

# 4749 BAUM BOULEVARD

PITTSBURGH, PA 15206

MEDICAL / SHOWROOM / OFFICE / FLEX SPACE



Minutes from Downtown Pittsburgh, University of Pittsburgh, Carnegie Mellon University, East Liberty and Shadyside, 4749 Baum Boulevard is located on a highly traveled corridor with over 16,300 cars per day. This is the main route from Pittsburgh to East Liberty with many high end car dealerships (Porsche, Mercedes, BMW) retailers, medical institutions, and dense residential.

## PROPERTY HIGHLIGHTS

<b>Property</b>	16,000 sf first floor, 3,000 s.f. office 2nd and 3rd floor
<b>CAM / Taxes</b>	TBD
<b>Current Use</b>	Medical/Health
<b>Rent</b>	Negotiable
<b>Available</b>	Immediately
<b>Parking</b>	8 spaces plus on-street
<b>Use</b>	Office, medical, showroom, and flex
<b>Notes</b>	High ceilings with an additional 3,000 sf of 2nd and 3rd floor office not included in the building square footage. Wide open floor plan with glass fronted offices on the perimeter. Elevator from lower level to first floor. Perfect for office, retail, flex or a car dealership showroom due to the wide open first floor, glassed in sales offices surrounding sales floor including an automobile ramp from rear of property into the main showroom/floor area.



[CLICK HERE FOR  
PROPERTY VIDEO](#)



## CONTACT

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# LOCATION



