



Boyce Plaza II Professional Office Building

N O W L E A S I N G

2600 Boyce Plaza Road
Upper St. Clair PA 15241

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PROPERTY HIGHLIGHTS

FEATURES:

- Two-Story Professional Office Building
- Renovated lobby, corridors, and restrooms
- Sprinklered Building
- Abundant free parking in rear lot
- Close to major shopping & restaurants
- Within minutes of Route 79 & major highways



TOTAL SIZE:

30,000 +/- SQ FT.

AVAILABLE SPACE

First Floor:

Suite #101	1,357 rentable sq. ft.
Suite #114	1,509 rentable sq. ft.
Suite #132-A	1,450 rentable sq. ft.
Suite #141	1,078 rentable sq. ft.

Second Floor:

Suite #201	2,018 rentable sq. ft.
Suite #216	1,360 rentable sq. ft.
Suite #219	1,336 rentable sq. ft.
Suite #241	1,011 rentable sq. ft.



RENTAL RATE

Lease Specials Available
\$12.00 psf (Full Service)

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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	4,631	41,780	127,159
Median HH Income	\$90,119	\$97,189	\$99,200

