



FOREST HILLS PLAZA

FOR LEASE

2400 Ardmore Blvd.
21 Yost Blvd.
Pittsburgh PA 15221

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PROPERTY HIGHLIGHTS

9-Story Professional Office/Medical Building **2400 Ardmore Blvd.** **Total Size: 79,000 +/- Square Feet**

AVAILABLE:

#010 - 20,000 sf (lower level)
#301 - 3,037 sf #504 - 2,393 sf
#302 - 2,938 sf #600 - 1,392 sf
#401 - 1,147 sf #601 - 3,503 sf
#500 - 1,920 sf #602 - 417 sf
#500A - 1,740 sf #603 - 1,060 sf
#502 - 748 sf

Reduced Rental Rate: \$12.00 psf (Full Service)

FEATURES:

- New Elevators (2)
- Updated Lobby/Hallways
- New Lobby Doors
- New Security System
- Shared Office Space - REGIS-Entire 9th Floor
- Indoor Parking

EXISTING RETAIL TENANTS:

PNC Bank | I Scream Shop-Ice Cream Shop | Express Employment Professionals | Forever Gold Inc. | City Nails | Forest Hills Chiropractic | Boulevard Hair Salon | Investigative Photography | State Farm Insurance | Gloriele's Beauty Lab | Jodi B's Restaurant/TJ's Pub | ACE Cash Express | The Health Insurance Store | Lifeline Physical Therapy | Magisterial District Court

Retail/Office/Medical Professional Space **21 Yost Blvd.** **Total Size: 37,257 +/- Square Feet**

AVAILABLE:

#203 - 800 sf #212 - 1,100 sf
#206 - 2,600 sf #215 - 1,175 sf
#209 - 600 sf #218 - 3,904 sf
#211 - 500 sf

Reduced Rental Rate: \$10.00 psf (Full Service)

TOTAL SIZE OF CENTER:

146,257 +/- Square Feet

RENTAL RATE:

Office: \$10.00-\$12.00 psf (Full Service)

Retail: \$12.00 psf + all utilities



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	10,290	89,182	240,890
Median HH Income	\$55,428	\$48,157	\$52,076

