



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR LEASE

Southwestern Healthcare Center

500 N Lewis Run Road, West Mifflin, PA 15122

**AVISON
YOUNG**

Property Information

500 N Lewis Run Road

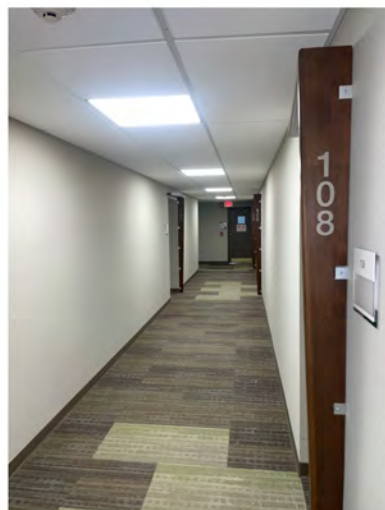
Location Description

South Pittsburgh/Route 51 Submarket of Pittsburgh

Located right off Clairton Blvd (PA 51), Southwestern Healthcare Center located at 500 N Lewis Run Road is just 7 minutes (2.2 miles) from Century III Plaza & 8 minutes (2.9 miles) from the Allegheny County Airport.

Property Highlights

- Offering Competitive Full-Service Rents
- Great Space for General Office, Medical Office, and Specialty Medical Users
- Attached Nursing and Assisted Living Facilities
- Generous Buildout Opportunities Provided
- Plentiful Parking Spaces
- On-Site Cafeteria



Offering Summary

Lease Rate:	\$19.00 SF/yr (Full Service)
Available SF:	736 - 8,800 SF
Building Size:	90,000 SF

Building Availability

Space Size

Suite 101	1,264 SF
Suite 104	892 SF
Suite 105	1,536 SF
Suite 106	736 SF
Suite 108	1,046 SF
Suite 109	1,729 SF
Suite 110	736 SF
Suite 111	736 SF
Suite 114	2,890 SF
Suite 115	736 SF
Suite 117	736 SF
Suite 121	3,003 SF
Circle Area	8,800 SF
Suite 227	5,119 SF



Ty Gradwell

Associate

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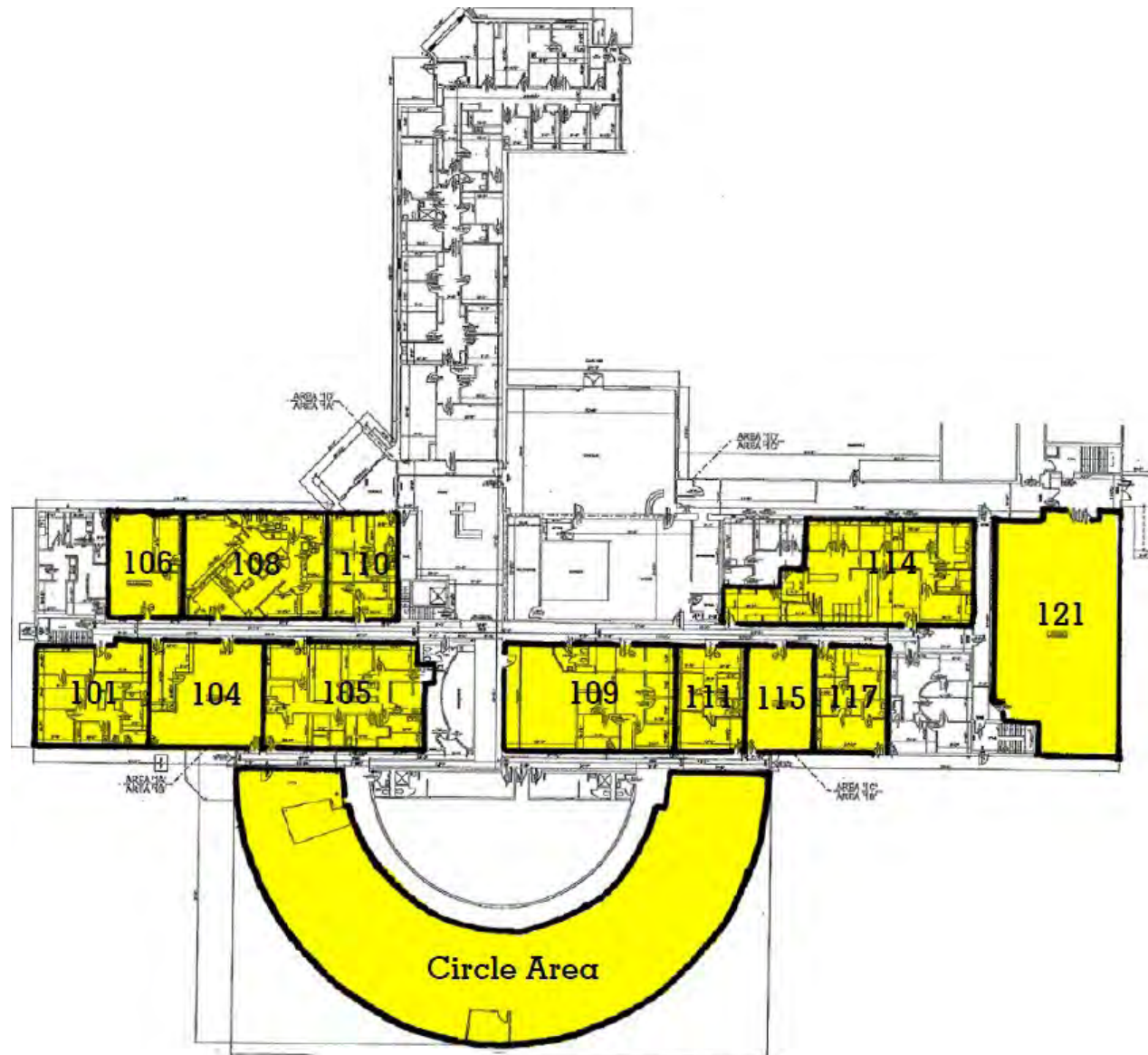
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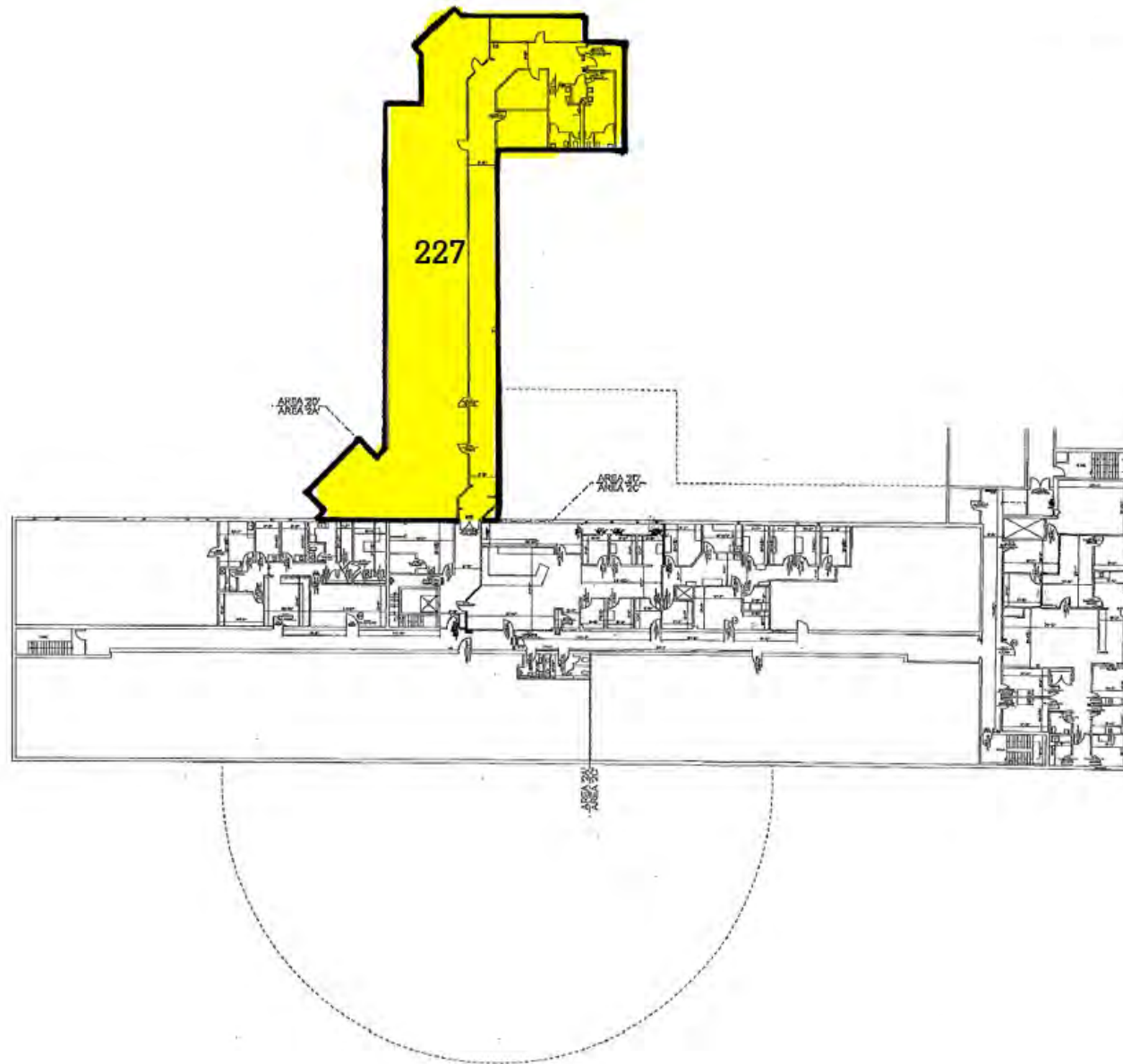
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Google

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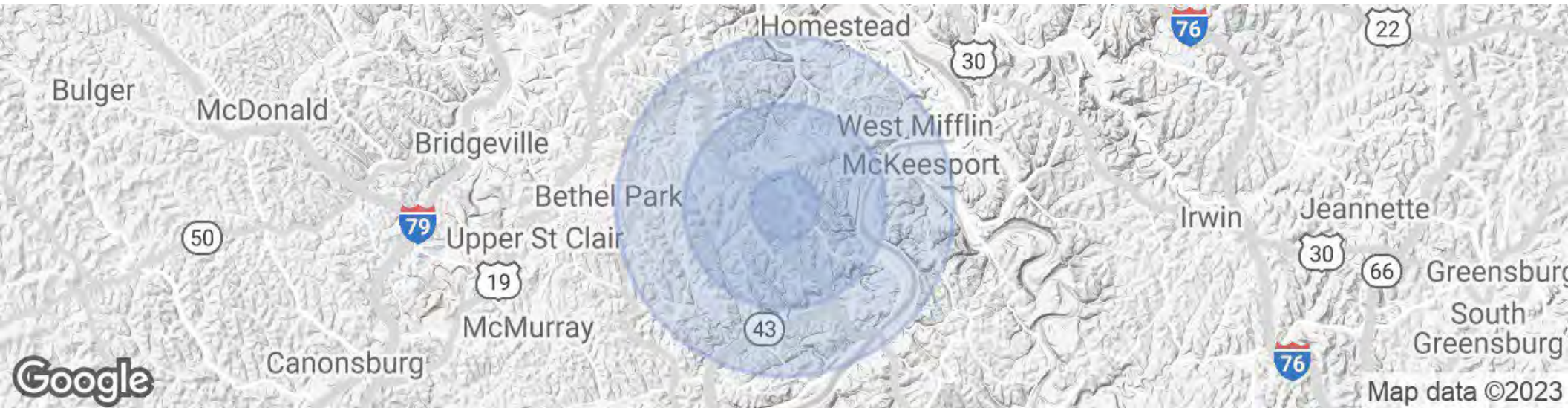
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	5,447	37,984	147,378
Average Age	49.9	45.1	43.9
Average Age (Male)	45.9	42.9	41.9
Average Age (Female)	52.5	46.4	45.2
Households & Income			
Total Households	2,348	16,136	63,173
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$67,161	\$70,462	\$60,363
Average House Value	\$146,065	\$126,720	\$106,953



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