



OFFICE SPACE & 2.4 ACRE PARCEL FOR LEASE

OLD ORCHARD

617-619 WARRENDALE, GIBSONIA, PA 15044



Presented By:

Kevin Riley

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN; Ground)
Building Size:	22,000 SF
Available SF:	1,705 - 104,544 SF
Lot Size:	5.5 Acres
Renovated:	2019
Market:	North Hills
Submarket:	Treesdale
Traffic Count:	8,500

PROPERTY OVERVIEW

Join Rock N' Joes, Sir Pizza, Treesdale Nail Spa, Edward Jones Financial and other great neighboring tenants at the newly developed Old Orchard community!

Only 2 spaces remain:

1,705 SF office suite above Rock N' Joes
2.4 Acre ground lease

PROPERTY HIGHLIGHTS

- Excellent location
- Built to Suit
- Experience landlords
- New turning lane August 2019
- Join Little Appleseed Learning, Dunlap Dental, Rockin' Joe's Coffee, Edward Jones & more...

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ADDITIONAL PHOTOS



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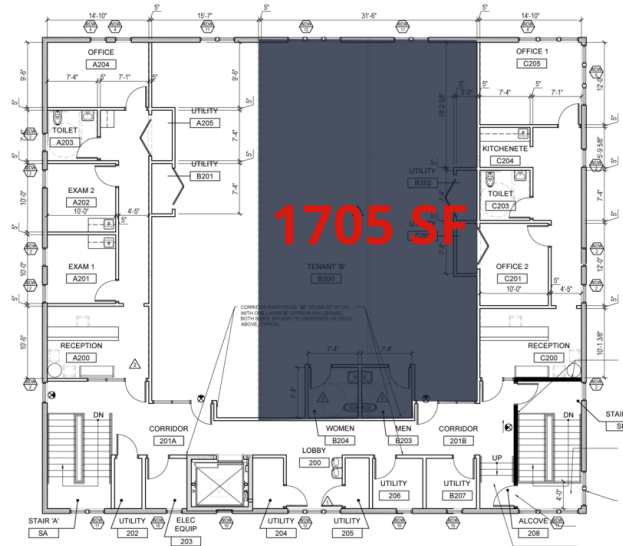
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AVAILABLE SPACES

AVAILABLE

Suite 617 - 2B



RETAIL/OFFICE BUILDING SECOND FLOOR TENANT FIT OUT PLAN

09/20/2018

CONTRACT IS FOR
AT PIERCE, LLC
THE PREPARED AND DRAWING
IS THE PROPERTY OF AT PIERCE
L.L.C. ANY UNAUTHORIZED
USE OF THIS DRAWING
WITHOUT THE WRITTEN
CONSENT BY AT PIERCE IS
PROHIBITED.

ALL DIMENSIONS AND
EXISTING CONDITIONS
SHALL BE CHECKED AND
NOTED BY THE
CONTRACTOR AT THE
SITE. ANY DISCREPANCY
SHALL BE REPORTED
IMMEDIATELY TO THE
ARCHITECT IN THE
FIELD PRIOR TO CONSTRUCTION.

ARCHITECT OF RECORD
AT PIERCE, LLC
1000 WASHINGTON BLVD
PITTSBURGH, PA 15222

JC PIERCE LLC
ARCHITECTURAL
PROFESSIONAL
CORPORATION
REGISTERED PROFESSIONAL ARCHITECT

THE ORCHARD AT TREESDALE
100 WASHINGTON BLVD, SUITE 200
PITTSBURGH, PA 15222
100 WASHINGTON BLVD, SUITE 200
PITTSBURGH, PA 15222
FINE TOWNSHIP, ALLEGANY COUNTY, PA

180208	TENANT PLAN
180208	TENANT PLAN
180208	RESTROOMS

09/20/2018
10:00:00 AM
RETAIL/OFFICE
SECOND FLOOR
TENANT PLAN

A102.2

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AVAILABLE SPACES

LEASE TYPE		NNN; Ground
TOTAL SPACE		1,705 - 108,900 SF
LEASE TERM		Negotiable
LEASE RATE		\$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
617 - 1B	-	1,756 SF	NNN	\$25.00 SF/yr	Great first floor retail opportunity next to Rockin' Joe's coffee!
617 - 2B	Available	1,705 SF	NNN	\$20.00 SF/yr	Wonderful move in ready office space!
619 - 1A	Sir Pizza	2,500 SF	NNN	\$23.00 SF/yr	Excellent stand alone building for restaurant or office, built to tenant specs
619 - 1B	Beer Town	2,500 SF	NNN	\$25.00 SF/yr	Excellent stand alone building for restaurant or office, built to tenant specs
Land Parcel	Available	2.5 Acres	Ground Lease	Negotiable	Varying opportunities for 2.5 acre pad within Treesdale Community!

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GROUND LEASE PARCEL



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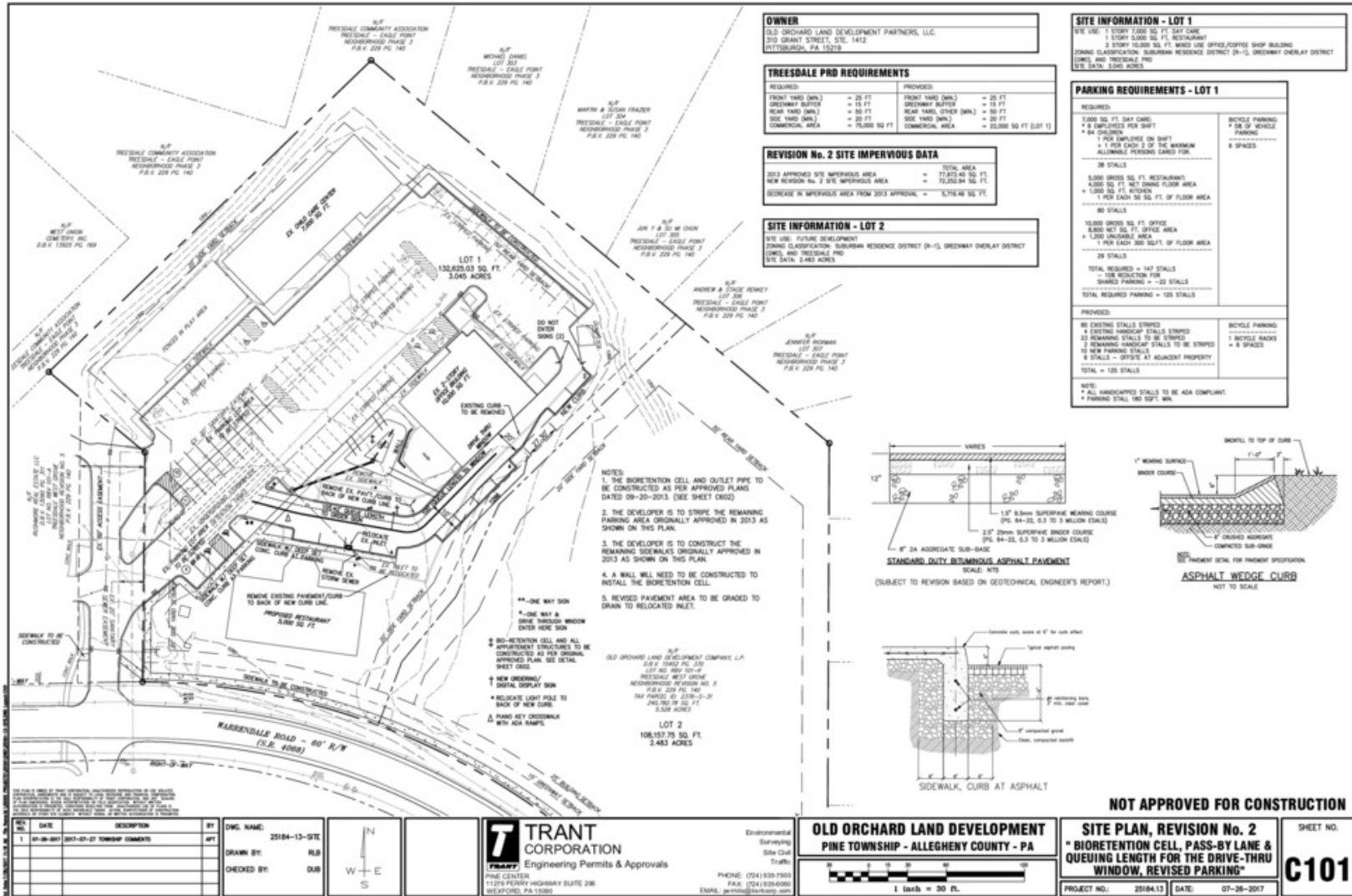
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SITE PLAN



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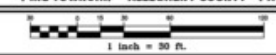
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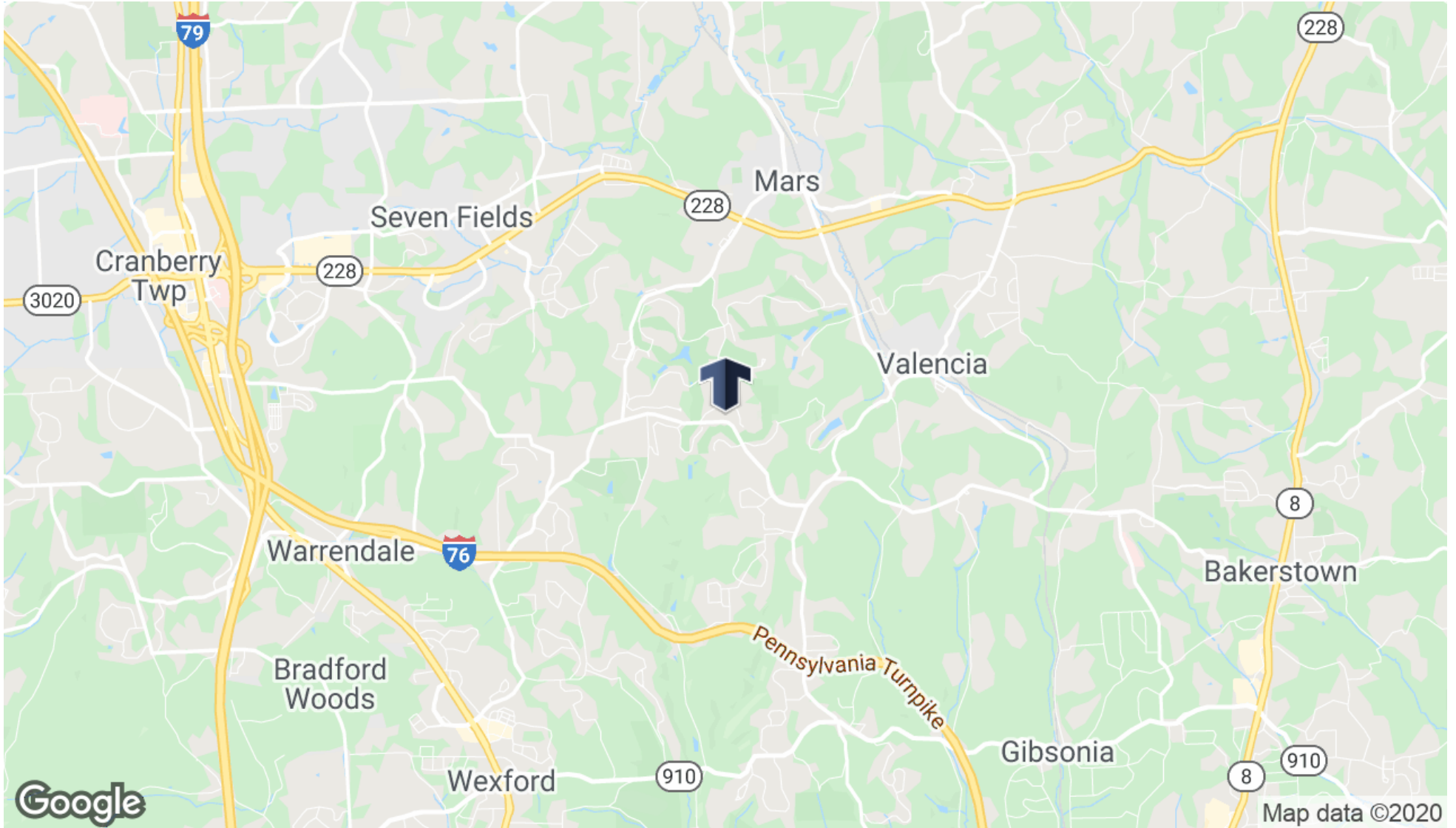


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LOCATION MAPS



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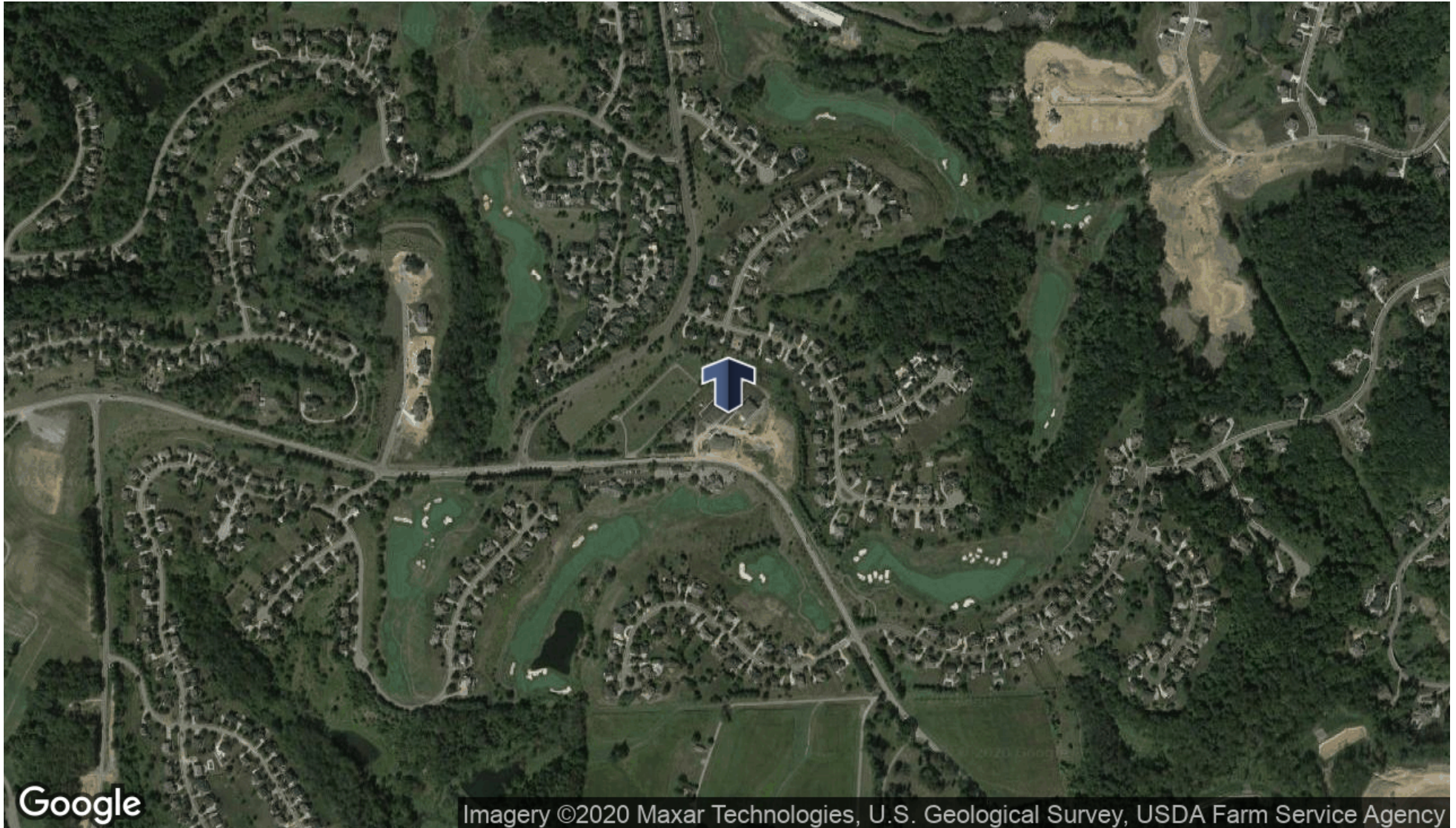
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AERIAL MAPS



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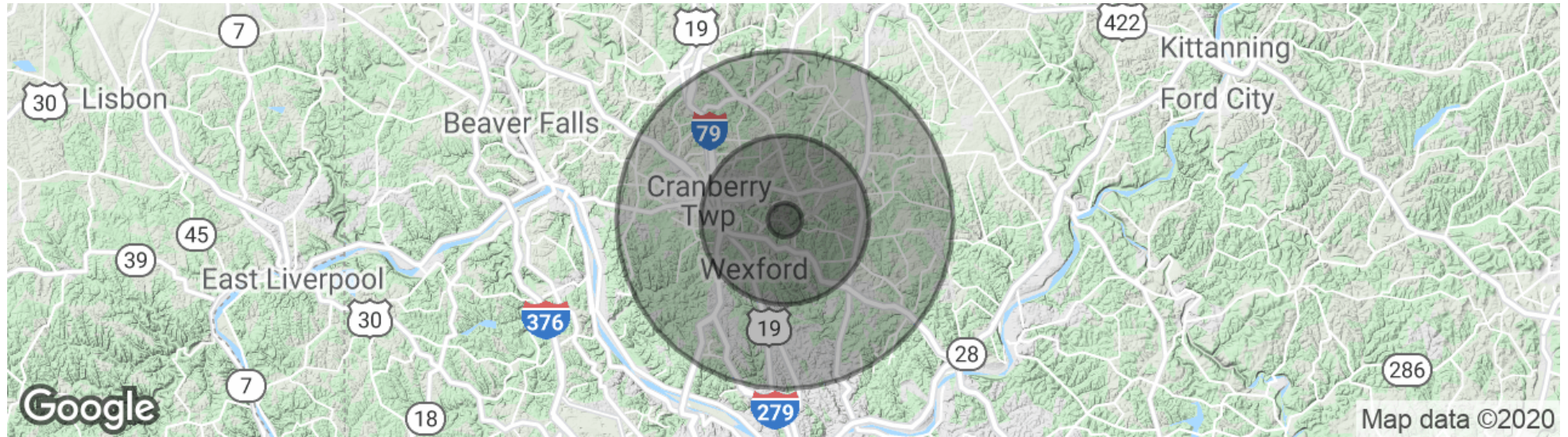
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,078	53,427	238,744
Median age	38.7	40.2	42.3
Median age (Male)	35.7	38.5	40.4
Median age (Female)	39.6	40.9	43.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	686	19,079	90,487
# of persons per HH	3.0	2.8	2.6
Average HH income	\$161,905	\$127,552	\$104,201
Average house value	\$380,198	\$341,653	\$246,921

* Demographic data derived from 2010 US Census

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