

### Abundant Parking



### New Building Entry and Lobby



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# FOR LEASE

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## 2644 Banksville Road

Pittsburgh, PA 15216



### Building Size

28,050 SF

### Available Premises

9,350 SF - Entire Third Floor

### Asking Rate

\$19.00 - \$21.00/SF + Electric & Janitorial

**Inquire About Aggressive  
Free Rent / Incentive Packages**

### Property Highlights

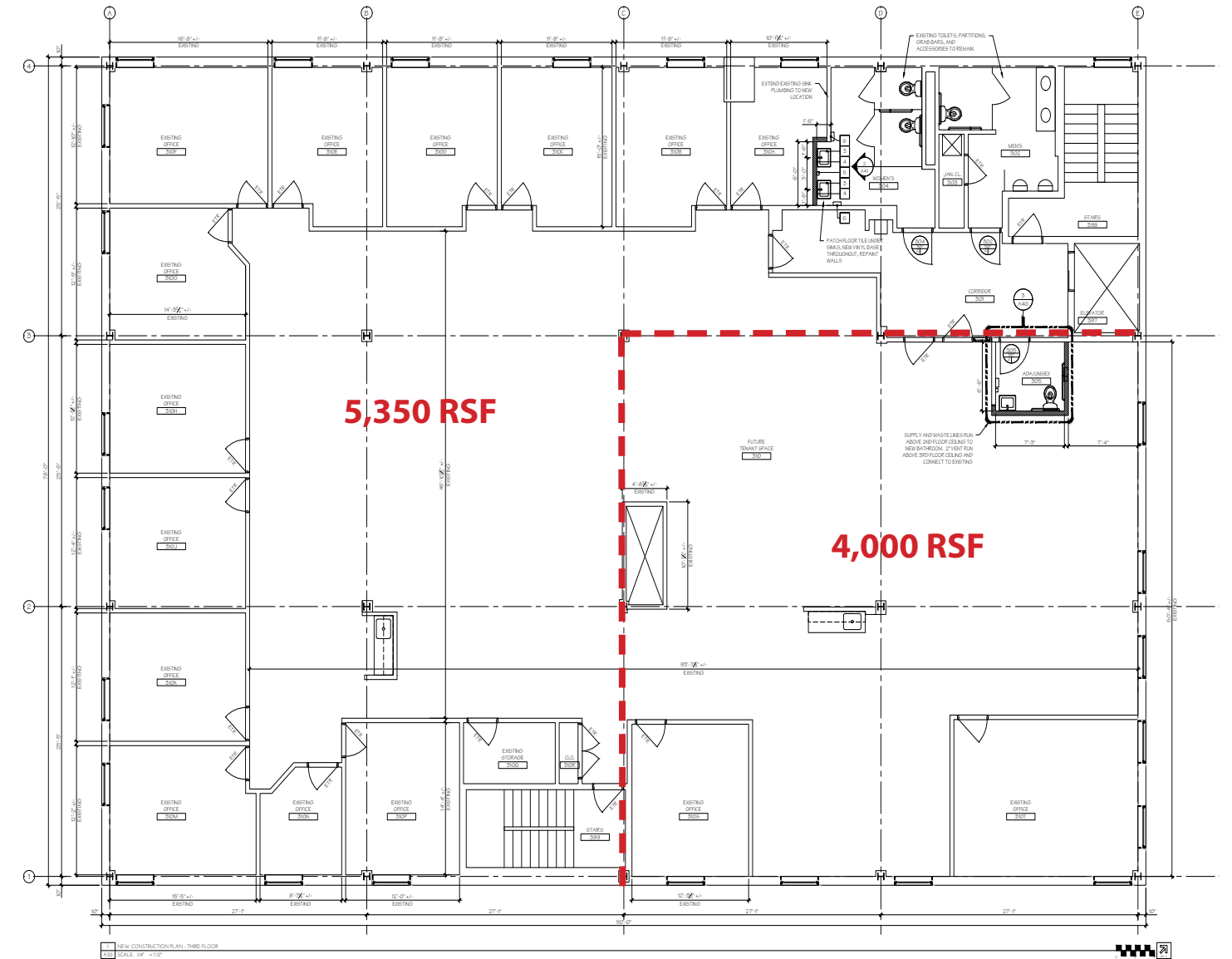
- Space can be subdivided to 4,000 SF or 5,350 SF
- Up to 6:1 parking available
- New building entry with all new lobby finishes
- Exterior signage available
- Private patio and outdoor break area
- Crafton Children's Corner daycare located on the 1st floor and Family Links located on the 2nd floor
- Turnkey construction
- Located by numerous amenities and only minutes to Downtown Pittsburgh
- 25,395 Vehicles Daily - Banksville Road
- Skylights and large windows throughout
- Ability to provide exposed ceilings, ductwork and suspended lighting



High Wall Signage Location



Floor To Be Fully Renovated - Tenant to Select Layout, Design & Finishes



--- Indicates approximate subdivision

