

Sharpsburg Business Park



307 23rd Street Ext., Sharpsburg, PA 15215

20,514 SF

Flex/Office Space

8,774 SF

Endcap Flex/Office Space

Contact Us

John Bilyak, SIOR, CCIM

Market Leader, Principal | Pittsburgh
Industrial Brokerage
Direct: +1 412 515 8522
john.bilyak@colliers.com

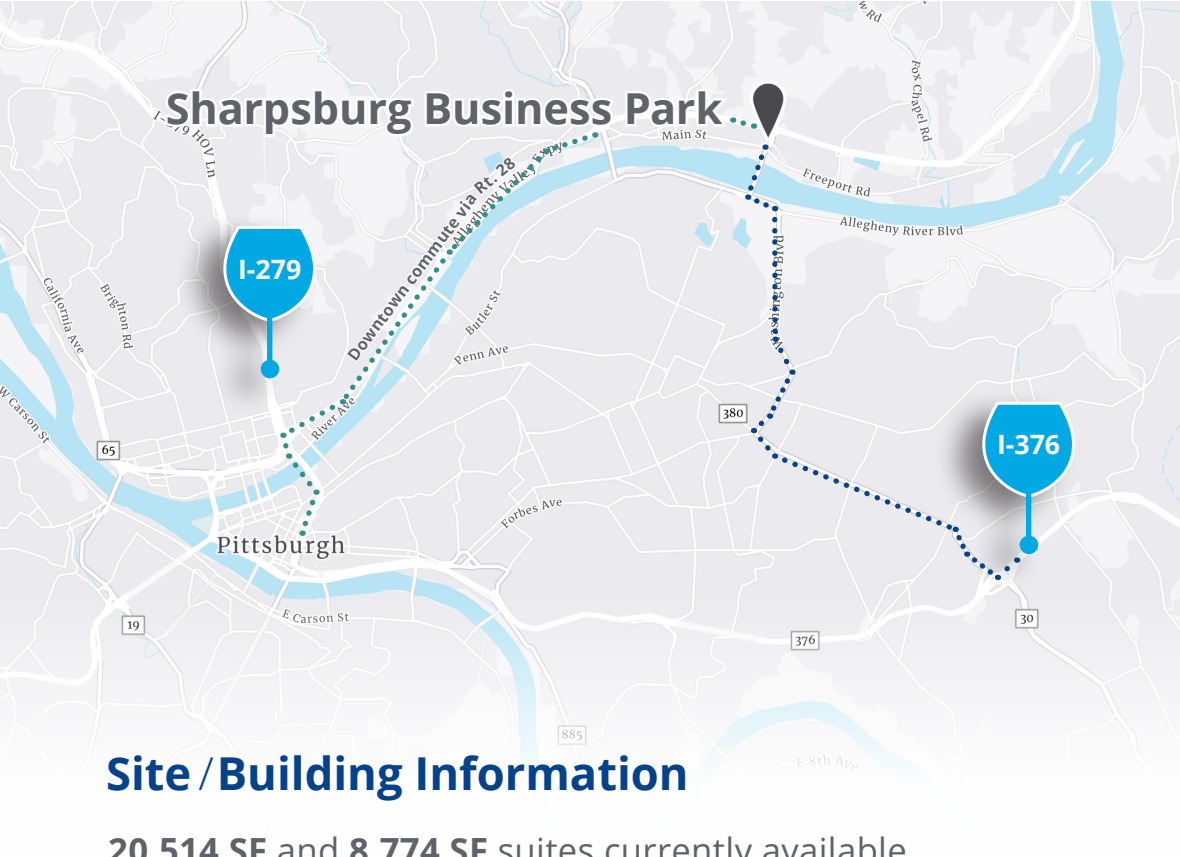
Cody Hunt

Senior Associate | Pittsburgh
Industrial Brokerage
Direct: +1 412 515 8533
cody.hunt@colliers.com

525 William Penn Place

Suite 3510
Pittsburgh, PA 15219
P: +1 412 321 4200
colliers.com/pittsburgh





Site / Building Information

20,514 SF and **8,774 SF** suites currently available

14'-18' clear ceiling heights

Drive-in access with **dock capability**

Modern, efficient design with **no common area factor**

Fiber optics provided by Verizon

Oversized windows, **abundant natural light**

Two separate end cap units available

Dedicated parking lot with up to **5:1 parking ratio**

Near **immediate access** to Rt. 28, Rt. 8, and Rt. 130

7-mile commute from Downtown Pittsburgh



ASKING RATE
\$23.00 / SF
MODIFIED GROSS

Accessible location, ★★★★star flex space

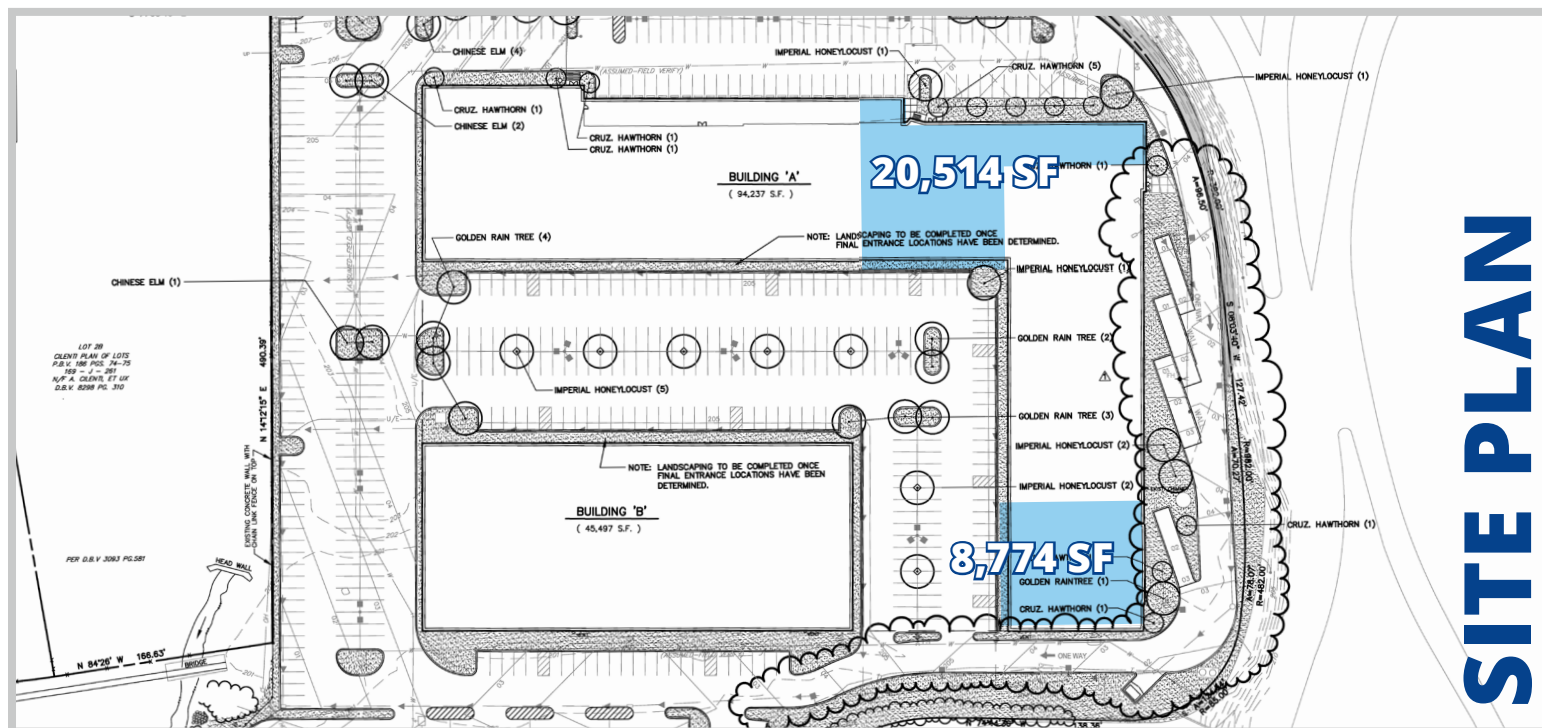
Sharpsburg Business Park is conveniently located just off Route 28 and within a 7-mile radius of Downtown Pittsburgh, Carnegie Mellon University, University of Pittsburgh, UPMC, and the regions' growing tech hub: Robotics Row.



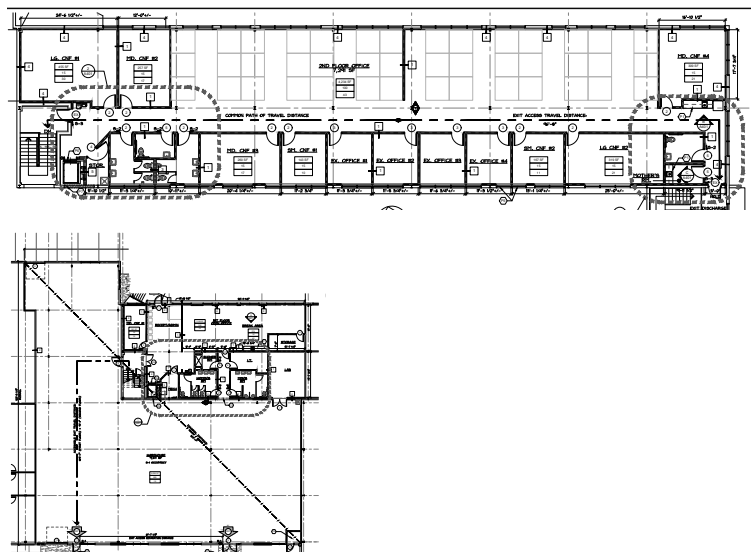
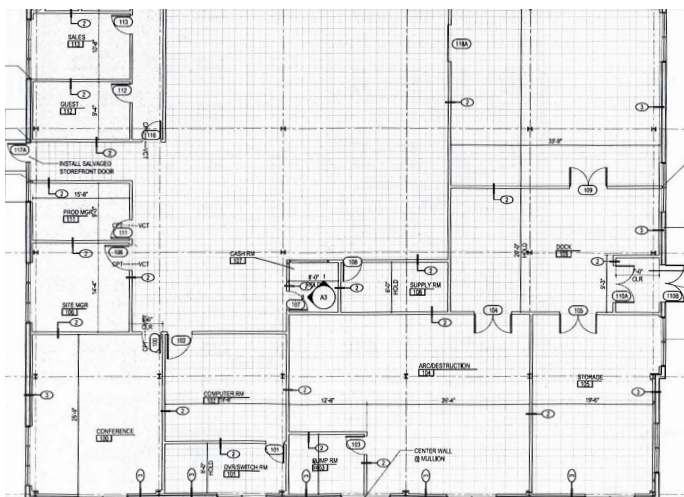
SITE PLAN

Vacancy #2 | 8,774 SF

All availabilities feature private entrances, multiple partitioned private offices, conference rooms, server areas, restrooms, and dedicated workrooms.



20,514 SF



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