



Professional Office Building

FOR LEASE

230-246 Alpha Drive
Pittsburgh PA 15238

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PROPERTY HIGHLIGHTS

FEATURES:

- Two-Story Brick Professional Office/Flex Building
- RIDC Business Park (O'Hara)
- Large Oversized Windows
- Flexible, Open Floor Plan
- Within minutes of Route 28 and PA Turnpike
- 14 Private Offices/Large open areas for cubicles
- 1 large & 1 smaller conference room
- 1 large kitchen/break area
- Two loading docks
- Electric: 400 AMPS/Three Phase
- Ceiling Height: 17'3" high
- Other Tenants Include: Ideal Aerosmith Inc. and Pittsburgh Training and Fitness Center



BUILDING SIZE:

42,000 +/- SQ FT. TOTAL

AVAILABLE SPACE:

Lower Level: 15,437 +/- rsf

RENTAL RATE:

Lower Level: \$8.50 psf + all utilities/maintenance



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	4,138	67,626	215,728
Median HH Income	\$71,171	\$56,068	\$60,575

