

# 7,000 SF Office Bldg. FOR SALE or LEASE

20 S. Balph Ave. Pittsburgh  
Minutes Outside of Pittsburgh City Center

BEAUTIFULLY RENOVATED OFFICE BUILDING  
WITH ELEVATOR & ROOFTOP ACCESS



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

**JANINE DILORETO** 724.454.4702 | [janined@harvestcre.com](mailto:janined@harvestcre.com)  
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

## PROPERTY DETAILS

SALE PRICE	\$2,000,000
LEASE PRICE	\$9,500/Month + Utilities
BUILDING SIZE	7,000 SF
LOT SIZE	7,804 SF
PARCEL ID	0160-L-00158-0000-00
COUNTY	Allegheny
SUB-MARKET	Bellvue
# FLOORS	2 + Basement & Rooftop Access
AVG FLOOR SF	3,459 SF
ELEVATOR	Ground to First Floor
ROOFTOP ACCESS	Yes
YEAR BUILT	1925
YEAR RENOVATED	2022/2023
PARKING	7 Offstreet Spaces
UTILITIES	Gas, Electric, Water & Sewer

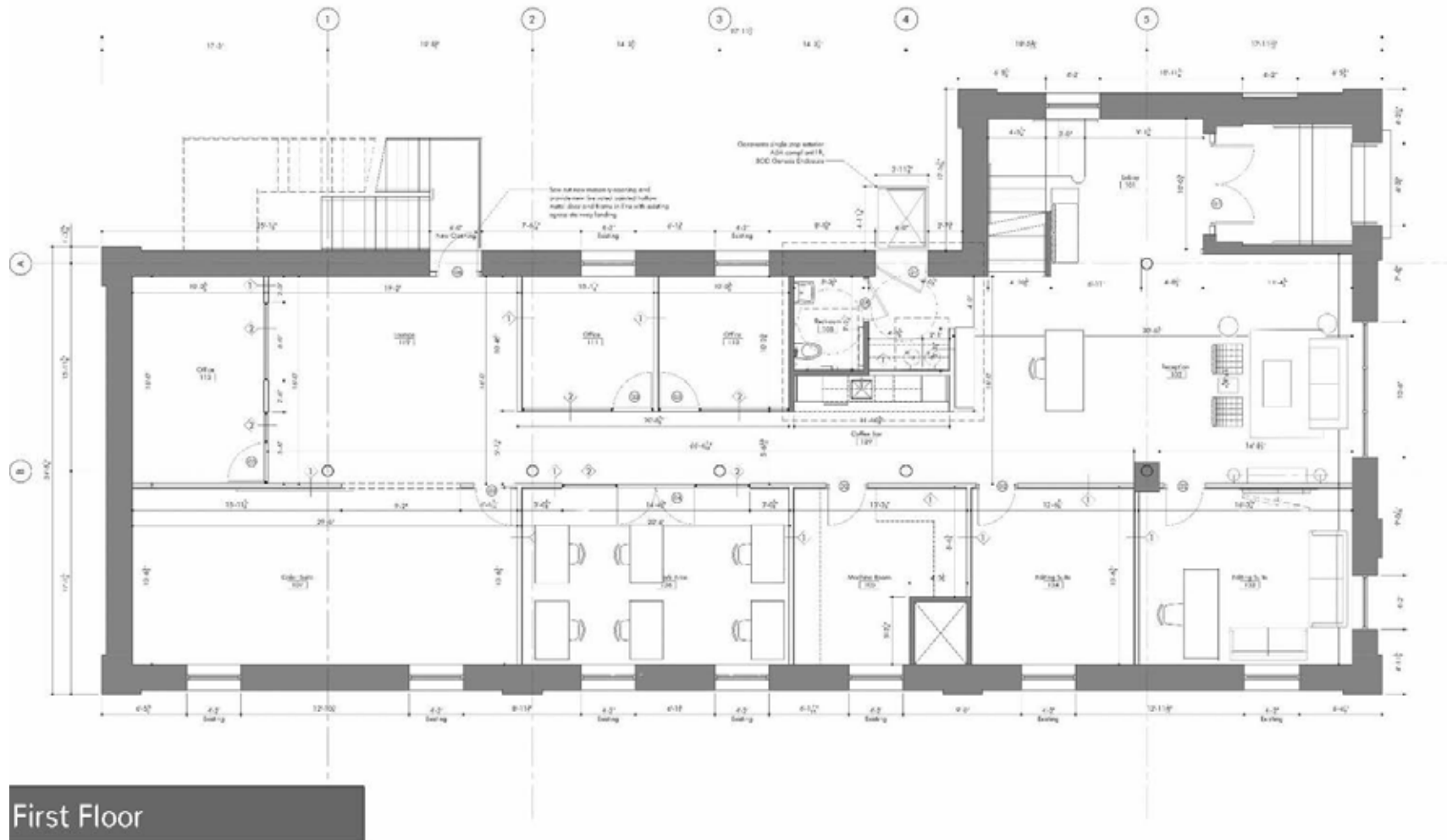
## BUILDING DETAILS:

FIRST FLOOR:	Open Welcoming Lobby / 7 Offices / ADA Bathroom / Elevator Access / Kitchenette- Coffee Bar
SECOND FLOOR:	Large Open Gathering Area / 7 Offices / Private Executive Office / Bathrooms / Full Kitchen / Access to Rooftop Area
BASEMENT:	Locker Rooms with Showers / Bathrooms / Large Amount of Storage



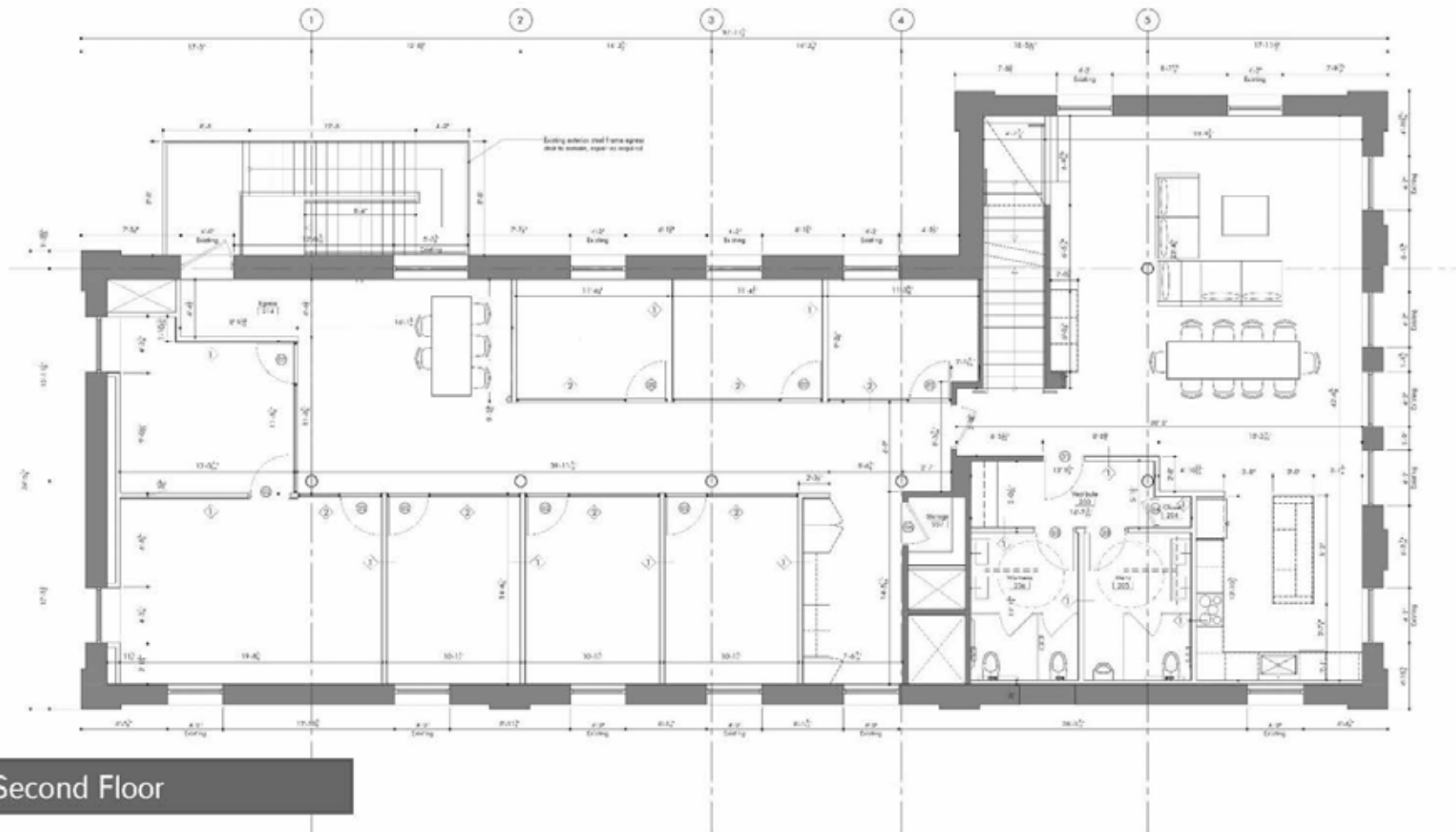
# FLOOR PLANS

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# PROPERTY PHOTOS

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# ARIEL MAP



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# LOCATION HIGHLIGHTS

**5 MILES** To I-79 or to To I-279

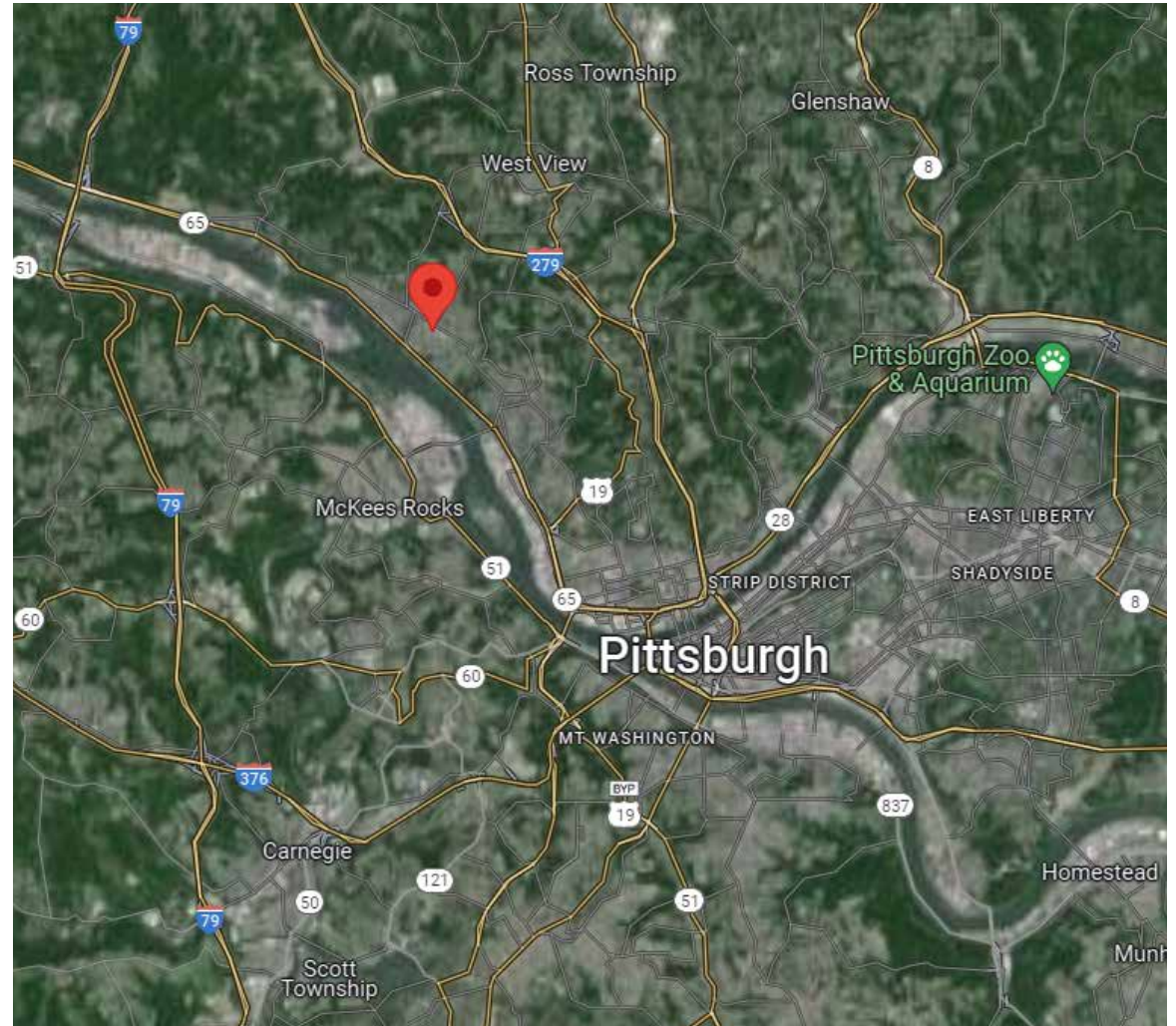
**6.1 MILES** to To Downtown Pittsburgh



**Bellevue Borough**

*Allegheny County, Pennsylvania*

Bellevue is a borough in Allegheny County, located along the Ohio River, adjoining Pittsburgh. The land on which the borough sits was once part of the Depreciation Lands reserved for Revolutionary War veterans. The first landowners were James Robinson and Hugh Henry Brackenridge. The borough was named in 1867 by an early resident and means "beautiful view." It is located in the Northgate School District and has a public park, library and the Andrew Bayne Memorial Library.



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