

FOR SALE / LEASE



# Carnegie Office Building

108 Rosslyn Rd, Carnegie, PA 15106



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108 Rosslyn Road is a 7,200 SF office/flex building on .27 acres available for sale, with second floor office space for lease. The first floor has a five-year tenant in place (lease expires 10-31-30).

Located in the heart of Carnegie's commercial district, this property offers unparalleled opportunities for businesses seeking a strategic foothold in the area. Seamless access to major highways, including I-79 and the Parkway West, and public transportation nearby.

### Offering Summary

Sale Price:	\$649,000
Lease Rate:	\$11.95 SF/yr (NNN)
Available SF:	3,400 SF (2nd Floor)
Lot Size:	0.27 Acres
Building Size:	7,200 SF



### PRESENTED BY:

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FOR LEASE

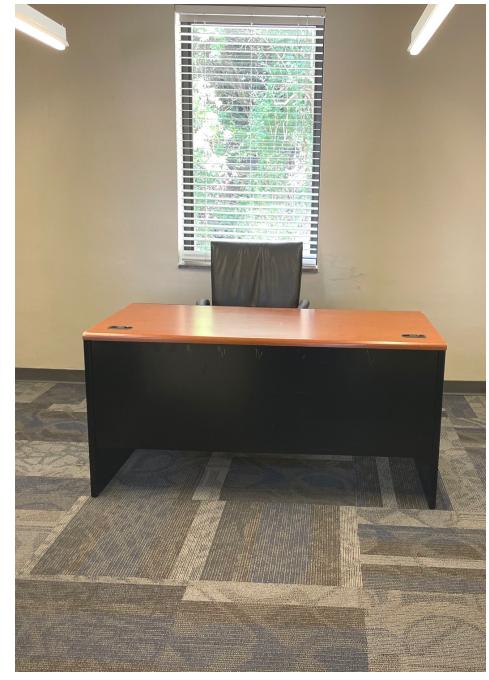


# Second Floor Office Space

108 Rosslyn Rd, Carnegie, PA 15106

## LEASE HIGHLIGHTS:

- 3,400 SF Office space available on second floor
- Fully furnished
- Separate, secure entrance for second floor tenant
- Seven (7) private offices
- Reception area
- Large, open space available for cubicles
- Conference room
- Kitchenette
- Four (4) restrooms



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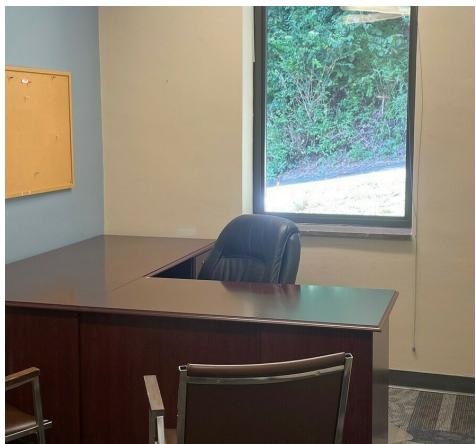
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REAL ESTATE INC.

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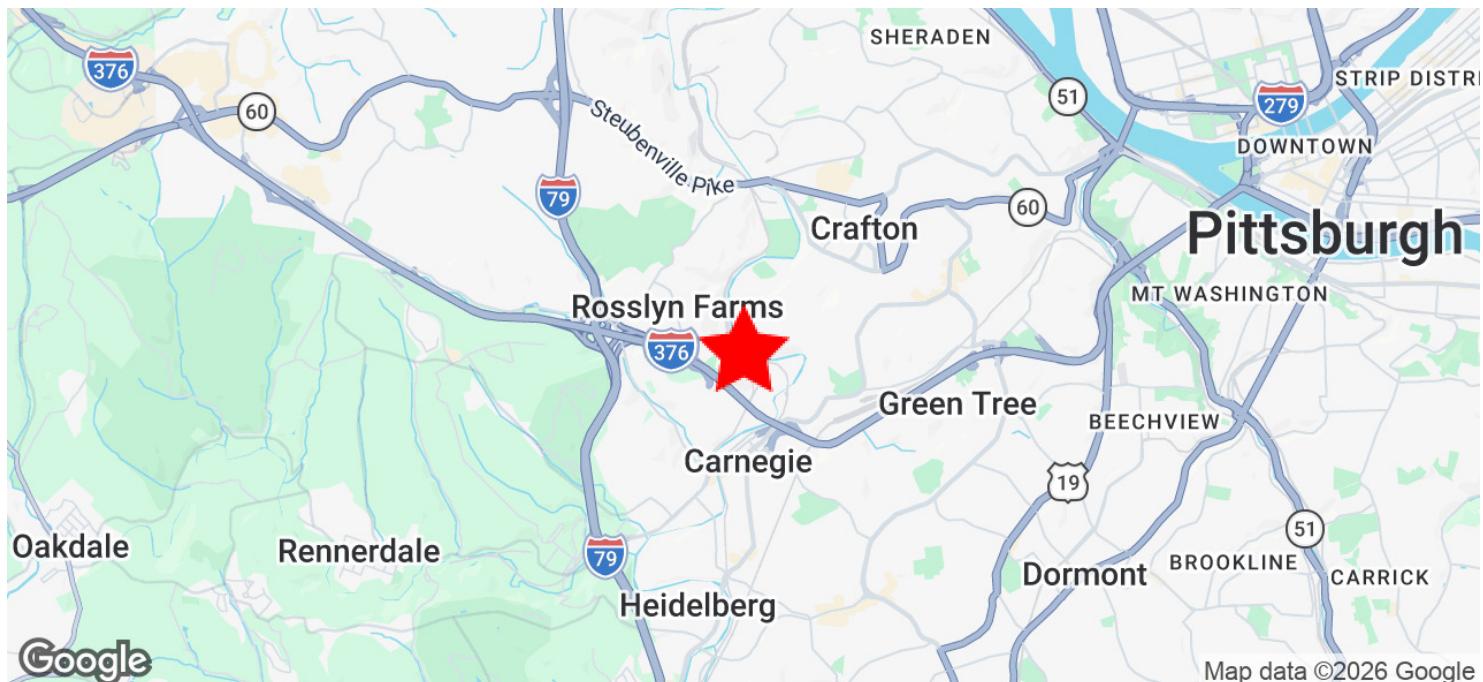
PENNCOM.COM

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