



**107 Mt. Nebo Pointe Drive, Pittsburgh, PA 15237**

**Up to ±28,787 SF FOR LEASE**

**or**

**±33,438 SF FOR SALE**

**CONTACT:**

**Stacie Brown**

**(412) 227-1400 x23**

**[sbrown@bakeryoung.com](mailto:sbrown@bakeryoung.com)**

## FEATURES

- ±33,438 SF two-story building with ±2,849 SF up to ±28,787 SF of Office/Medical space for Lease.
- Abundant Parking offering 175 Spaces.
- Visible off of I-279.
- Three minutes from I-79.
- Ten miles from Downtown Pittsburgh.
- 30 minutes to the Pittsburgh International Airport.
- Natural light-filled spaces.
- Exterior signage available.

## UNITS AVAILABLE

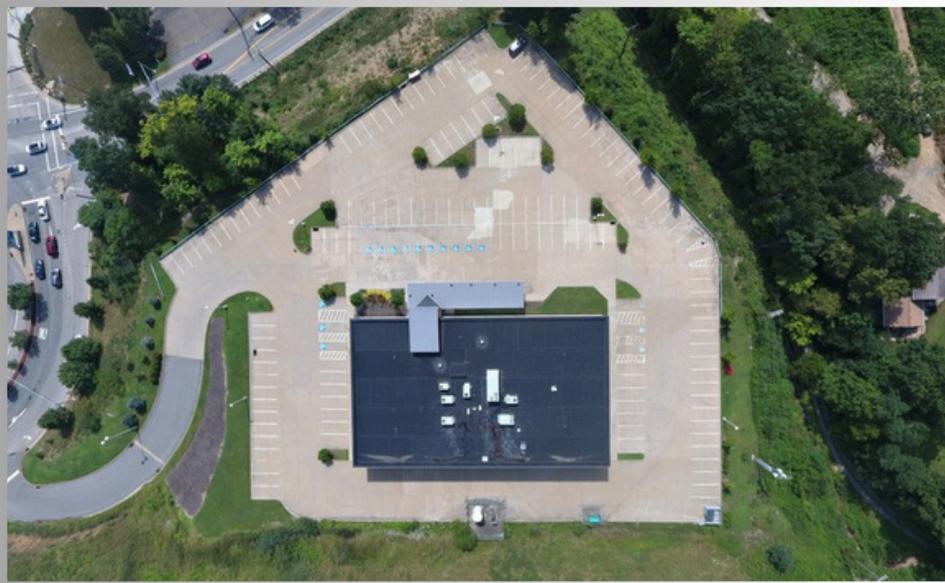
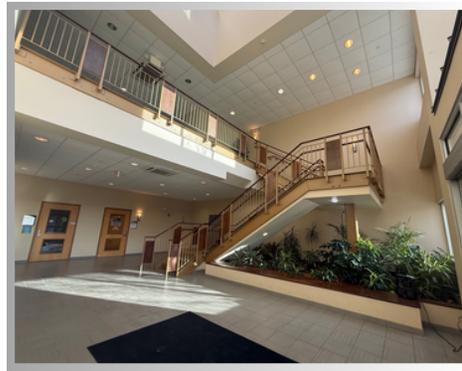
### SPACE

### SIZE

FIRST FLOOR	2,849	SF
FIRST FLOOR	3,206	SF
FIRST FLOOR	5,732	SF
SECOND FLOOR	17,000	SF

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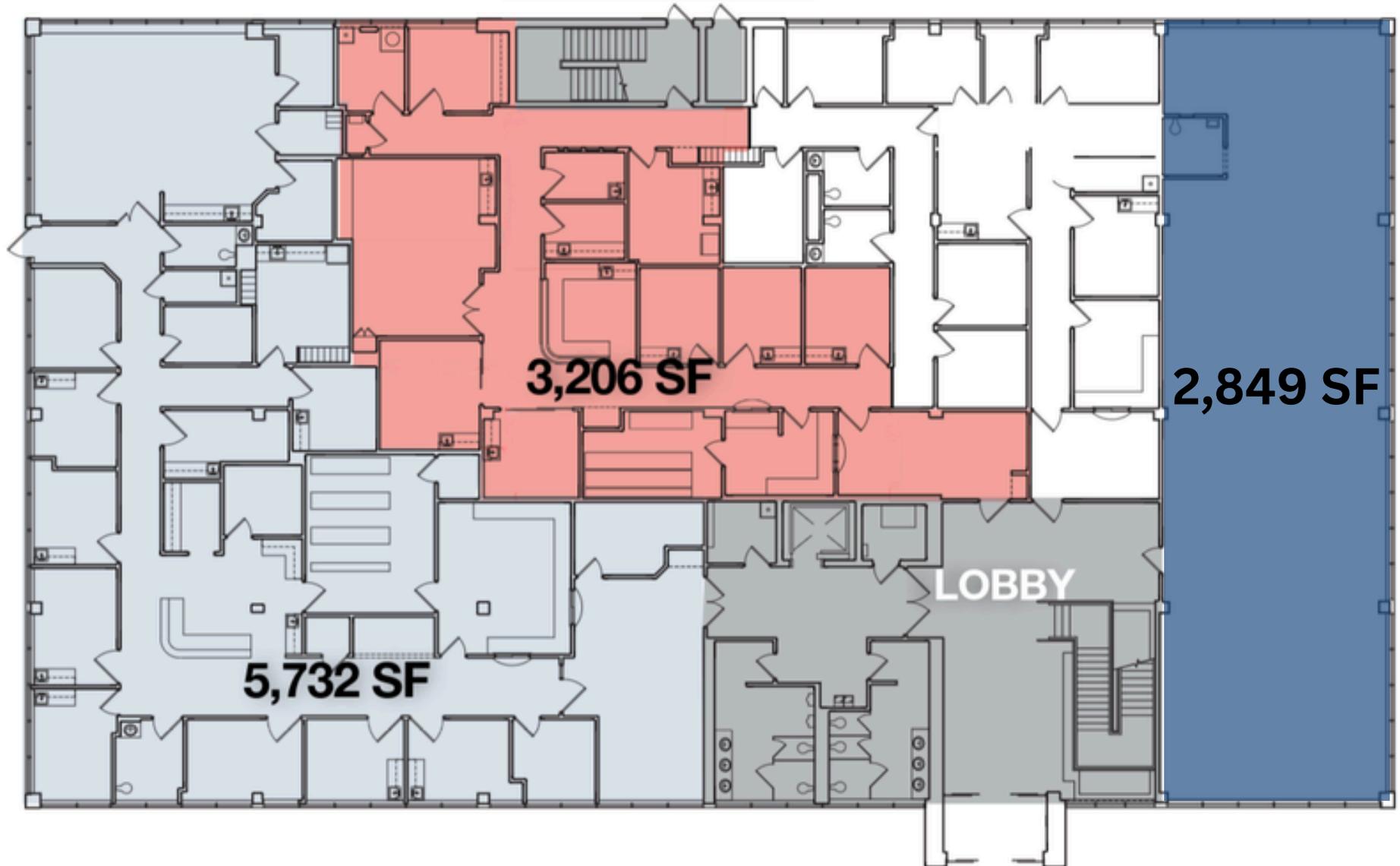
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**BAKER YOUNG CORPORATION | 7440 McKnight Road | Suite 202 | Pittsburgh, PA 15237**

All information furnished regarding this property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

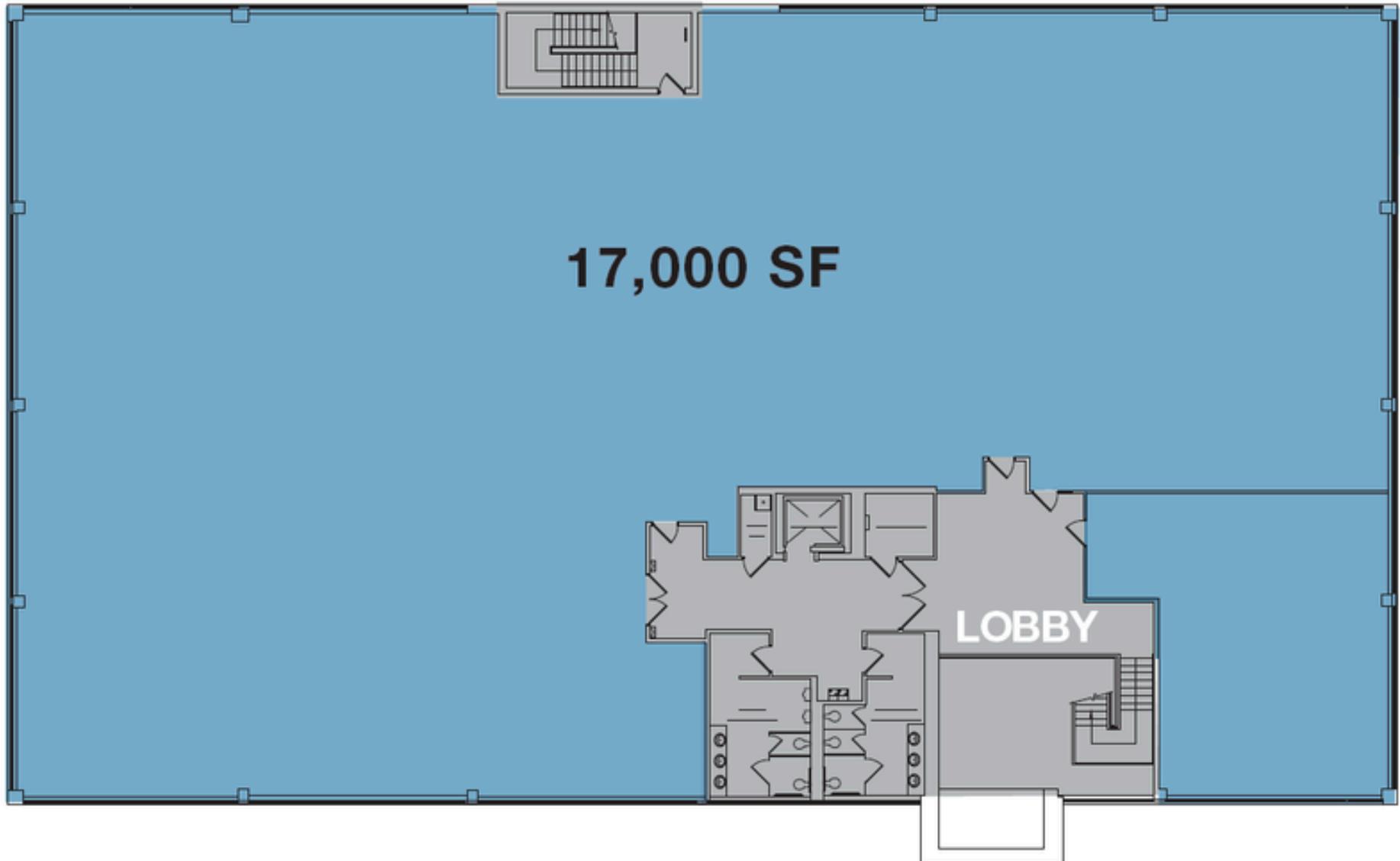
## First Floor Plan



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**Second Floor Plan**



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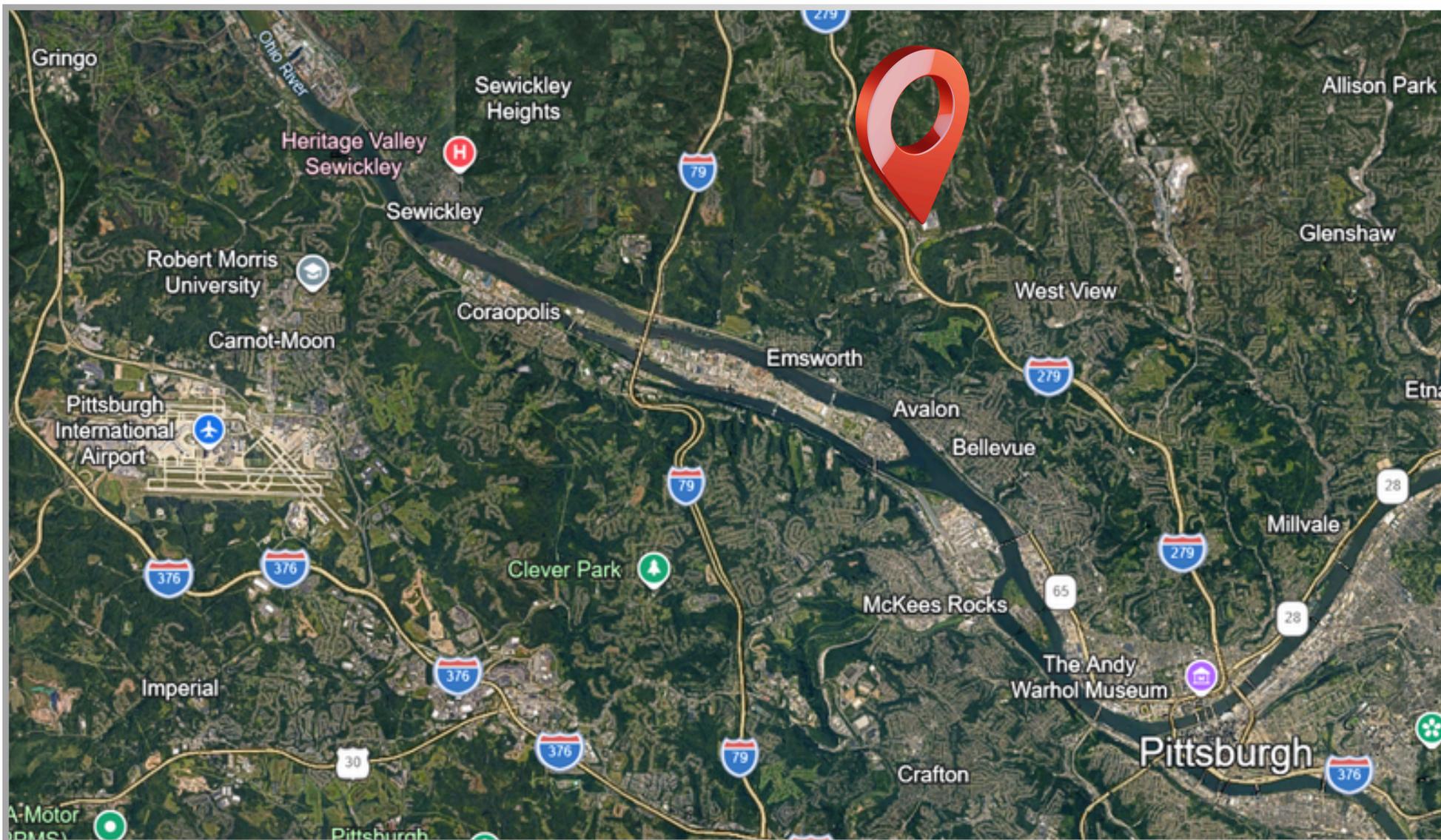
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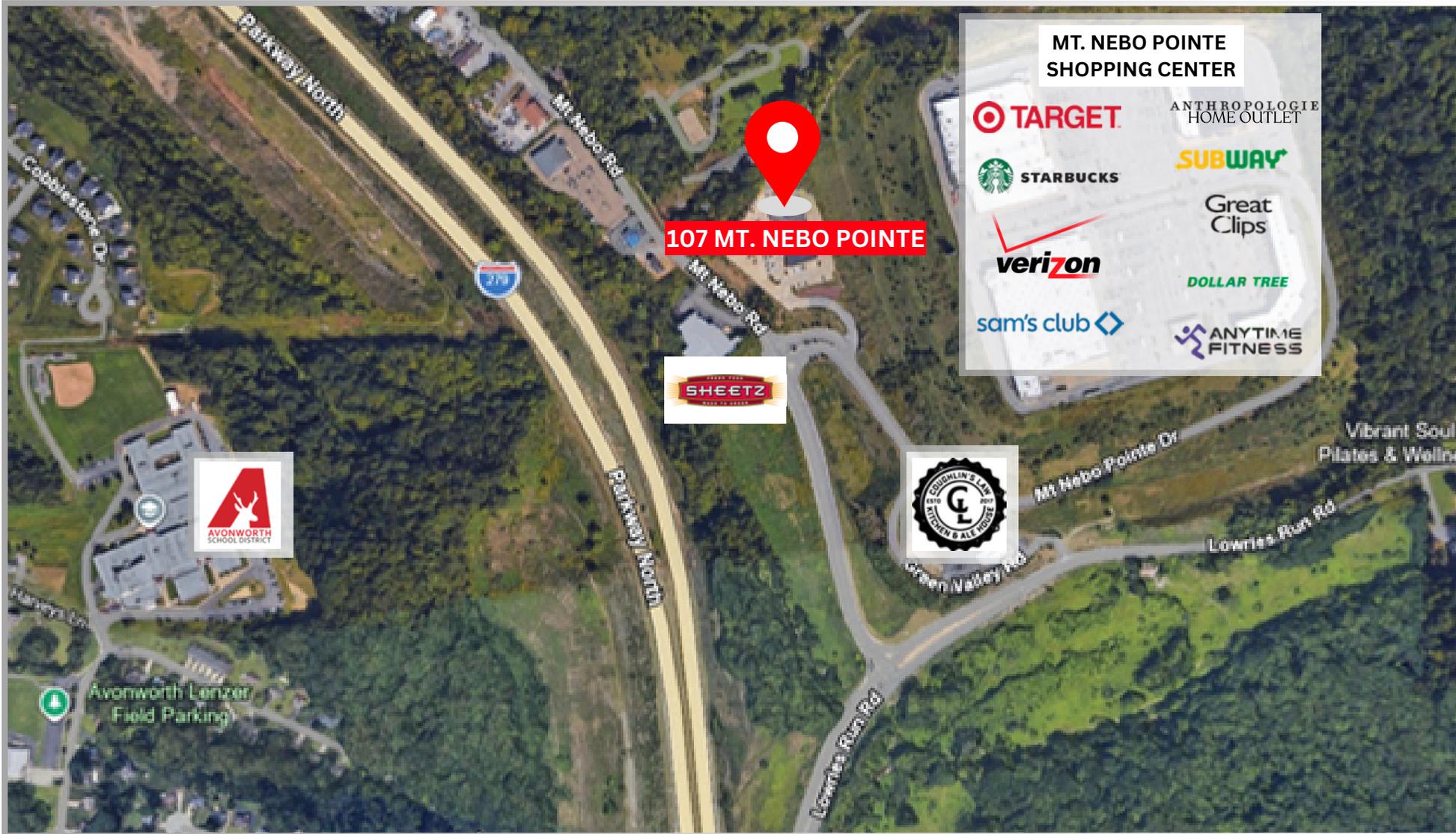
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FOR LEASE OR SALE | 107 MT. NEBO POINTE DRIVE



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