

# 7325 PENN AVENUE

Pittsburgh, PA 15208

TOTAL BUILDING SIZE | 40,000 SF

FIRST FLOOR | 7,400 - 9,250 SF

FOR LEASE

TECH/ OFFICE | TECH FLEX OFFICE SPACE | WAREHOUSE SPACE  
"THE CIRCUIT @ EAST END"

- Located in North Pointe Breeze technology and business corridor
- 22 blocks from Carnegie Mellon University and the University of Pittsburgh
- Adjacent to new Rockwell Park mixed use business-style and life-style development
- 22,000 SF newly built tech office space
- 18,000 SF of "Tech Flex" space - office or assembly
- 7,400 - 9,250 SF retail or tech flex on ground level
- 25,000 SF high bay warehouse with two (2) loading docks - **AVAILABLE NOW**
- On-site surface parking and indoor parking garage
- Located along a popular public transportation route
- Valuable and flexible UI- Urban Industrial zoning



FOR MORE INFORMATION OR TO SCHEDULE A TOUR PLEASE CONTACT:

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**BUNCHER.**

REALTY SERVICES

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# LOCATION OVERVIEW

## 20 minute drive-time demographics



**HOUSEHOLDS**  
189,917



**POPULATION**  
403,006



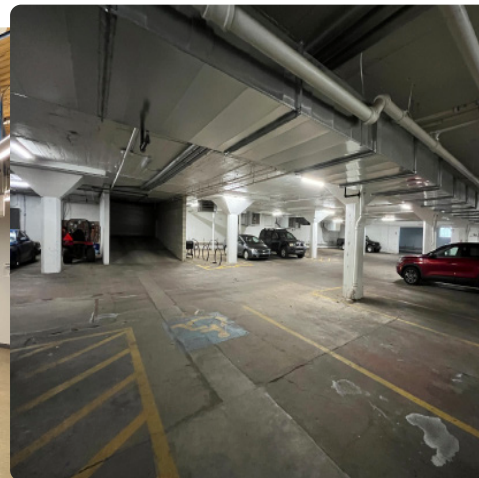
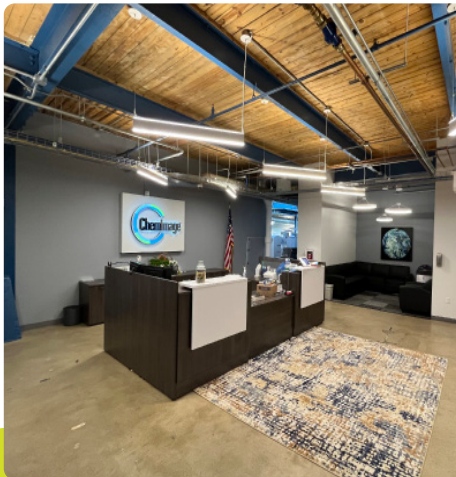
**HOUSEHOLD INCOME**  
\$96,776



**TOTAL BUSINESSES**  
19,927

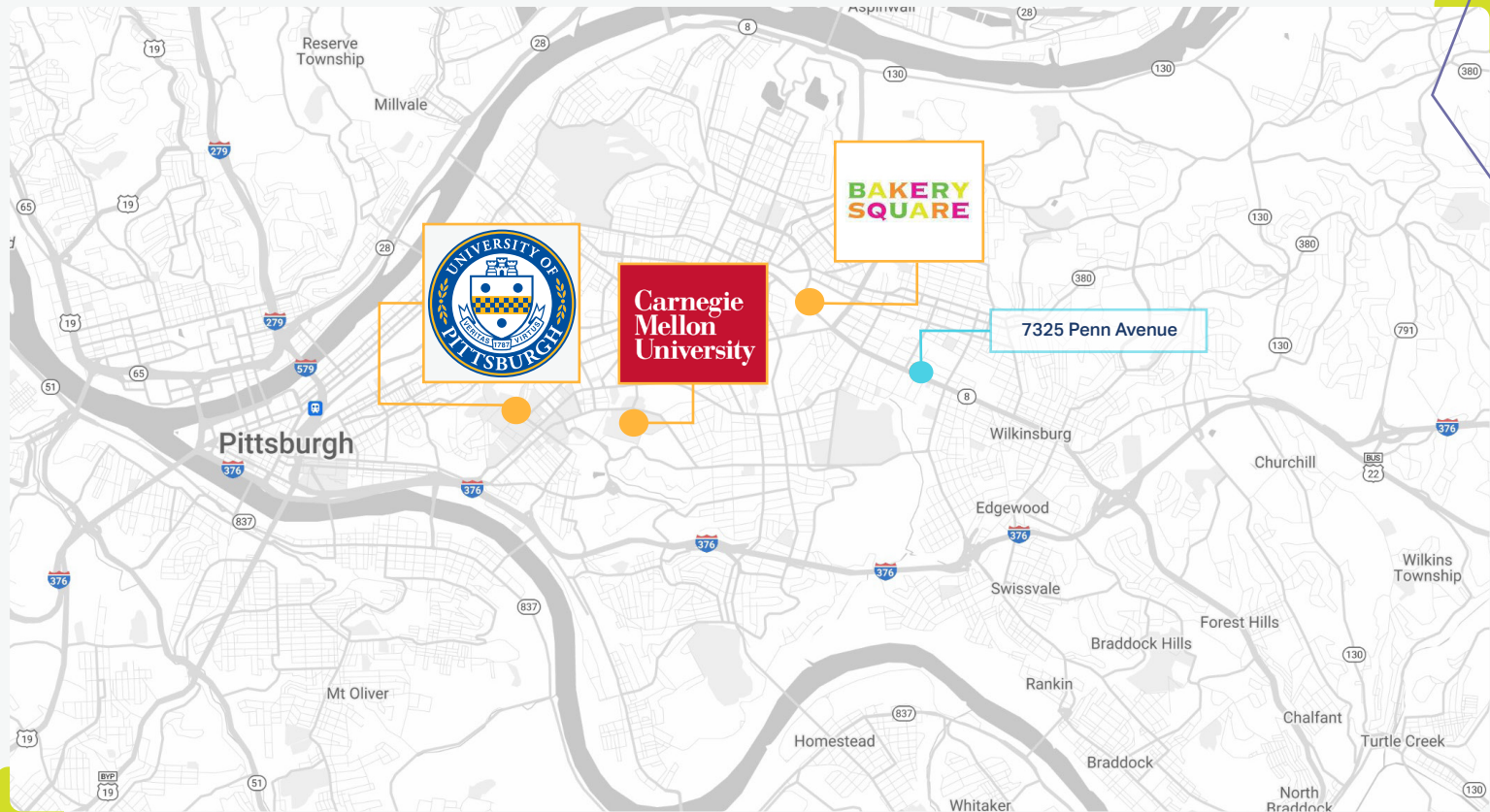


- Proximity to Bakery Square, East Liberty, Shadyside, Lawrenceville, and Highland Park
- Located directly on a popular public transportation route; bus stop directly in front of building
- Located 8 miles from Downtown Pittsburgh
- Only 2.5 miles from University of Pittsburgh and Carnegie Mellon University
- Located 3.5 miles from Lawrenceville, a highly popular neighborhood for retail, entertainment, housing and office space



- On-site surface parking and indoor parking garage (102 spaces); additional 31 car long term parking lease adjacent to the property is available to new owner
- Building spaces are a mix of high end tech office, brand new medical office and clinical, and traditional warehouse
- Two (2) central building tractor trailer docks; one (1) box truck raised dock

# NEARBY UNIVERSITIES & MIXED USE DEVELOPMENT



# PROPERTY PHOTOS >>

