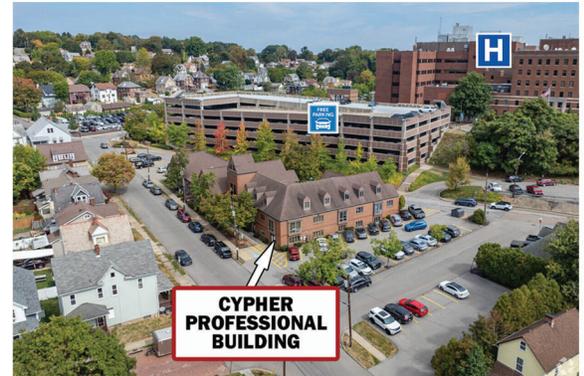


CYPHER PROFESSIONAL BUILDING



AVAILABLE FOR LEASE:
Suite 106 - 1,350 SF



901 East Brady Street, Butler
Butler County, PA 16001

Highlights

- Three floor Medical office building
- Adjacent to Butler Memorial Hospital
- Minutes from the heart of Butler and Route 8
- 63 on-site free parking spaces with 5 handicap accessible spaces and additional free parking in the adjacent hospital parking garage

Total Square Footage: 24,783



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412-288-7800

One Oxford Centre | 301 Grant Street | Suite 1250 | Pittsburgh, PA 15219

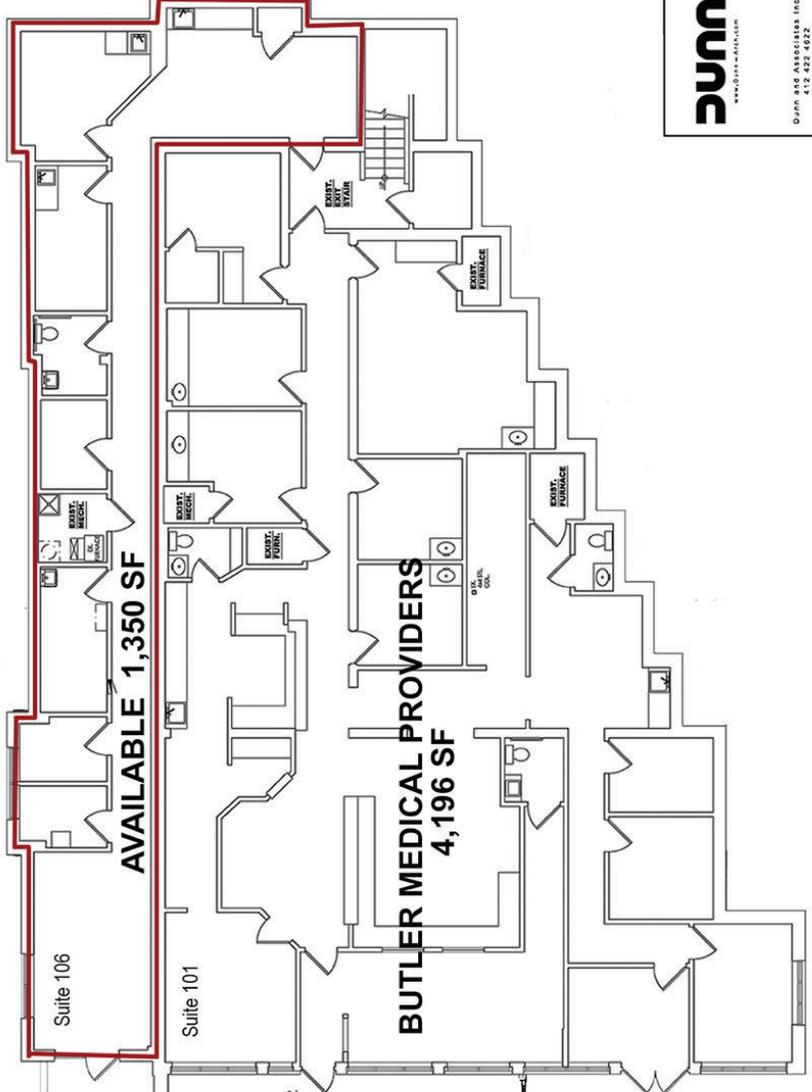
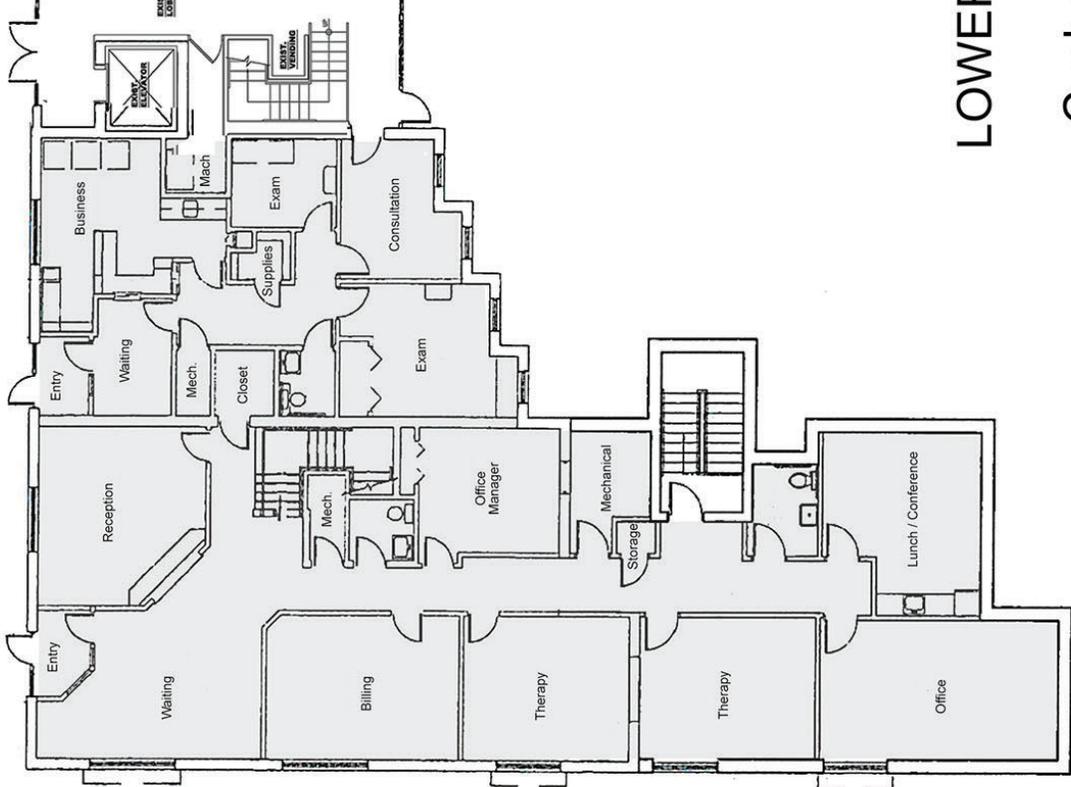
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PROPERTY MANAGEMENT • BROKERAGE SERVICES • THIRD-PARTY MANAGEMENT • TENANT REPRESENTATION

All information is deemed reliable, but is not guaranteed and should be independently verified. The presentation of this information is submitted subject to errors, omissions, change of price or conditions prior to lease.

PBS MENTAL HEALTH ASSOCIATES, P.C.
7,182 SF (includes main & lower level)



dunn
DUNN AND ASSOCIATES INC.
412 422 4822
PITTSBURGH, PA 15217
F: 412 422 4206

PROJECT NUMBER: OCTOBER 23, 2004
DRAWING TITLE: EXISTING CONDITIONS AT LOWER LEVEL
CYPHER BUILDING
901 EAST BRADY STREET
BUTLER, PA 16001

LOWER LEVEL FLOOR PLAN

Cypher Professional Building
901 East Brady Street, Butler, PA

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