

# Office for Lease

## Pine Corporate Center II

6031 WALLACE ROAD EXT., WEXFORD PA 15090



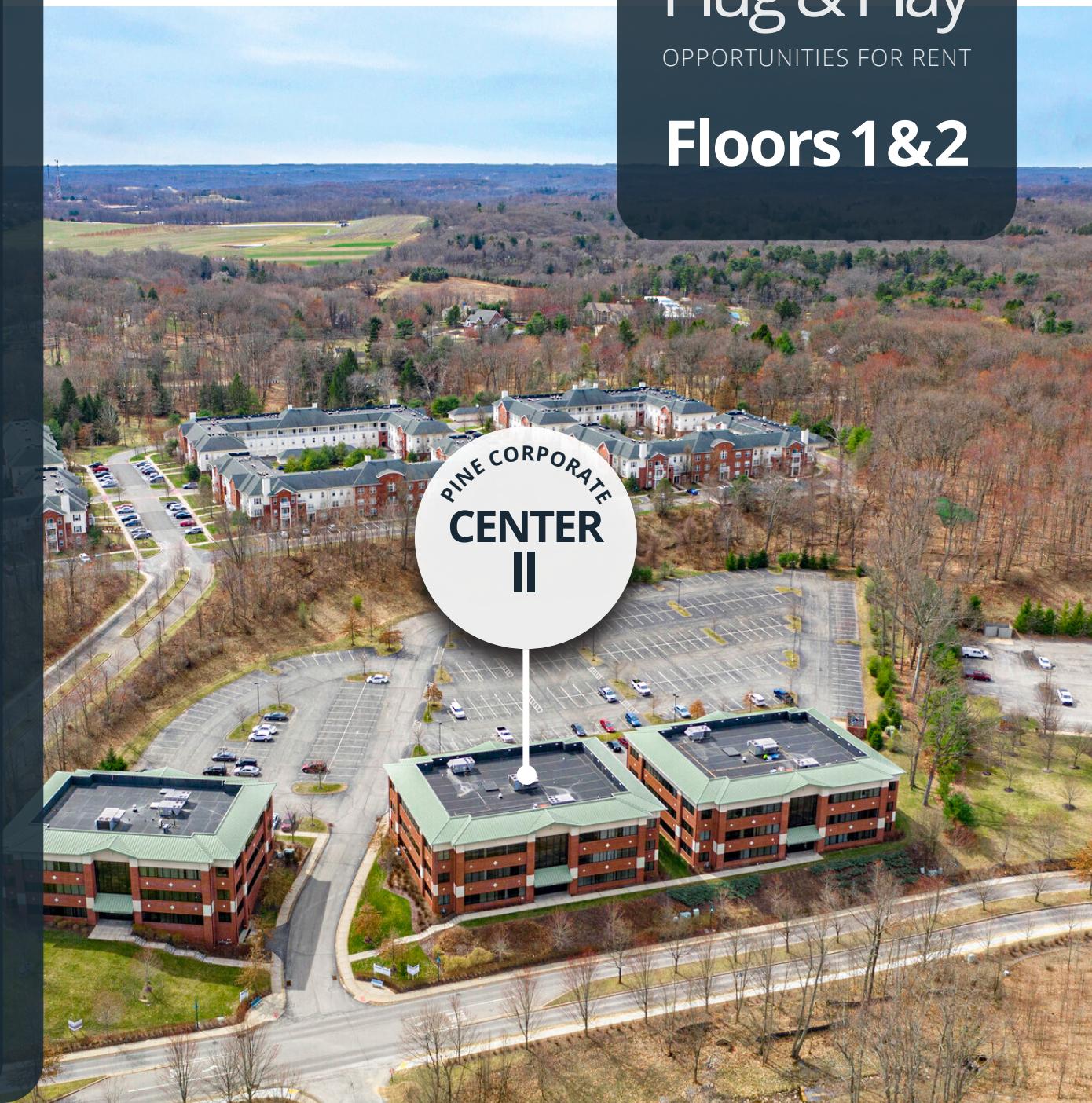
**PAUL HORAN**

Principal, Pittsburgh  
Office Agency  
412 515 8525  
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**Class A**  
**Plug & Play**

OPPORTUNITIES FOR RENT

**Floors 1&2**



# Property Features

Pine Corporate Center II offers move-in ready, class A opportunities in a 36,000-square-foot professional building positioned just off of Route 19 in Pittsburgh's North Hills submarket. Office spaces are "plug-and-play" availabilities offering ample natural light, high-end finishes, carpeted flooring, drop ceilings, and furnishings.



- Furnished lobby with soft seating and elevator service.
- Ample onsite parking for tenants and visitors.
- Landscaped green spaces with outdoor seating.
- Shaded, paved walking path along Wallace Road Extension.
- Tenant monument signage in front of building facing Wallace Road Extension.



## Nearby Amenities

### Pine Tree Shoppes

Panera Bread, Jimmy John's, Wexford Public, Hand & Stone Massage, Unique Nails, True Rest Float Spa, The Gyro Shp, China House, Martinizing Dry Cleaning, Tatva, OrangeTheory Fitness, Pure Barre, First National Bank

## Commuting Information

Drivetimes from Pine Corporate Center II to the following:

**Cranberry Township:** 15 Minutes (5.5 miles)

**Warrendale:** 4 Minutes (1.8 miles)

**Downtown Pittsburgh:** 28 Minutes (20.3 miles)

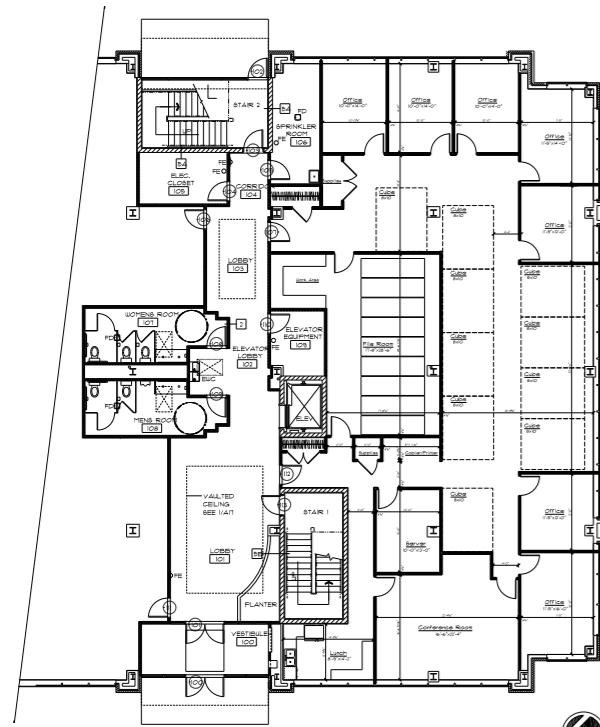
**Pittsburgh Intl. Airport:** 36 Minutes (18.1 miles)

### Village at Pine

Mamma Lucia, Forgotten Taste Pierogies, Tapville Social House, Hello Bistro, Supercuts, Massage Envy, Ichiban Hibachi & Sushi Bar, Bartram House Bakery, Hallmark, UPS Store



# Current Opportunities



## SUITE #102 5,100 SF

First-floor availability offering seven partitioned office spaces, a conference room, server area, breakroom with kitchenette, sizable copy room, a supply closet, printer/copier area, and open workspace that can accommodate up to ten cubicles.



## SUITE #201 2,500 SF

Second-floor availability offering a corner executive office space, five additional partitioned offices, a conference room, copy/print area, an open reception and waiting area, as well as a breakroom with kitchnette.



## Ready to tour?

Get in touch with Paul Horan to schedule a viewing or get additional information on this property.

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