

FOR LEASE



14,254 SF SINGLE TENANT BUILDING



200 ROCHESTER ROAD

PITTSBURGH, PA 15229



EVAN CICIRELLO, SIOR • Senior Director • 412 697 6558 • evan.cicirello@cushwake.com

JACK O'DONOGHUE, SIOR • Managing Director • 412 391 2621 • jack.odonoghue@cushwake.com

PROPERTY FEATURES

SITE AREA	1.15 Acres
BUILDING SIZE	14,254 SF
OFFICE AREA	2,668 SF
CLEAR HEIGHT	9' - 13'
LIGHTING	LEDs
ELECTRIC	400 Amp / 480V / 3-Phase
LOADING	Two (2) drive-in doors (12' x 12')
HEATING	Gas forced air
SPRINKLER	Ordinary wet system
PARKING	16 striped spaces
ZONING	C-2 Community Commercial District Perfect for: <ul style="list-style-type: none">• Contractors/technical trades• Landscape supply• Printing• Vehicle repair/sales
OTHER FEATURES	<ul style="list-style-type: none">• Back-up generator• LEDs• Large paved area• Floor drains• Outdoor storage



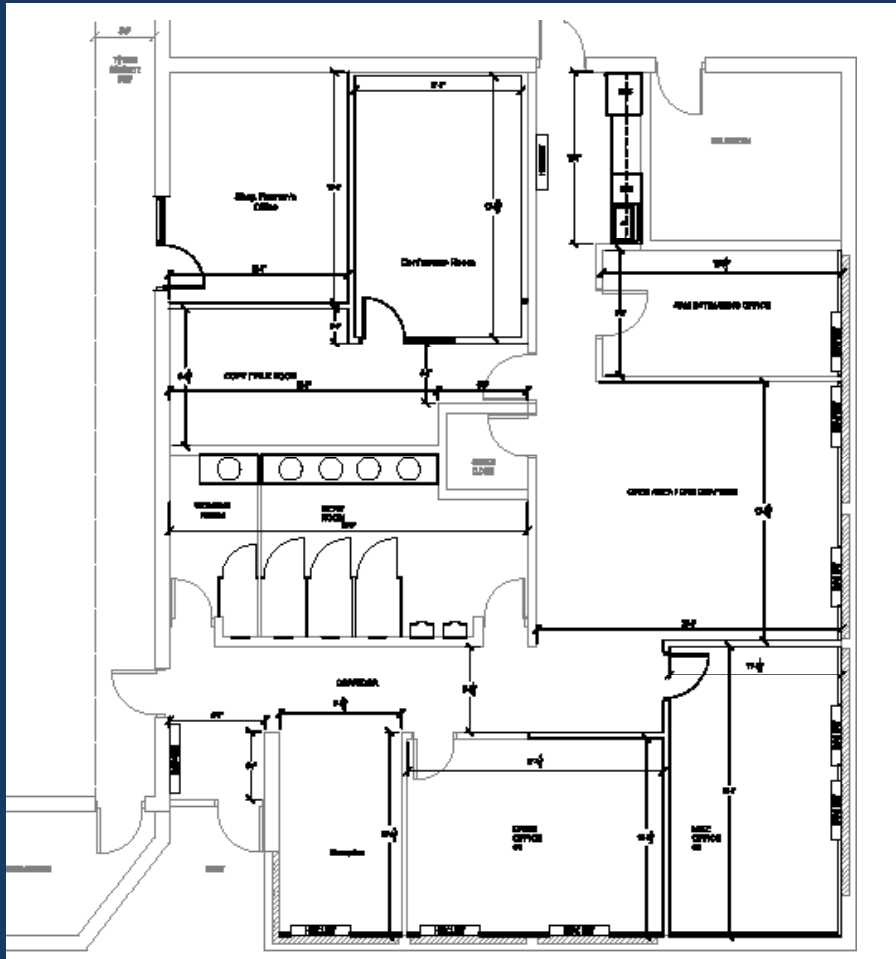
CENTRAL LOCATION

- LOCATED IN THE HEART OF THE NORTH HILLS
- 10 MINUTES FROM DOWNTOWN PITTSBURGH
- ONE (1) MILE FROM RT-19/MCKNIGHT ROAD/PERRY HIGHWAY



The image consists of two photographs of an office space. The top photograph shows a large conference room with a curved wooden table, leather chairs, and a large window. The bottom photograph shows a hallway with a reception desk, a copy machine, and a large painting on the wall.

OFFICE LAYOUT



**CLICK ON PLAN TO
VIEW FULL SIZE**

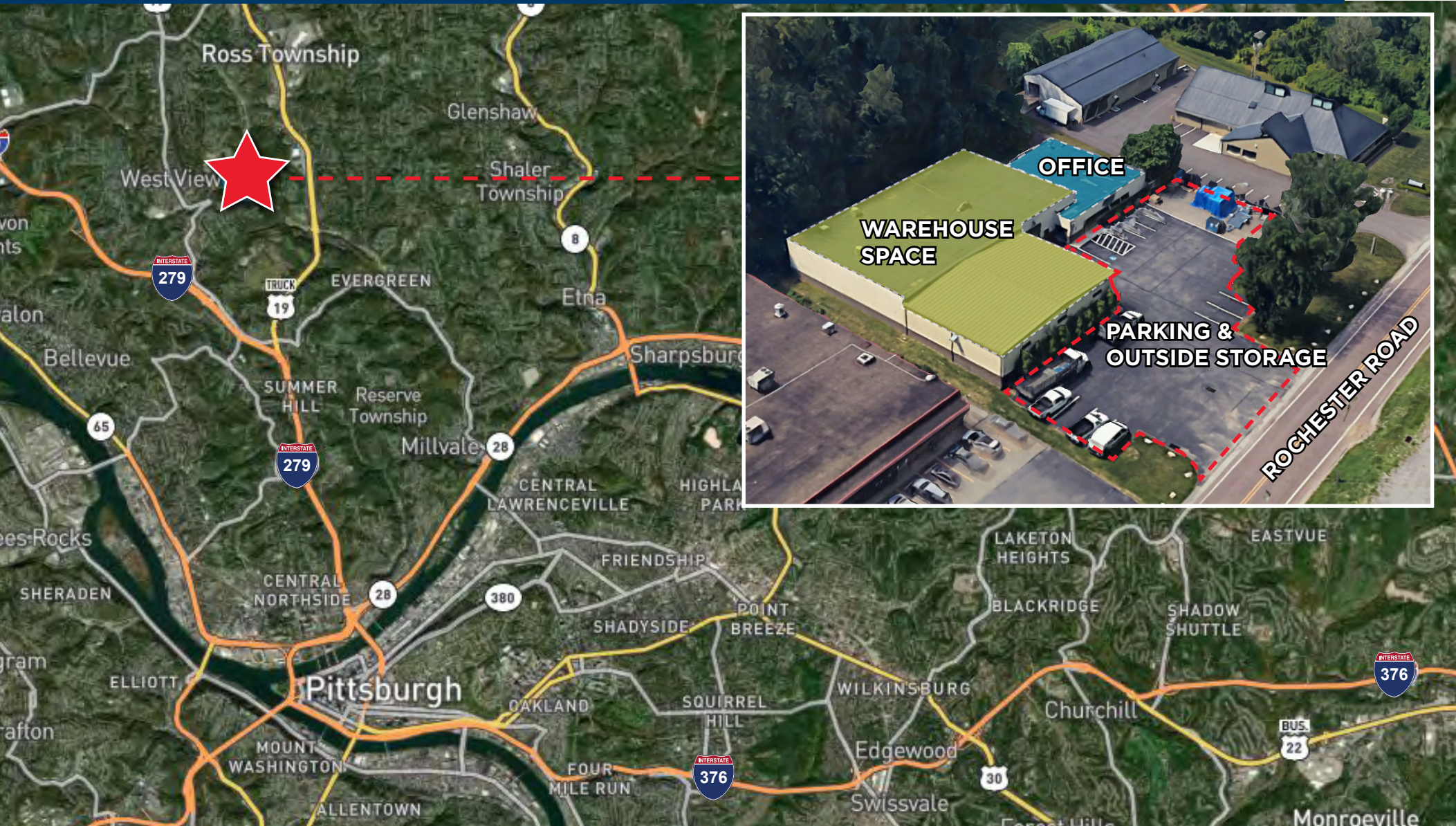


LOCATION



CENTRAL LOCATION

- LOCATED IN THE HEART OF THE NORTH HILLS, 10 MINUTES FROM DOWNTOWN PITTSBURGH
- ONE (1) MILE FROM RT-19/MCKNIGHT ROAD/PERRY HIGHWAY





CONTACT

EVAN CICIRELLO, SIOR

Senior Director

D +1 412 697 6558

M +1 412 491 3030

evan.cicirello@cushwake.com

JACK O'DONOGHUE, SIOR

Managing Director

D +1 412 391 2621

M +1 412 337 0105

jack.odonoghue@cushwake.com

310 Grant Street, Suite 1825

Pittsburgh, PA 15219

+1 412 391 2600

cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

