-281-0100
M 412-310-2315
martin.perry@nmrk.com



Kevin Spence
Managing Director
O 412-281-0100
M 412-303-0608
kevin.spence@nmrk.com

NEWMARK