

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:

GENE GALIARDI

O:412.391.3500 | C:412.580.0636
ggaliardi@penncom.com

GINA SIES

O:412.391.3500 | C:412.979.5890
gsies@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

PENNCOM.COM

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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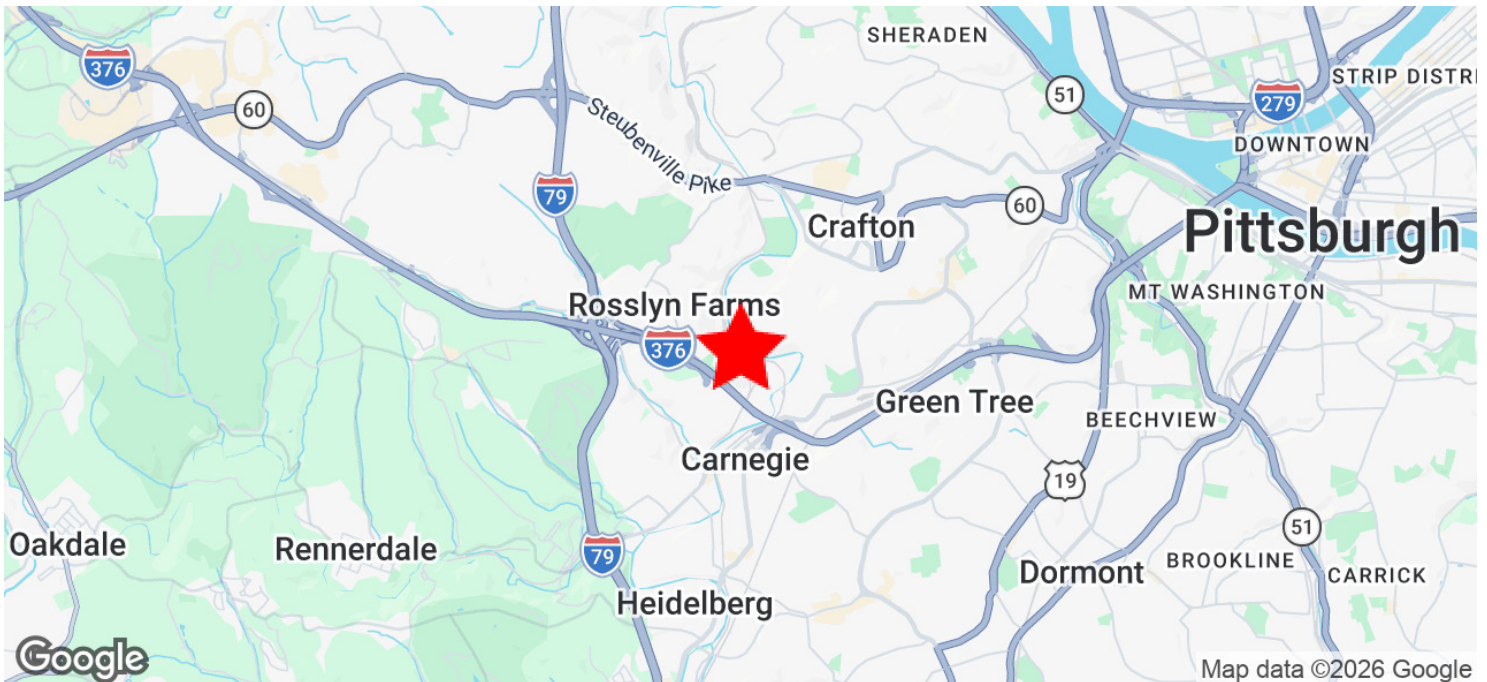
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