



10 CORPORATE CENTER

NOW LEASING

10 Duff Road
Pittsburgh PA 15235

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PROPERTY HIGHLIGHTS

FEATURES:

- **Newly remodeled office/medical/professional building**
- Five story brick professional building
- Ample parking in newly paved front parking lot
- Two **new (2023)** passenger elevators
- New ownership and professionally managed
- Close proximity to Route 376 East, PA Turnpike
- Bus line at front of building
- Across from retail/restaurants and many amenities

TOTAL SIZE:

Approx. 68,000 +/- SQ FT.

Large floor plate approximately 13,600 +/- sq. ft. per floor. Smaller suites from 500-1,000 +/- square feet available

AVAILABLE SUITES:

1st Floor: 945 rsf & 1,572 rsf
2nd Floor: 769 rsf, 851 rsf
3rd Floor: 1,301 rsf & 2,029 rsf
4th Floor: 722 rsf 2,100 rsf
 849 rsf 1,377 rsf
 4,541 rsf

LEASE PRICE:

1st Floor - \$16.00 psf (Full Service)
2nd-5th Floors - \$15.00 psf (Full Service)



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	11,090	71,886	193,573
Median HH Income	\$55,175	\$56,515	\$56,937

