

**REDUCED RENTAL RATE PLUS 5 MONTHS'
FREE RENT!**



FOREST HILLS PLAZA

F O R L E A S E

2400 Ardmore Blvd.
21 Yost Blvd.
Pittsburgh PA 15221

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PROPERTY HIGHLIGHTS

FEATURES:

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
#500 - 1,920 sf	#601 - 3,503 sf
#500A - 1,740 sf	#602 - 417 sf
#502 - 748 sf	#603 - 1,060 sf

Rental Rate: \$12.00 psf (Full Service)

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	

Rental Rate: \$10.00 psf (Full Service)

TOTAL SIZE OF CENTER:

146,257 +/- Square Feet

RENTAL RATE:

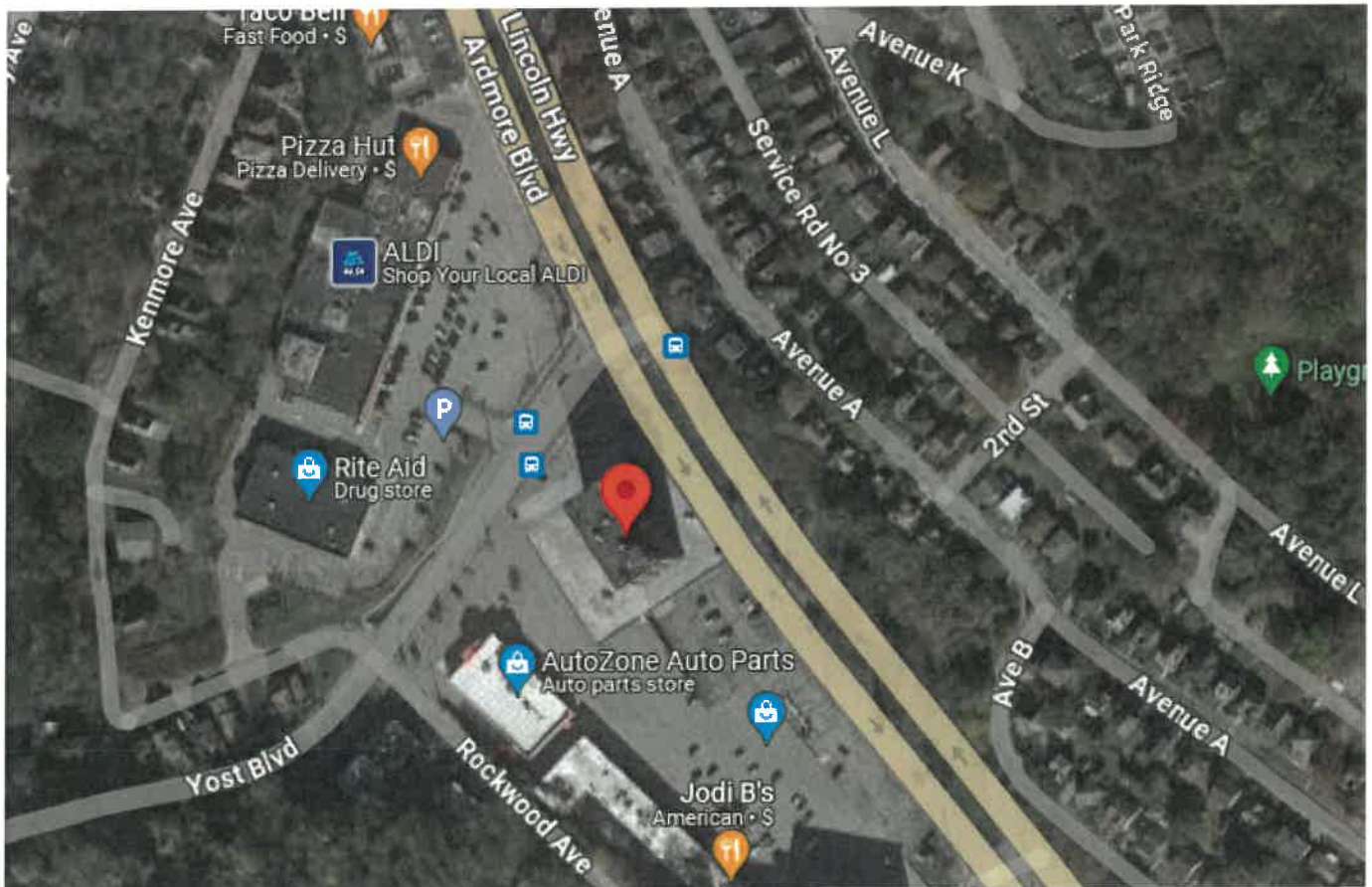
Office: \$10.00-\$12.00 psf (Full Service)
Retail: \$12.00 psf + all utilities



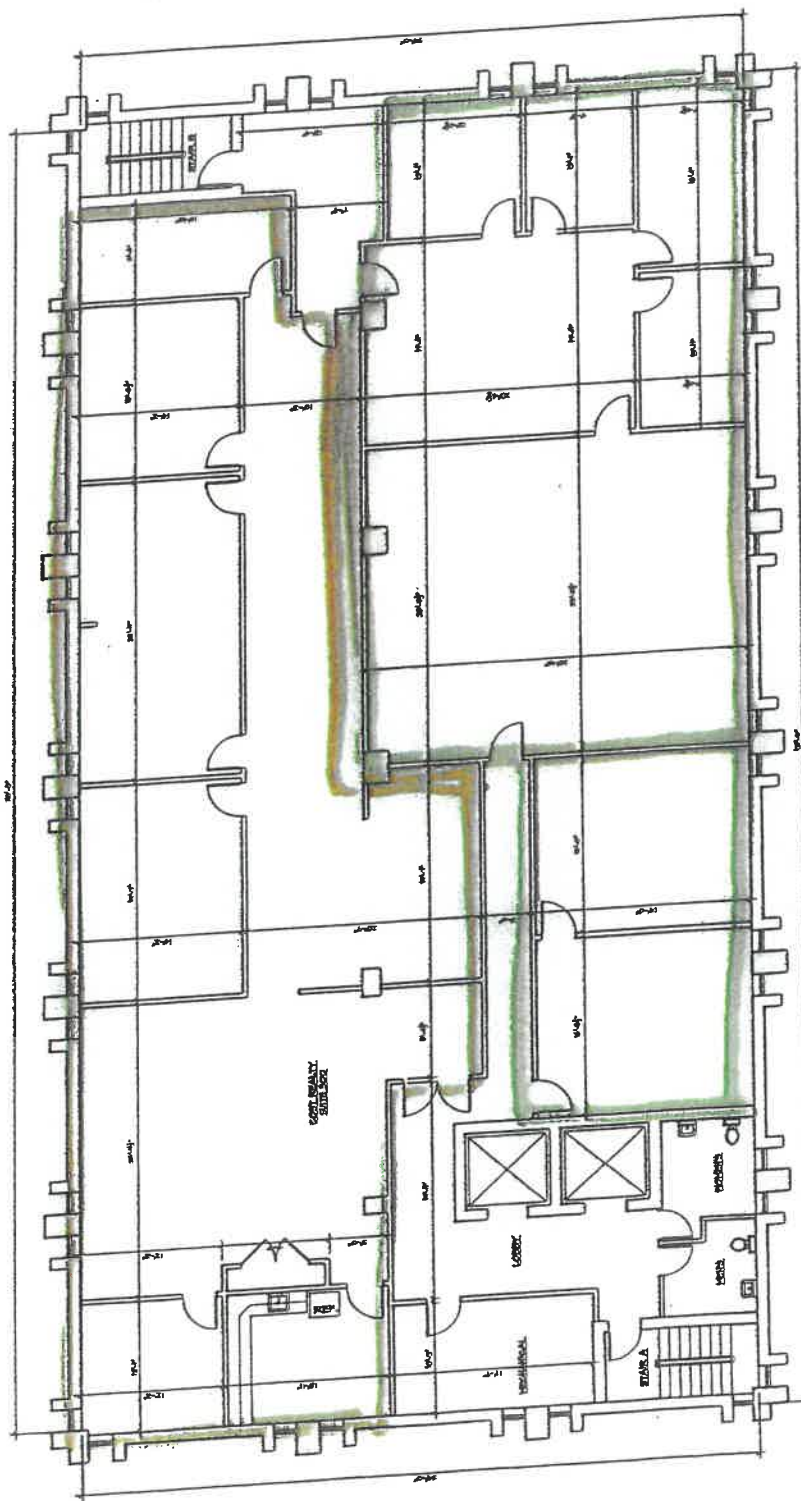
All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

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



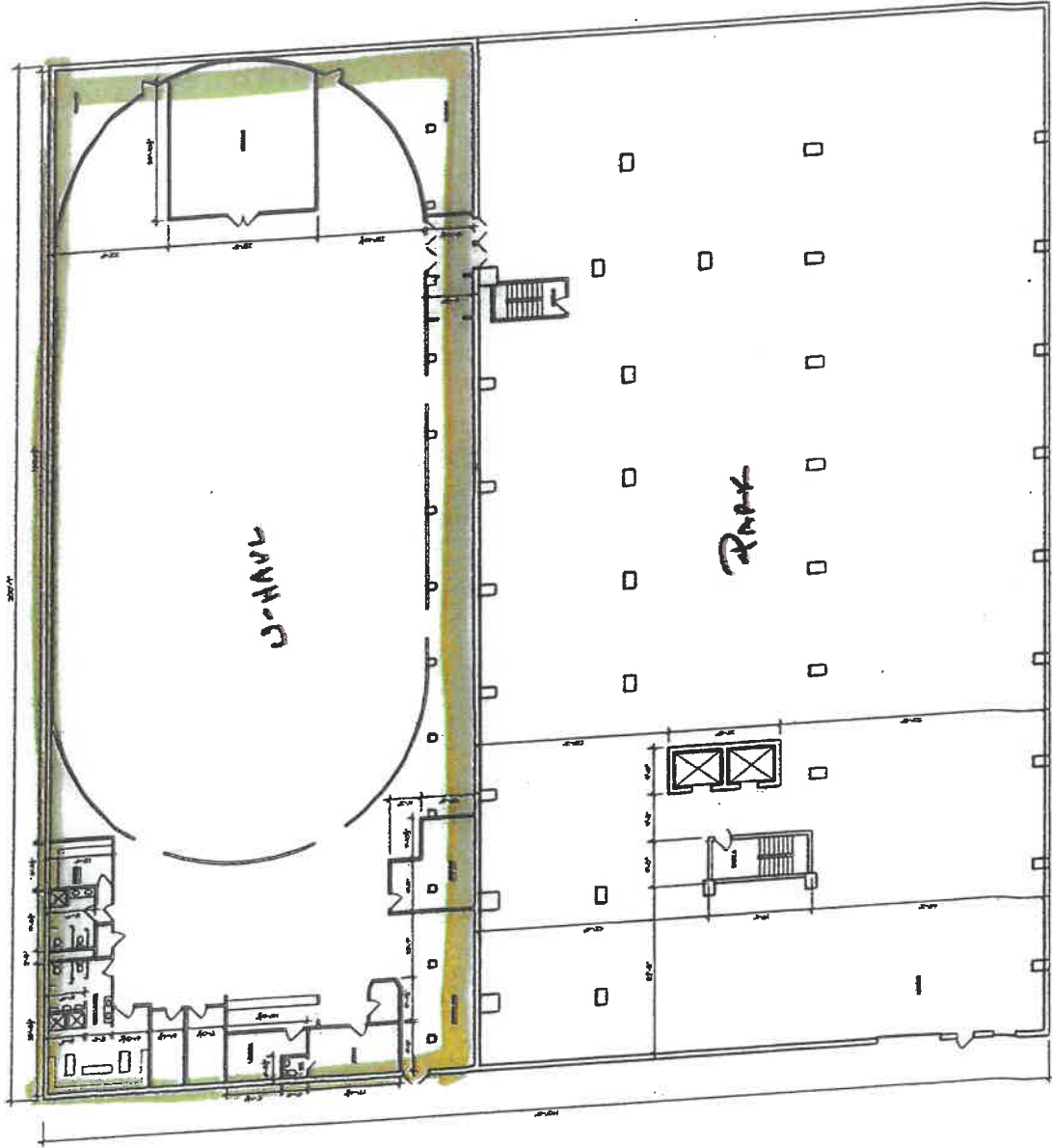
ISSUE DATE:		LBM Design Group		PROJECT YEAR:		Project Name:		Project Number: 050-06		Drawing Name:		Scale:		Drawing Number:	
		LBM Design Group				Cost Realty		FIFTH FLOOR PLAN		As Noted		A5			
		2500 Admore Ave.				2400 Admore Ave.									
		Pittsburgh, PA				Pittsburgh, PA									



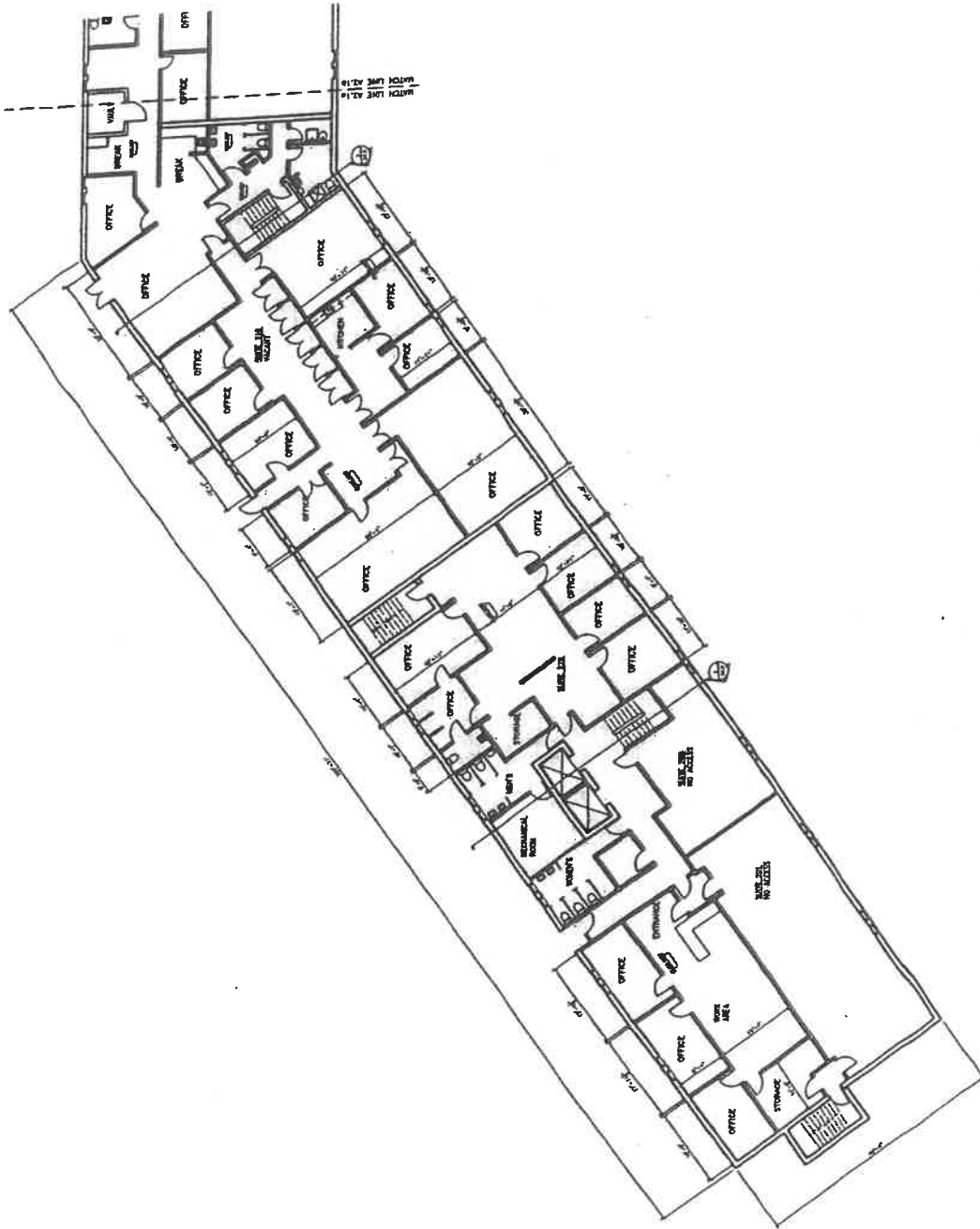
Leasing / Mgt. of
Suite #502

① FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUE DATE:				LBM Design Group 18211 Elm Street, Suite 100 Pittsburgh, PA 15234 Phone: 412.281.2331		PROJECT TEAM		Project Name		Cost Realty 2400 Adams Av. Pittsburgh, PA		Project Number: 030-06 Drawing Name:		BASEMENT PLAN Scale: As Noted Drawing Number: A0	
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1 BASEMENT PLAN
 SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

REV. NO.	DATE	REMARKS	PREPARED FOR:	DATE	SHEET NO.
			AMERCO Real Estate Company		A1.20
			DRAWING TITLE: EXISTING SECOND FLOOR PLAN		
			LOCATION: 21 WEST BUREAU, BUILDINGS CC-2 AND CC-3		
			DRAWN BY: J.B. D'AMICO		
			DATE: SEPTEMBER, 2016		
			SCALE: AS NOTED		
			PHONE: (412) 312-1837		
			WWW.AMERCOREALTY.COM		

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