

# For Lease

3,000 - 10,000 SF  
Office Space



## Beacon I

44 Abele Road, Bridgeville, PA 15017

### Property Features

Beacon I is a solar-powered, Class A office building situated on top of the hill inside Abele Business Park. Beacon I is ideal for companies looking to upgrade their office to attract and retain employees and clients.

- Dedicated Client Experience Team
- Exclusive Access to Partner Perks Program
- High-End Suites
- Views Of South Fayette
- Furniture Available
- Solar Panel Powered
- Four Floors



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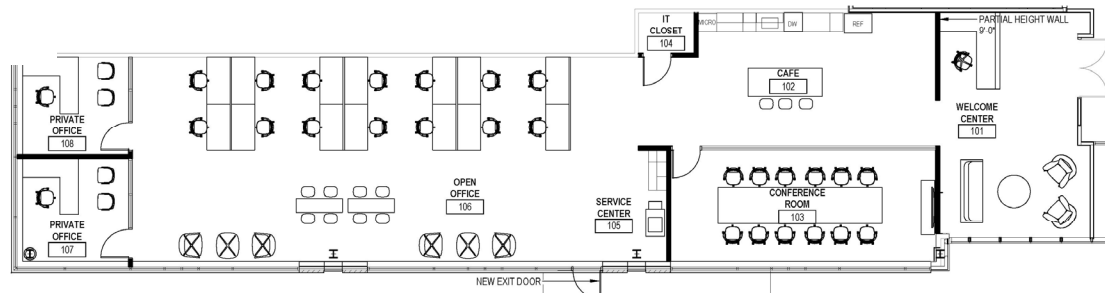
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**NAI Burns Scalo**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Suite 101 - 3,523 SF

- Move-In Ready
- Café
- Large Conference Room
- Private Offices
- Open Offices
- IT Closet



## Suite 103 - 5,960 SF

- Move-In Ready
- Café
- Large Conference Room
- Private Offices
- Open Offices



## Suite 300 - 7,022 SF

- Move-In Ready
- Café
- Large Conference Room
- Private Offices
- Open Offices





# THE PIAZZA



BEACON I

ABELE BUSINESS PARK

BURSCA BUSINESS PARK



## Amenities

- 20 Minutes to Downtown Pittsburgh
- 10 Minutes to Pittsburgh International Airport