

OFFICE FOR SALE

250 PARK WEST DR, PITTSBURGH, PA 15275

250 PARKWEST DRIVE, PITTSBURGH, PA 15275



FOR SALE

KW COMMERCIAL

11269 Perry Hwy
Wexford, PA 15090

PRESENTED BY:

PHILIP LAMAY

Director
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RS334825, Pennsylvania

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

250 PARKWEST DRIVE



OFFERING SUMMARY

PRICE:	\$2,650,000
BUILDING SF:	35,100
PRICE PER SF	\$75.50
FLOORS:	2
LOT SIZE:	6.05 Acres
YEAR BUILT:	1990
RENOVATED:	2012
BUILDING CLASS:	B
PARKING:	161
PARKING RATIO:	4.5

PROPERTY OVERVIEW

6 acres available for further expansion
5 miles from Pittsburgh International Airport
Minutes from I-376 and I-79

Property Description

KW Commercial is pleased to present this well-appointed two story office building once the headquarters for US Airways and Vesuvius Steal. High ceilings, natural light. Lower level could be converted to flex space with 14 foot high ceilings and potential driveway access. Spacious parking. Minutes from Pittsburgh International Airport, I-79 and I-376.

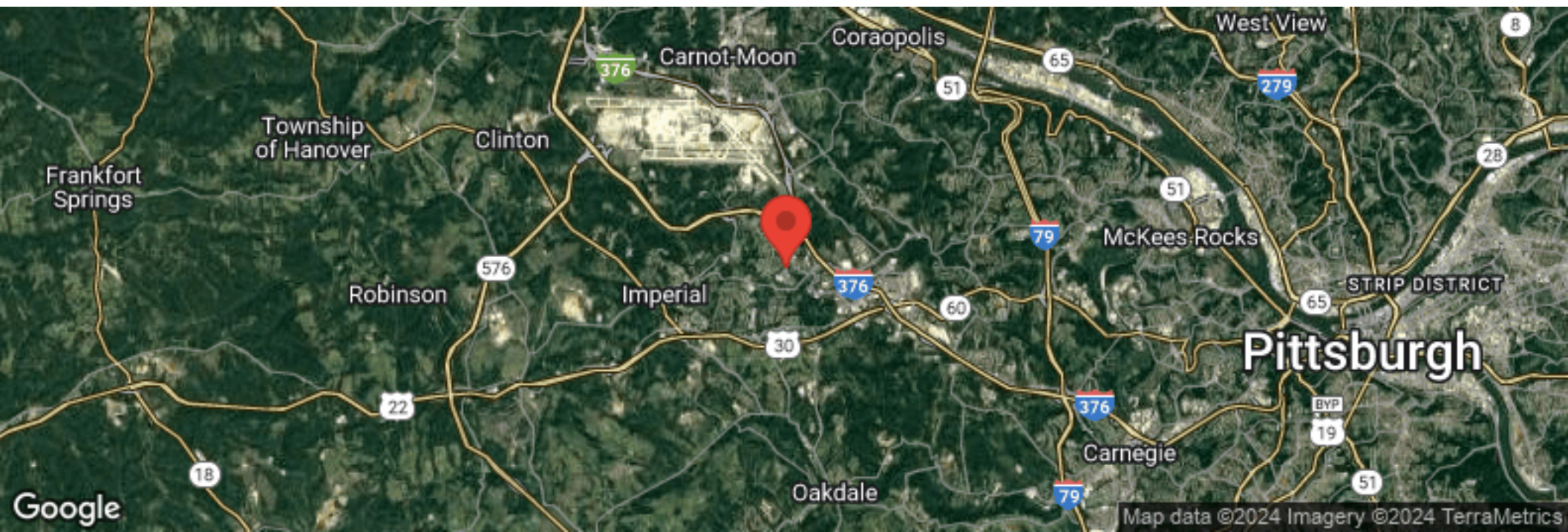
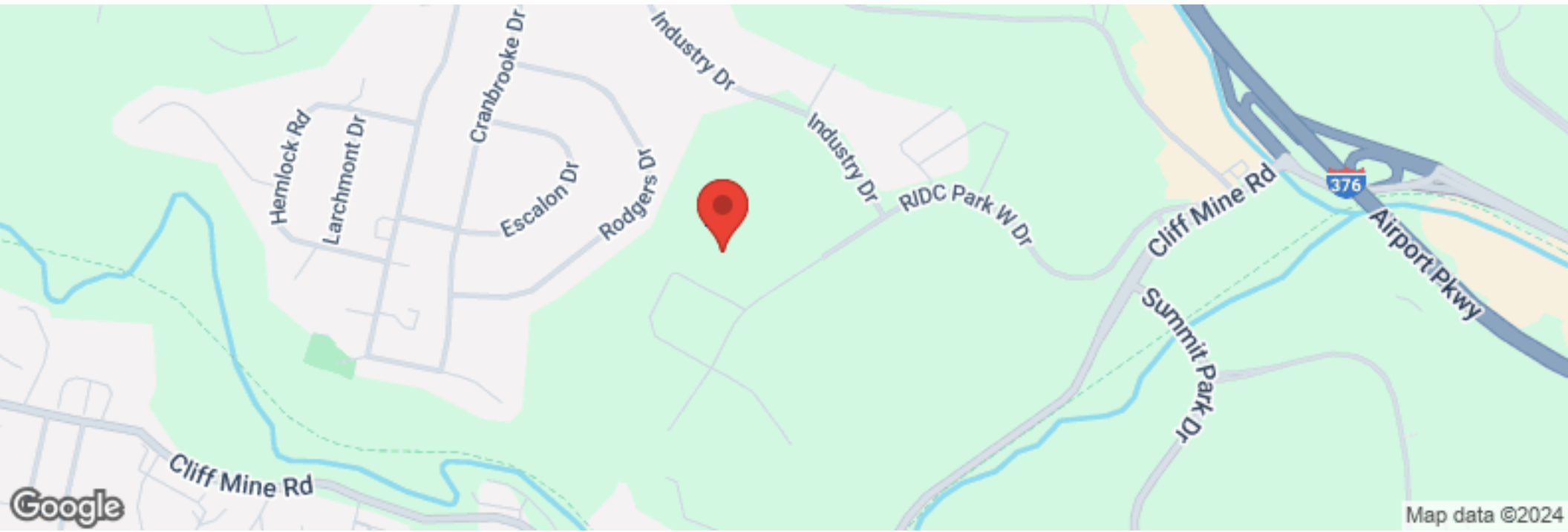
Location Overview

The Airport Corridor is the fastest growing sector of Allegheny County. This property is just 5 miles from Pittsburgh International Airport. The airport's nearly \$1.6 Billion new terminal is scheduled to be completed in early 2026, attracting further investment in the region.



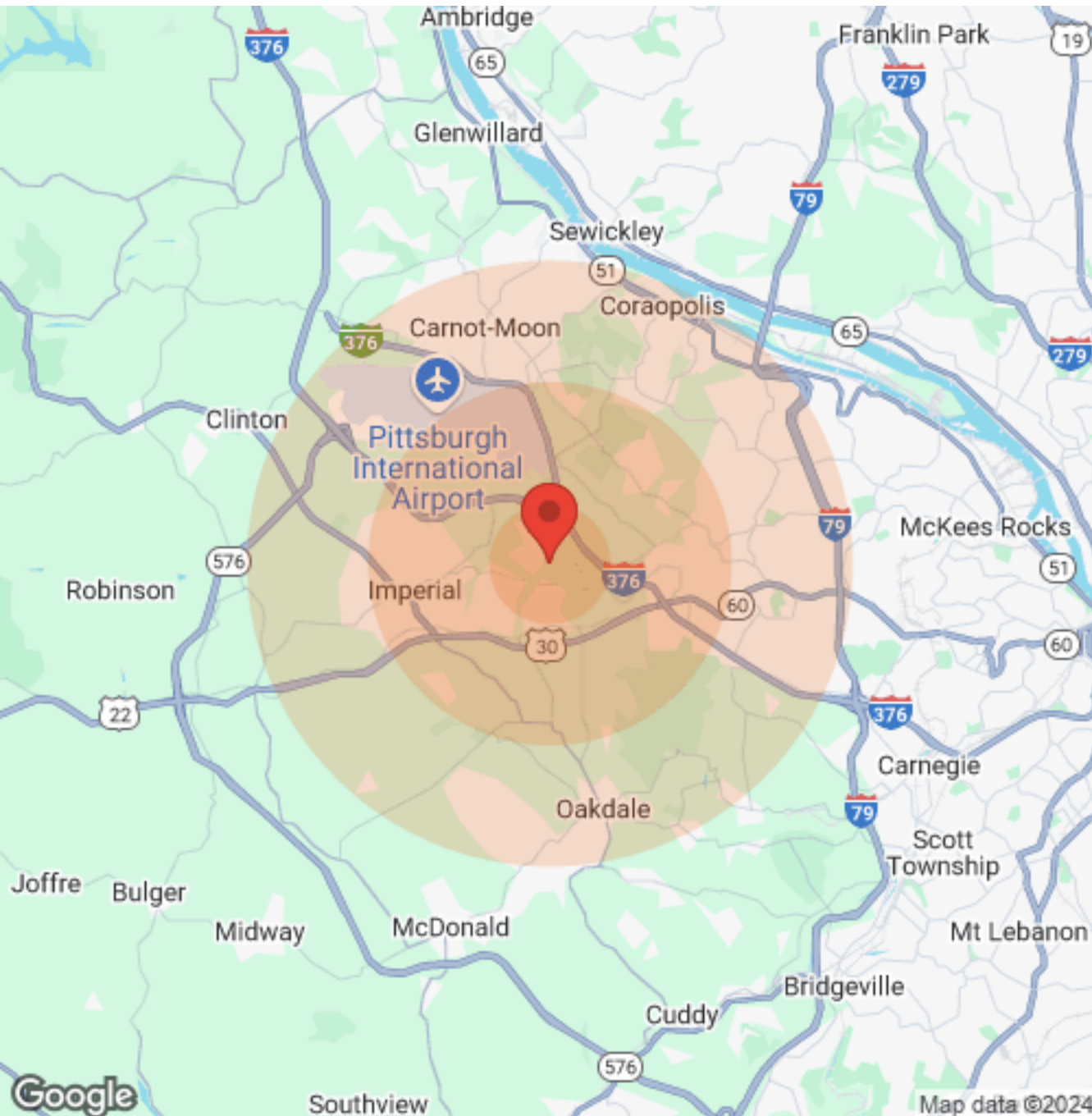
LOCATION MAPS

250 PARKWEST DRIVE



DEMOGRAPHICS

250 PARKWEST DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	3,139	8,715	28,023
Female	3,330	9,076	29,478
Total Population	6,469	17,791	57,501

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,083	2,981	8,982
Ages 15-24	757	2,176	6,988
Ages 25-54	2,921	7,381	23,194
Ages 55-64	883	2,447	8,250
Ages 65+	825	2,806	10,087

Income	1 Mile	3 Miles	5 Miles
Median	\$80,112	\$80,555	\$63,683
< \$15,000	192	390	1,934
\$15,000-\$24,999	304	656	2,371
\$25,000-\$34,999	264	457	2,193
\$35,000-\$49,999	323	872	3,163
\$50,000-\$74,999	561	1,594	4,740
\$75,000-\$99,999	663	1,297	3,722
\$100,000-\$149,999	452	1,426	3,799
\$150,000-\$199,999	76	337	1,008
> \$200,000	75	495	1,102

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,943	7,919	26,145
Occupied	2,754	7,491	24,155
Owner Occupied	1,764	5,305	16,949
Renter Occupied	990	2,186	7,206
Vacant	189	428	1,990