

**BAKER  
YOUNG**  
CORPORATION

**8150**

**PERRY  
HIGHWAY**

Pittsburgh, PA  
15237

**OFFICE SPACE FOR LEASE**

**CONTACT:**

**Stacie Brown**

**(412) 227-1400 x23**

**[sbrown@bakeryoung.com](mailto:sbrown@bakeryoung.com)**







# BAKER YOUNG CORPORATION

[www.BakerYoung.com](http://www.BakerYoung.com)

## FEATURES

- **57,000 SF professional office building with two suites available for lease.**
  - **Suite 100 is a 1,270 RSF office suite on the first floor.**
  - **Suite 105 offers 4,728 RSF of professional office space with 12 offices, 2 conference rooms, kitchen and copier room.**
  - **Suite 303 is a 730 RSF space encompassing three shared offices and reception area with one private suite remaining.**
- **Ample free parking with ADA access and valet on-site.**
- **Conference center available to reserve as needed.**
- **Security alarm system/keypad access.**
- **24/7 access, providing flexibility for your business needs.**
- **5 minutes to I-279 and only 11 miles to Downtown Pittsburgh.**

### CONTACT:

**Stacie Brown**

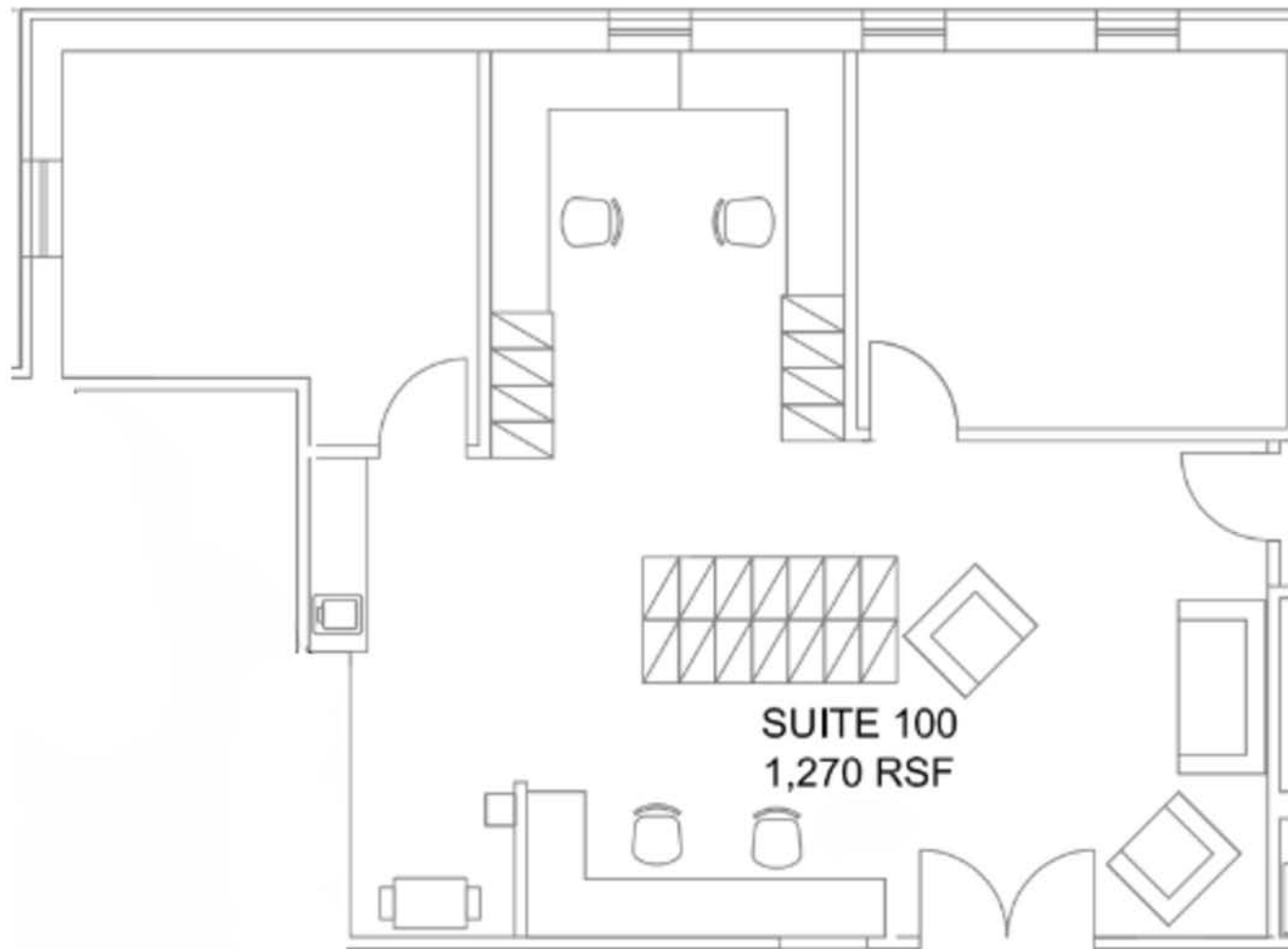
**(412) 227-1400 x23**

**[sbrown@bakeryoung.com](mailto:sbrown@bakeryoung.com)**

**BAKER YOUNG CORPORATION | 7440 McKnight Road | Suite 202 | Pittsburgh, PA 15237**

All information furnished regarding this property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

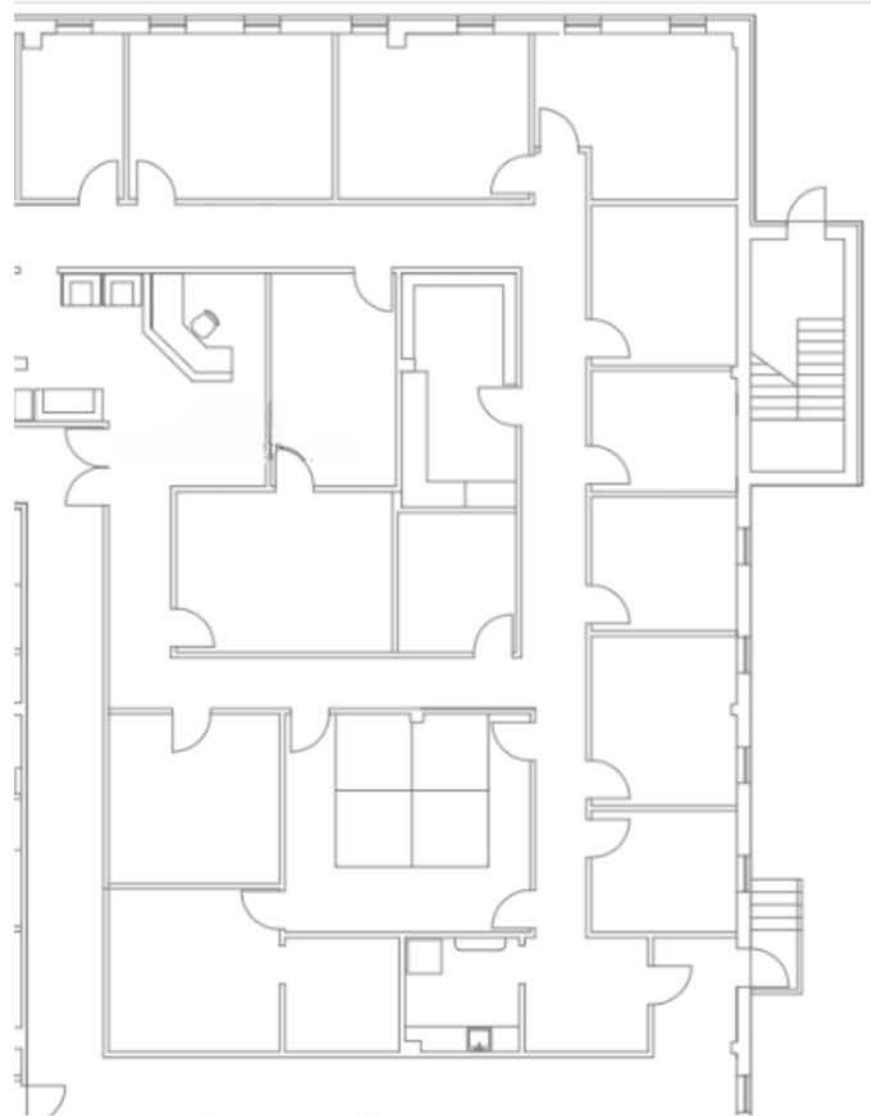
## SUITE 100



**BAKER YOUNG CORPORATION | 7440 McKnight Road | Suite 202 | Pittsburgh, PA 15237**

All information furnished regarding this property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## SUITE 105

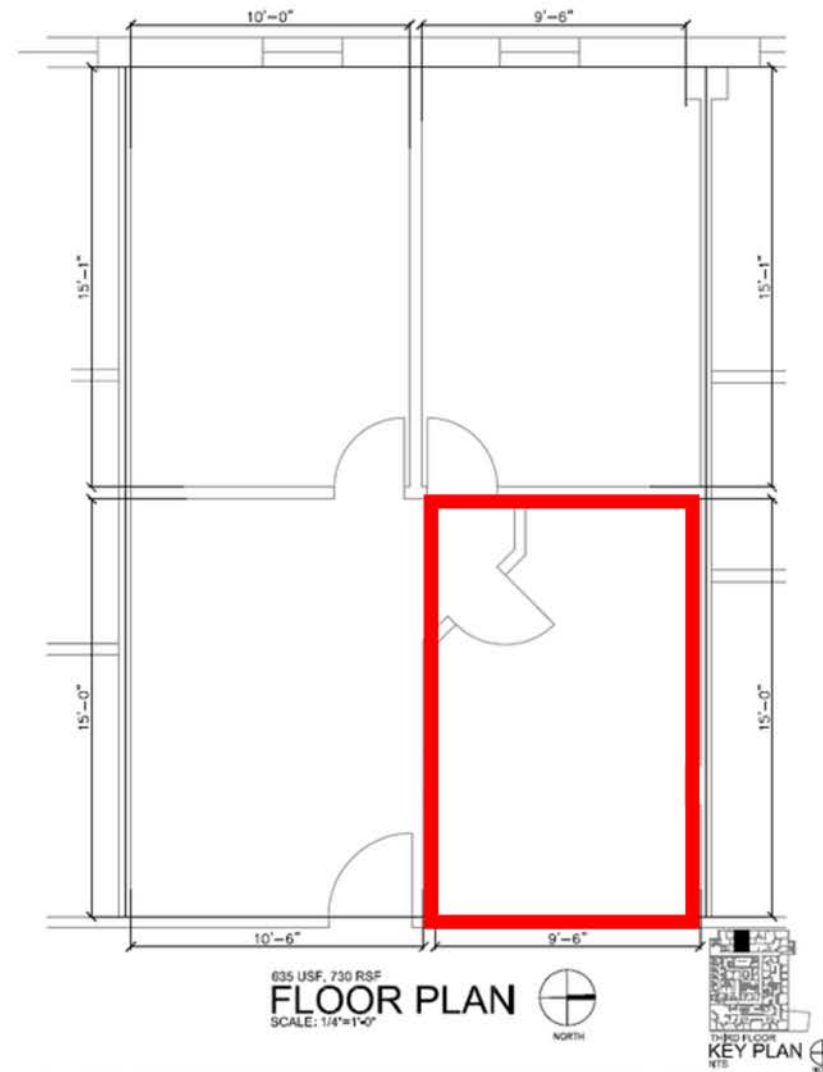


**BAKER YOUNG CORPORATION | 7440 McKnight Road | Suite 202 | Pittsburgh, PA 15237**

All information furnished regarding this property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

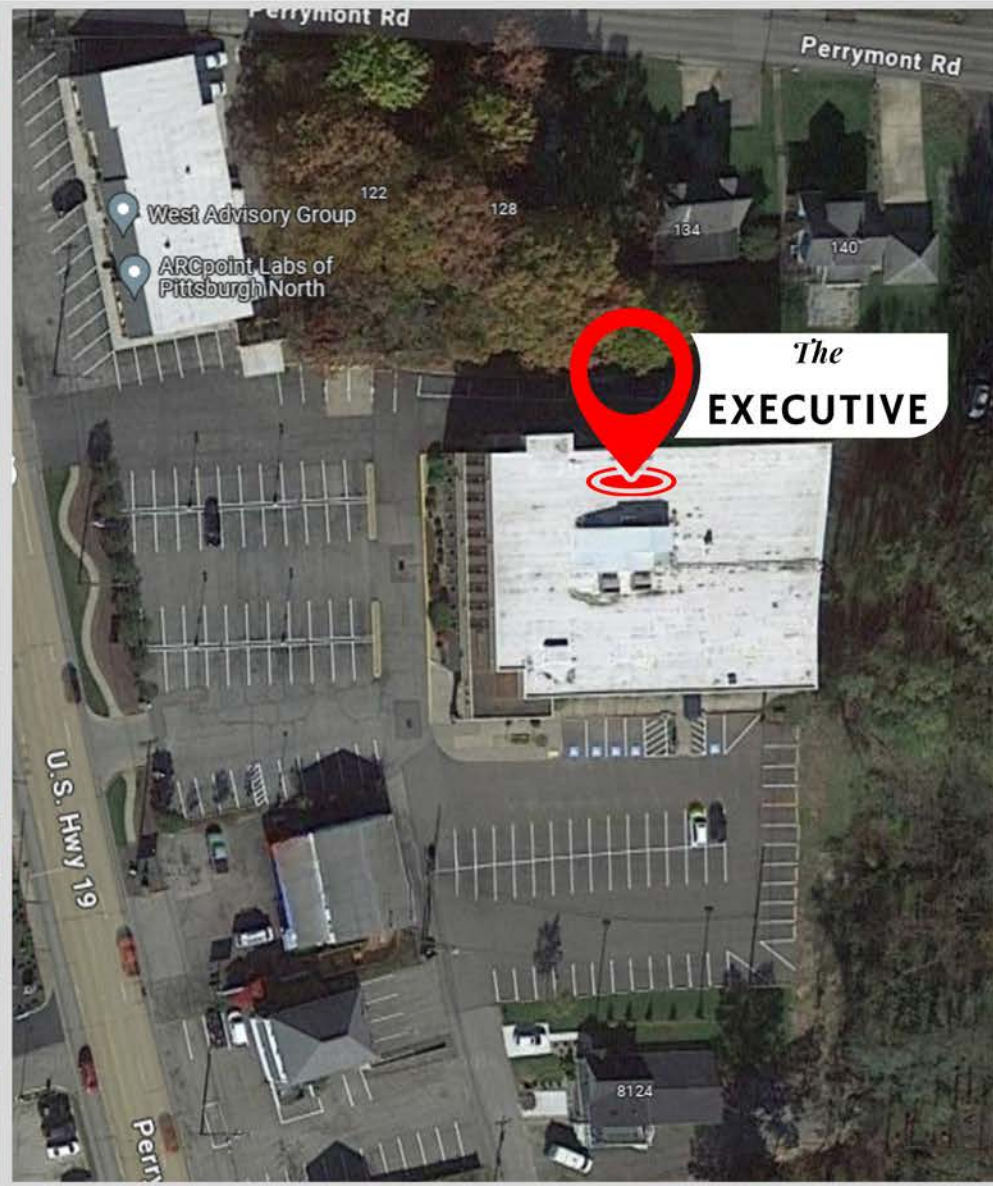
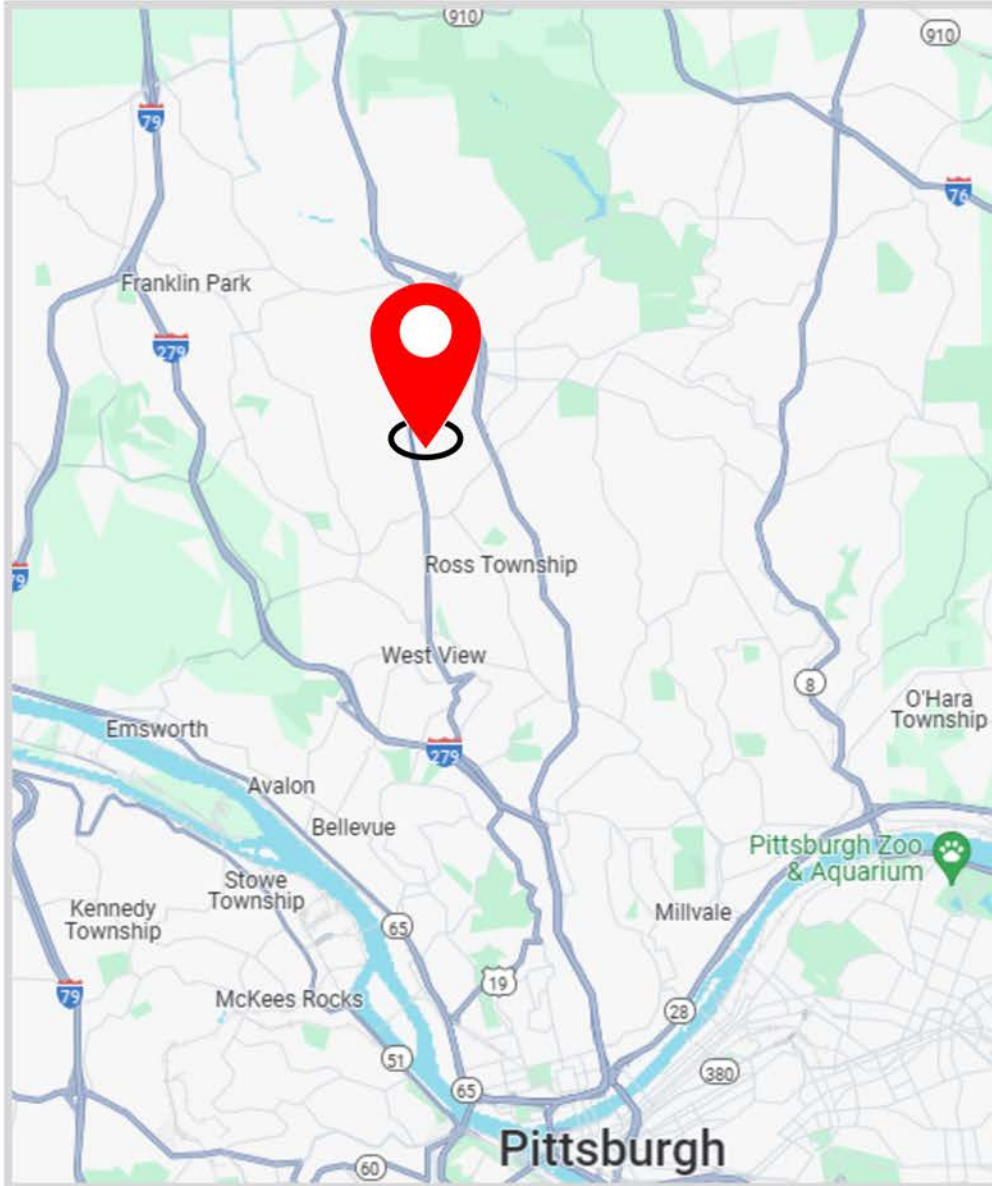


## SUITE 303



BAKER YOUNG CORPORATION | 7440 McKnight Road | Suite 202 | Pittsburgh, PA 15237

All information furnished regarding this property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



BAKER YOUNG CORPORATION | 7440 McKnight Road | Suite 202 | Pittsburgh, PA 15237

All information furnished regarding this property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.