

# 733 Washington Road

733 Washington Road  
Pittsburgh, PA 15228

## Property Highlights:

- + Walkable to all uptown Mt. Lebanon shops and restaurants
- + Parking leases available directly across the street in a municipal-controlled lot
- + Longstanding local ownership with presence in the building
- + Medical and Executive Office Spaces Available

## Medical Office Availability:

- + Suite 204: 2,169 RSF Move-in Ready Medical Suite with plumbing in each exam room. Available Immediately.
- + Fourth Floor: 5,342-6,359 RSF Plug and Play Medical Clinic. Available 1/1/2024 (Full Floor Opportunity)

## Executive Offices with Flexible Rates & Terms: (\$24.00/SF FSG)

- |                        |   |                        |
|------------------------|---|------------------------|
| + Second Floor         | + Third Floor   | + Fourth Floor         |
| - Suite 211: 1,199 RSF | - Suite 303: 270 RSF  | - Suite 402: 1,017 RSF |
| - Suite 212: 632 RSF   | - Suite 312: 883 RSF  |                        |
|                        | - Suite 313: 236 RSF (can be combined with Suite 312 to create 1,119 RSF) |                        |

## Legacy Building in Uptown Mt. Lebanon



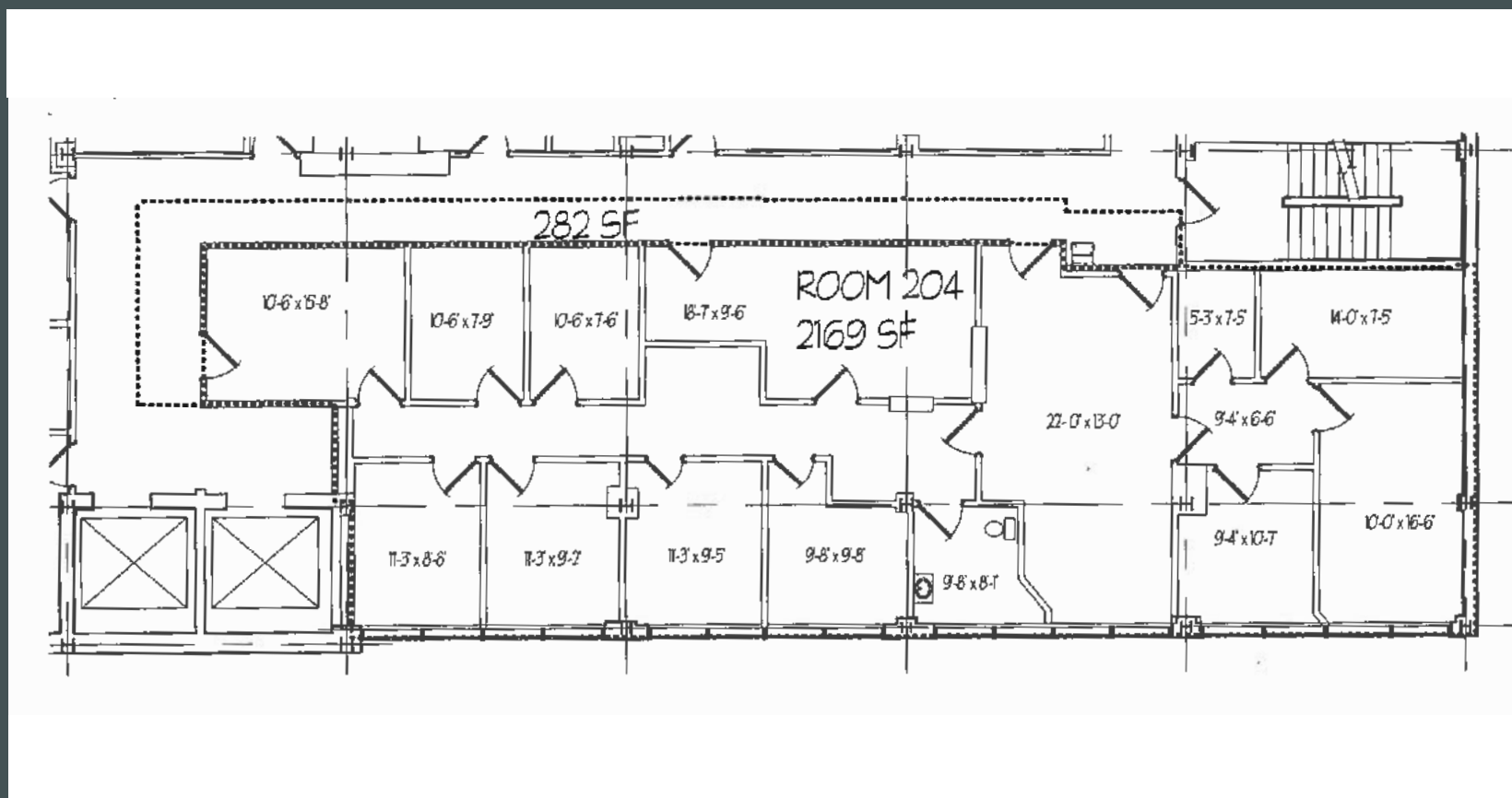
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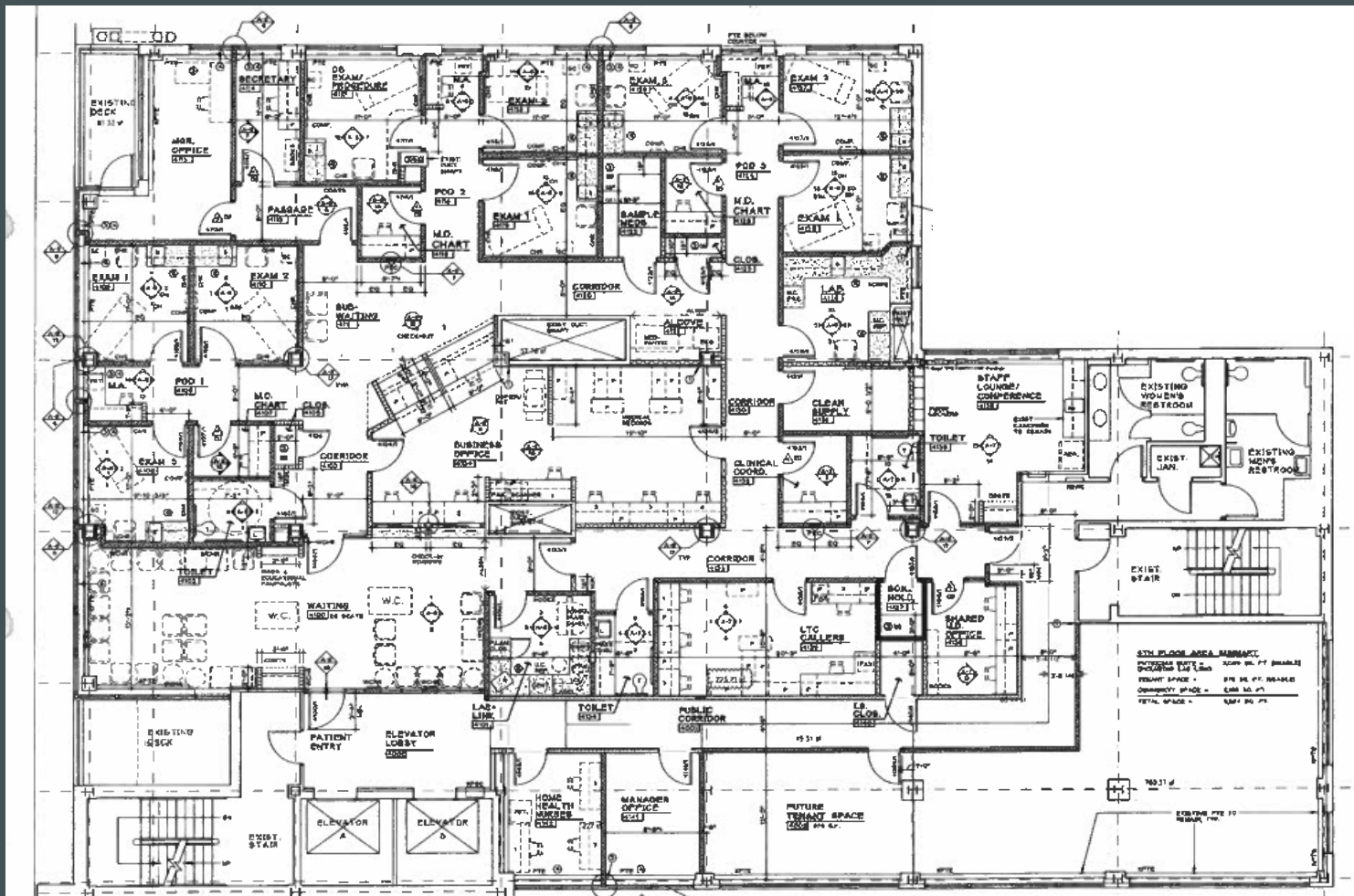
Medical Spaces:

Suite 204: 2,169 RSF



Medical Spaces:

Suite 401: 5,342-6,359 RSF



## Medical Spaces:

Suite 204: 2,169 RSF

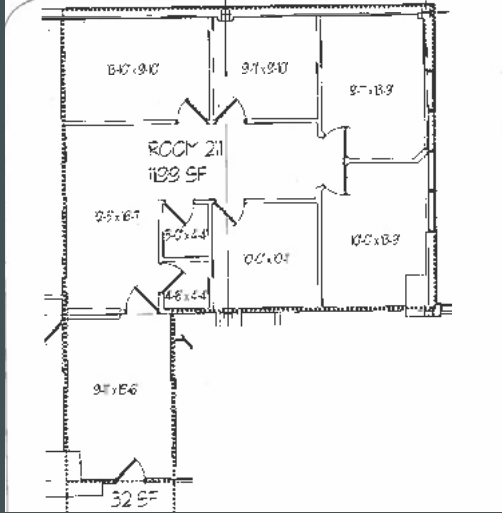


Suite 401: 5,342-6,359 RSF

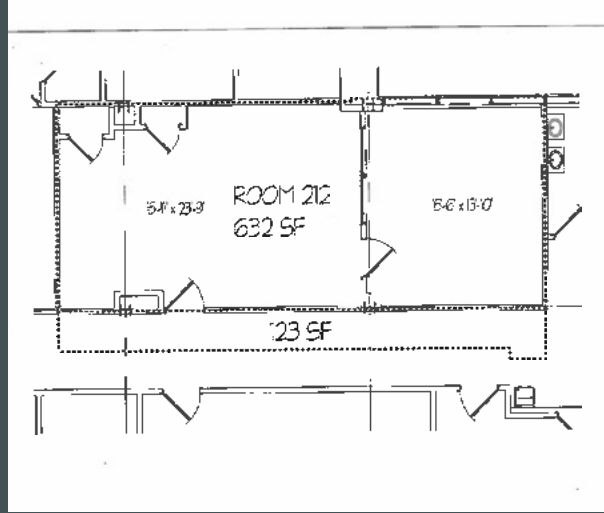


## Executive Spaces:

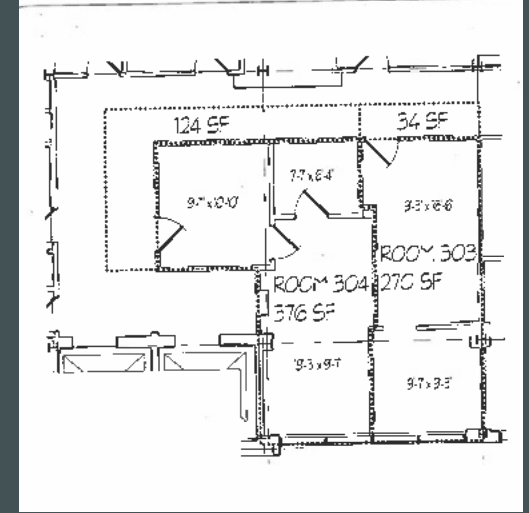
Suite 211: 1,199 RSF



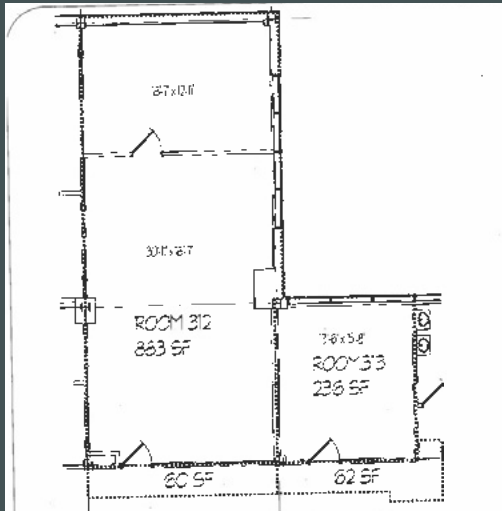
Suite 212: 632 RSF



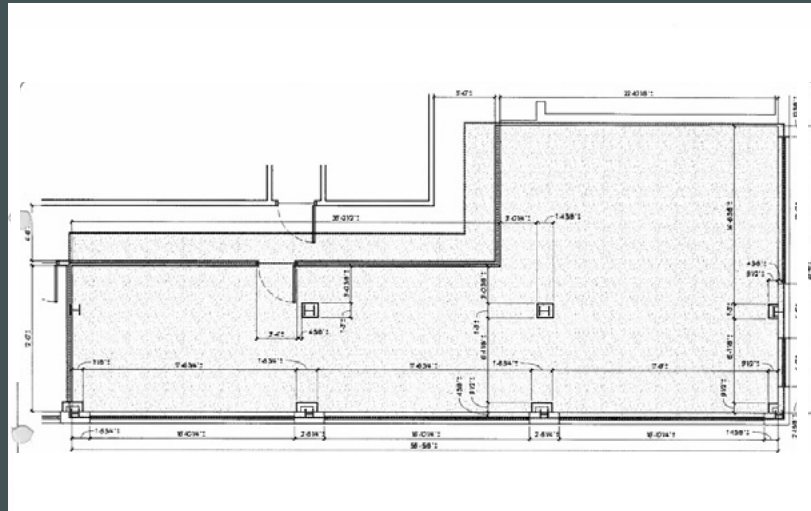
Suite 303: 270 RSF



Suite 312 & 313: 883 RSF & 236 RSF



Suite 402: 1,017 RSF



## Executive Spaces:



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