

OFFERING MEMORANDUM

MEDICAL OFFICE SPACE FOR LEASE

363 VANADIUM RD

Pittsburgh, PA 15243

PRESENTED BY:

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

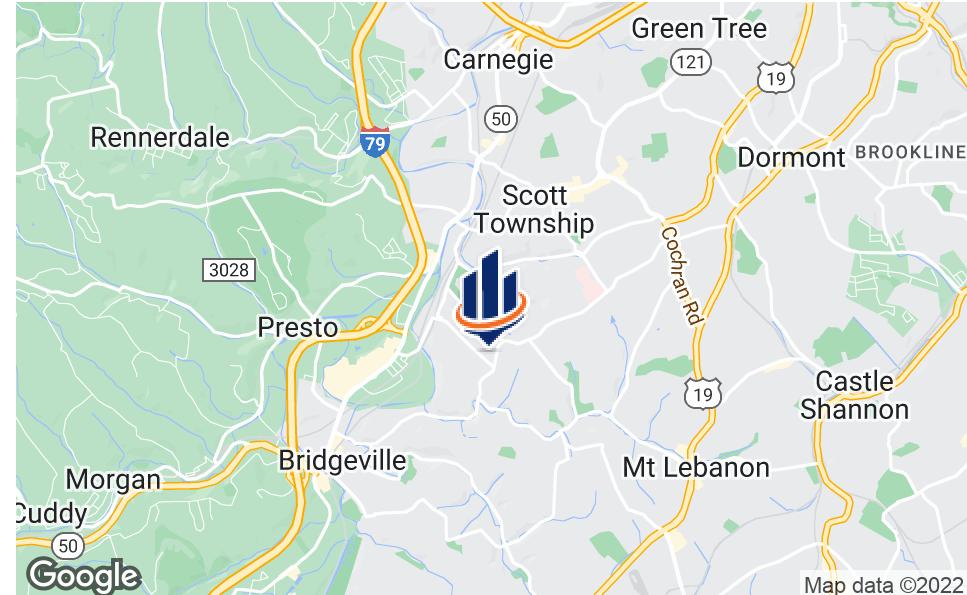
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 - 18.00 SF/yr [Full Service]
BUILDING SIZE:	36,564 SF
AVAILABLE SF:	1,375 - 8,520 SF
LOT SIZE:	3.13 Acres
MARKET:	Pittsburgh
SUBMARKET:	South Pittsburgh/Rte 19

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this high end medical office space for lease located at 363 Vanadium Road in Scott, PA.

PROPERTY HIGHLIGHTS

- High end medical office in move in condition
- Former MRI center [Suite 107] features a copper lined room for the MRI equipment
- Utilities included
- Custom buildout available
- Immediate occupancy
- Parking with 149 spaces
- Property manager on site
- Located near St. Clair Hospital and South Hills Village
- Easily accessible from Bower Hill Road, Washington Pike, and I-79

EXTERIOR PHOTOS



LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,375 - 8,520 SF	LEASE RATE:	\$17.00 - \$18.00 SF/yr

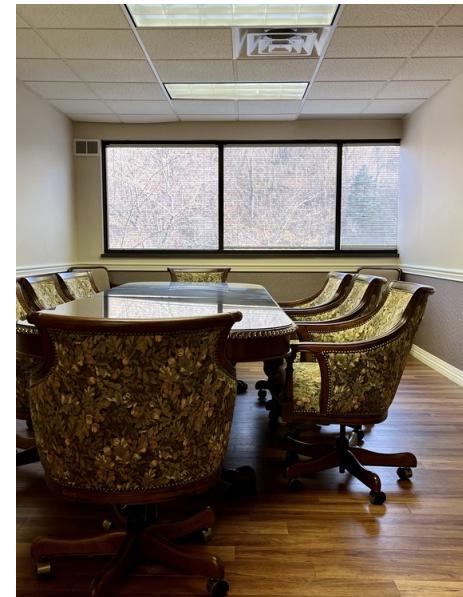
AVAILABLE SPACES

SUITE	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 107 - MRI Suite	1,375 SF	Full Service	\$17.00 SF/yr
Suite 300	8,520 SF	Full Service	\$18.00 SF/yr

SUITE 107 PHOTOS

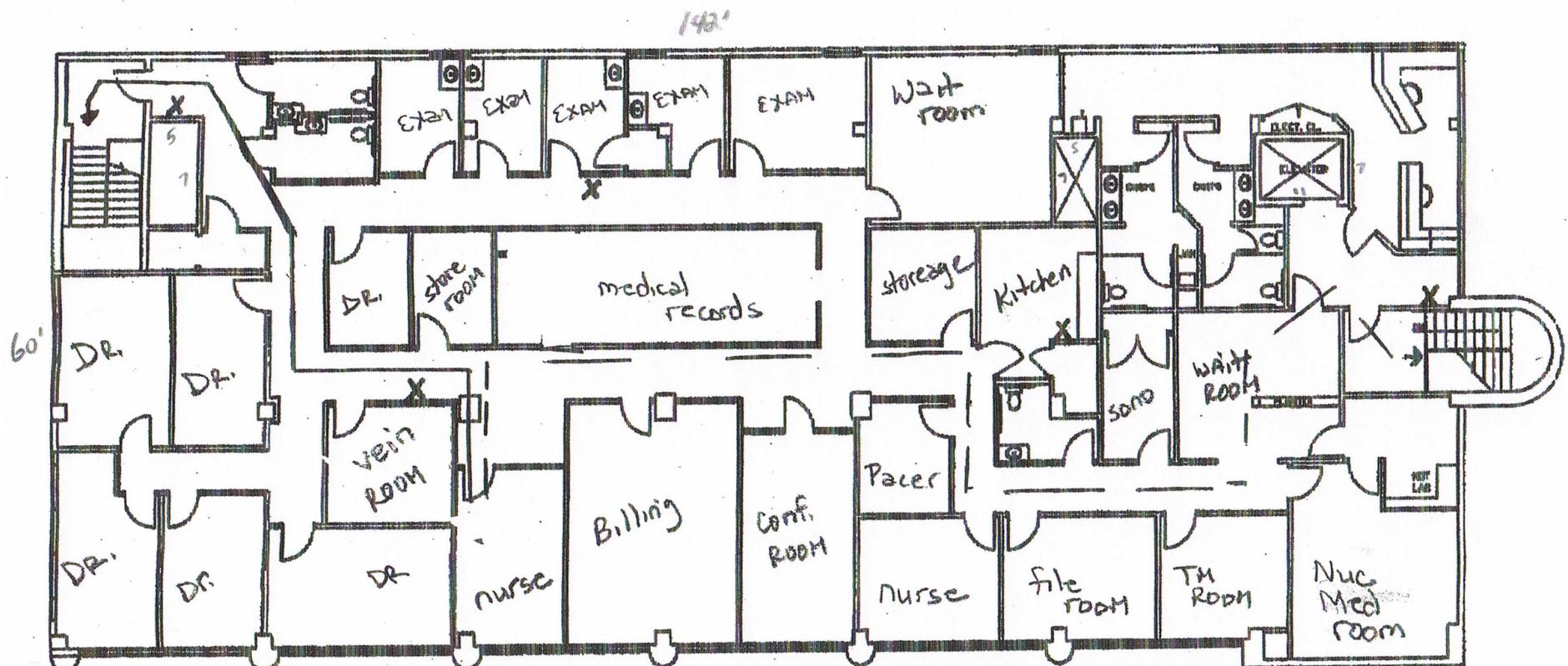


SUITE 300/301 PHOTOS



SUITE 300/301 FLOOR PLAN

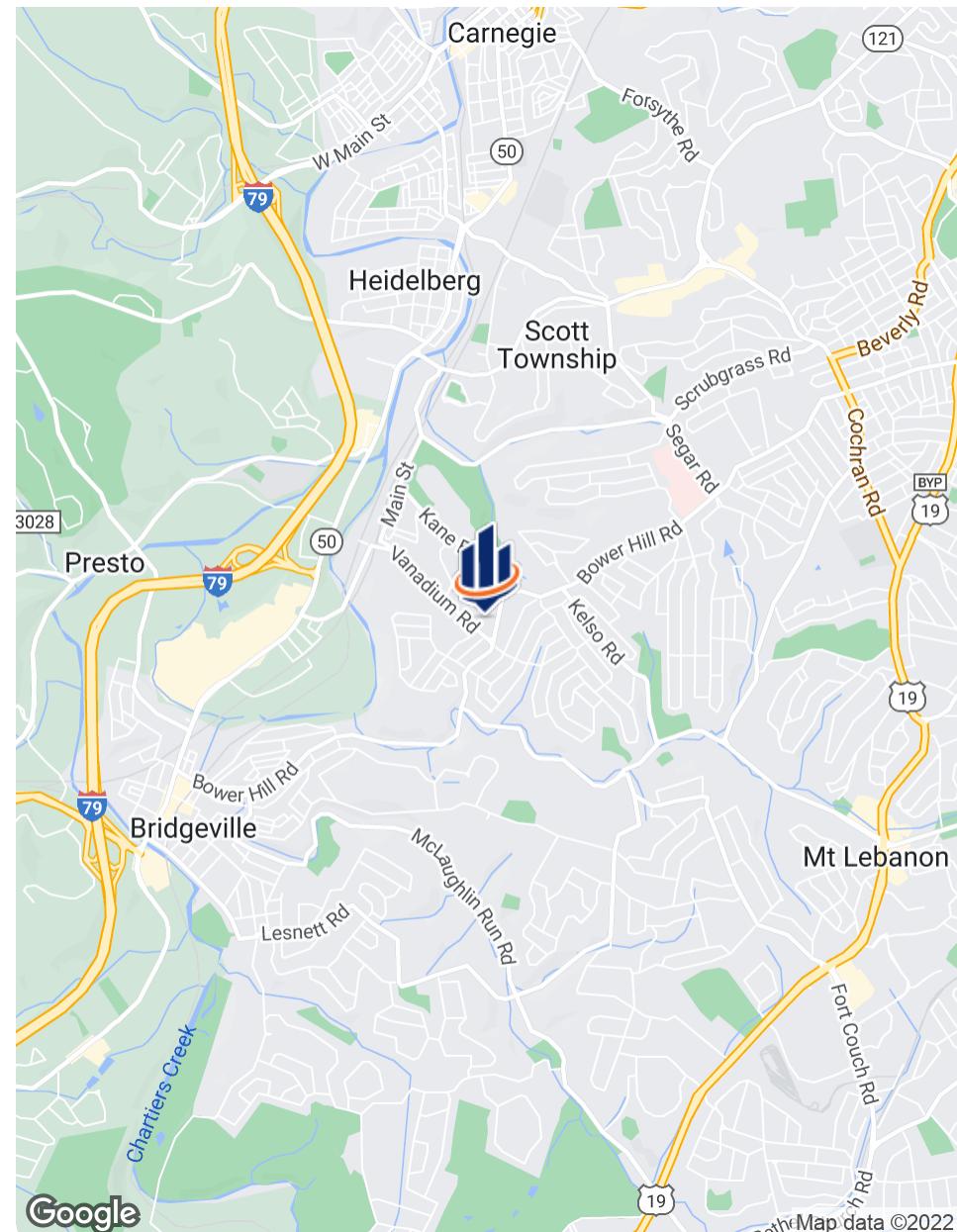
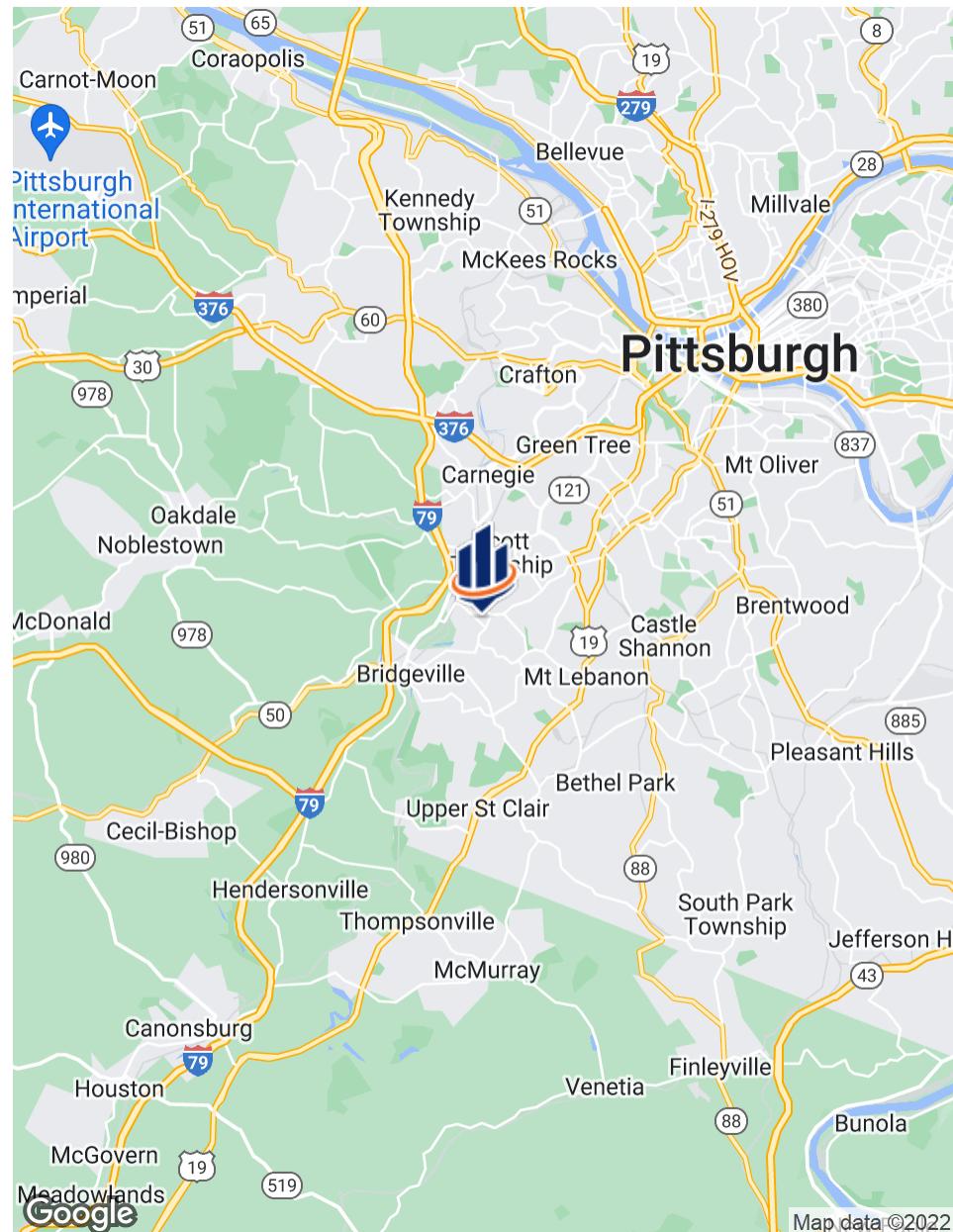
Suite 300
8,520 SF



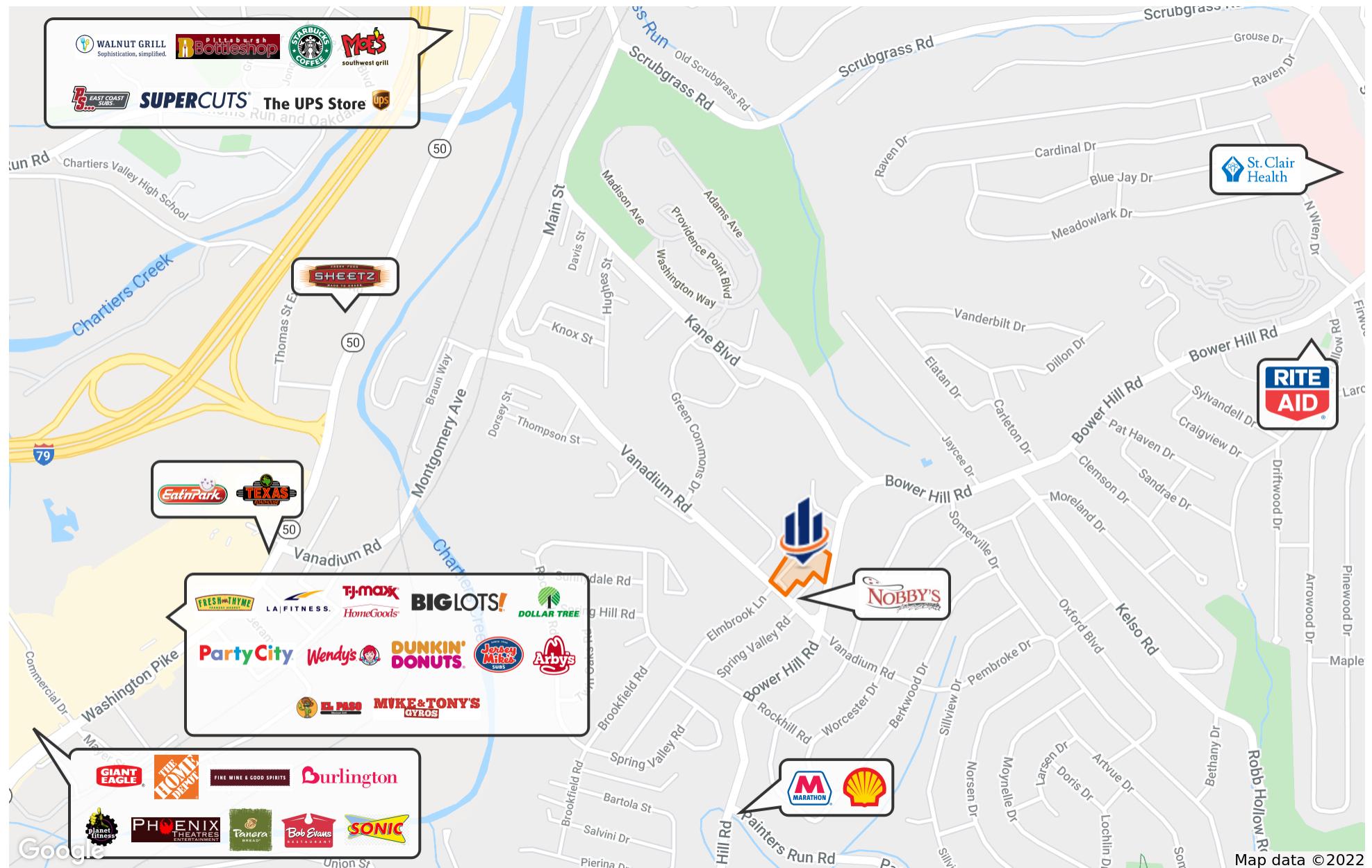
SECTION 2



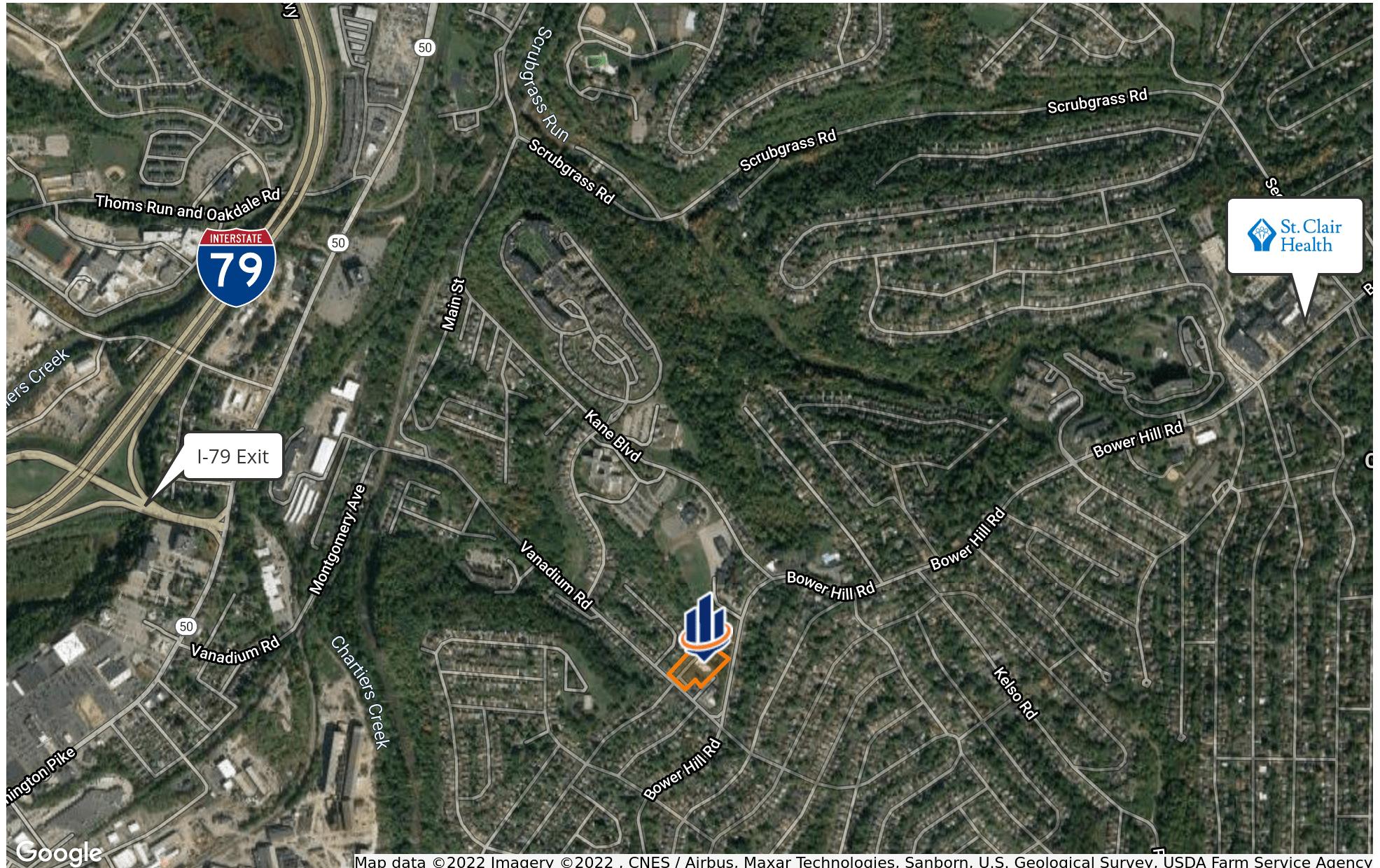
LOCATION MAPS



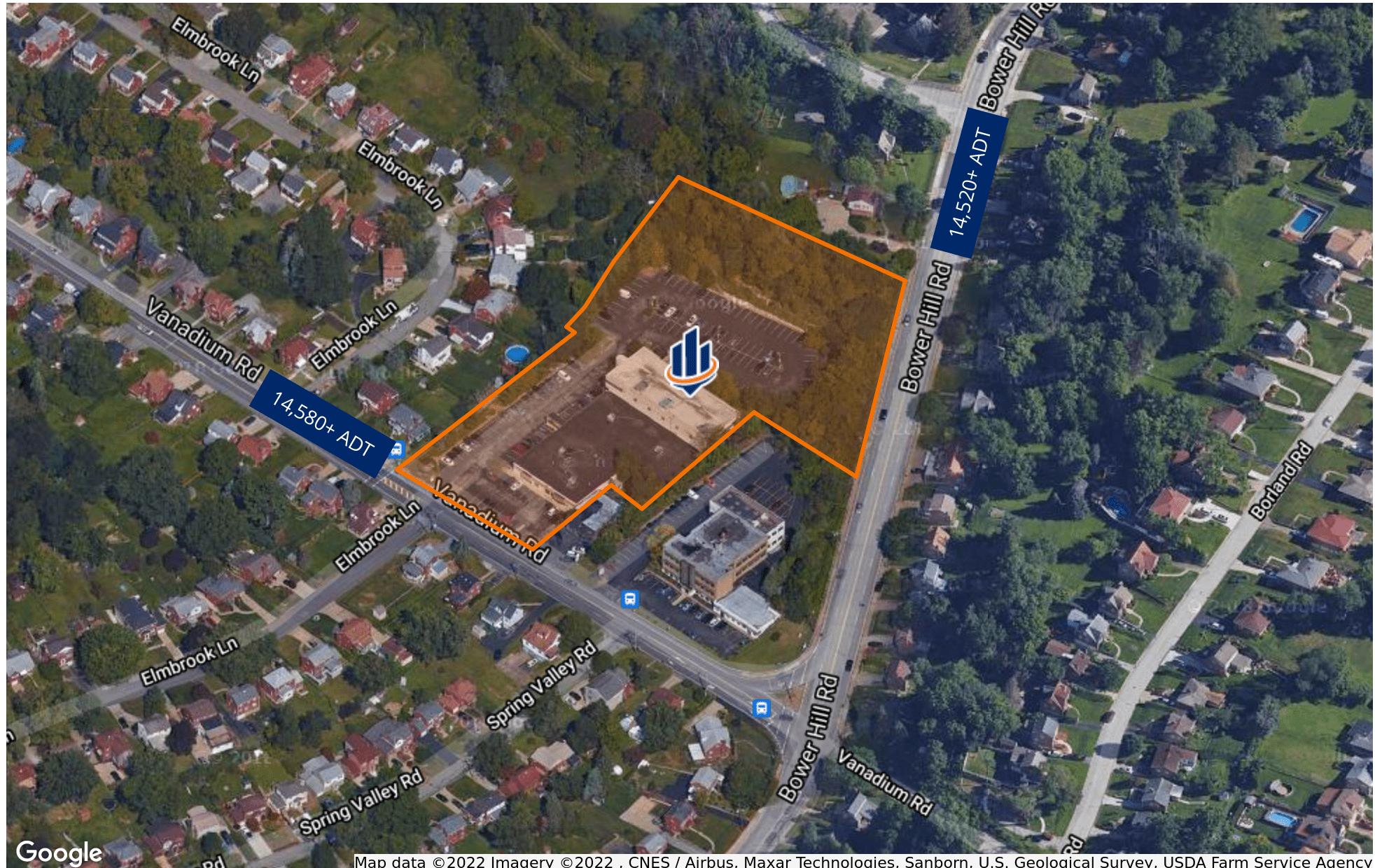
RETAILER MAP



LOCATION MAP



AERIAL MAP

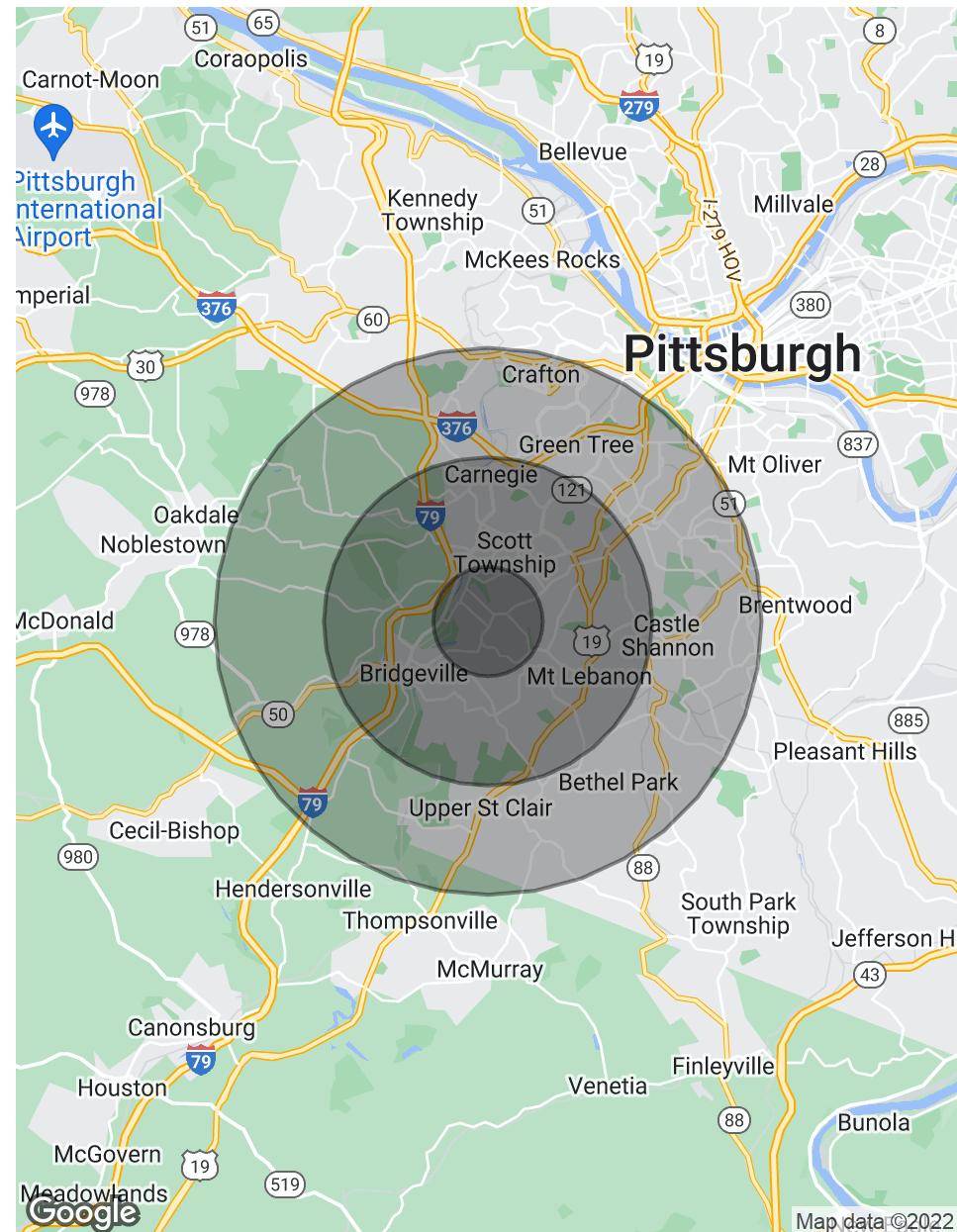


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,741	87,608	211,613
AVERAGE AGE	48.0	44.1	43.0
AVERAGE AGE (MALE)	45.8	41.6	40.7
AVERAGE AGE (FEMALE)	50.4	46.2	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,608	38,080	91,032
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$79,140	\$88,440	\$80,965
AVERAGE HOUSE VALUE	\$157,623	\$212,139	\$191,135

* Demographic data derived from 2020 ACS - US Census



SECTION 3



ADVISOR BIO 1



RICHARD L. BEYNON

Senior Advisor

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Direct: 412.536.5036 | **Cell:** 412.298.2236

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PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 30 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

MEMBERSHIPS

BOARD OF DIRECTORS: Mr. Beynon is currently the chairperson for the Wesley Family Services Foundation and currently serves on the Exchange Underwrites Insurance Company Board of Directors. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and serves on both the Executive Committee and the Board for the PDP, and he a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benendum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

COMMITTEES: Mr. Beynon has chaired and served on many committees for the Pittsburgh Downtown Partnership, such as the Business Improvement District, Clean & Safe Committee Wi-Fi task force, Safety Ambassador Program, and Office and Retention task force. He is active in helping the Whale's Tale, the Women's Center and Shelter of Pittsburgh, ARC Allegheny, the Society of St. Vincent DePaul, Wesley Family Service Young Life Education Partnership, and fundraising for the American Cancer Society.

MEMBERSHIPS: Pittsburgh Downtown Partnership, Pittsburgh Executives Association, Entrepreneurs Organization, South Hills Country Club, and The Alternative Board TAB

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ADVISOR BIO 2



NATHAN PAZSINT

Associate Advisor

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PROFESSIONAL BACKGROUND

Nathan Pazsint serves as an associate advisor with SVN | Three Rivers Commercial Advisors. Blending his professional experience in the creative, financial and real estate industries, Nathan offers a client focused approach with unique perspective and insights.

Nathan's market expertise allows him to provide his clients with efficient, accurate guidance for even the most complex projects and he prides himself on his service and professionalism. Taking the time to address their needs, goals and concerns are paramount in how he supports his clientele. Building long-term professional relationships is the cornerstone of his business, and fundamental to his approach.

Nathan is a native of Venango County, PA and has primarily lived and worked in the Pittsburgh region since 1994.

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