

6026 BROAD STREET

PITTSBURGH PA 15206

TECH | OFFICE | FLEX



PROPERTY HIGHLIGHTS

- 15,000 SF Very cool MUST-SEE property
- Second floor space
- Currently occupied by a high-tech, nationally ranked software accelerator who outgrew the space
- \$18.00 per SF
- Taxes: \$1.24 PSF
- On bus line
- Class A elevators / stair lobby
- Various parking options: Street and public parking lot adjacent to property
- Passenger & Private Freight Elevators

- Indigo Square is centrally located in East Liberty, in the East End of Pittsburgh
- 1 minute from Duolingo headquarters
- 2 minutes from Google's Pittsburgh headquarters
- 5 minutes to Oakland, CMU, Highland Park and Shadyside
- 10 minutes to Downtown Pittsburgh
- Next to high grossing Target
- Close to major universities, hospitals and cultural institutions,
- Indigo Square is situated in an area that is highly conducive to business development
- Within walking distance to hotels, restaurants, apartments, entertainment, and Whole Foods
- Yinz Cam on 3rd Floor

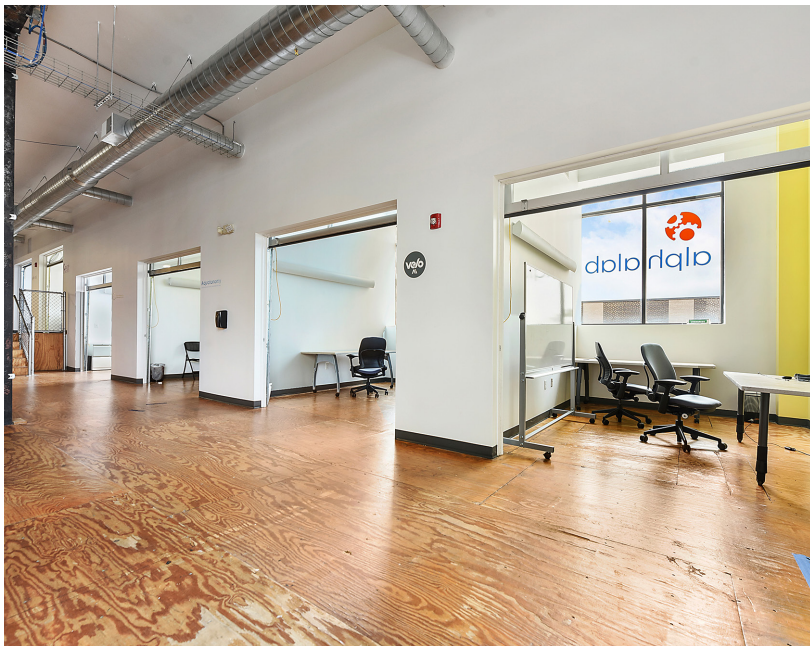


CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Ballymoney Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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LOCATION



MINUTES FROM:

- The headquarters for Google, Duolingo, and Phillips
- Carnegie Mellon, University of Pittsburgh, Carlow University, and Chatham University
- Hundreds of high-end apartment units
- A vast collection of wide ranging restaurants
- Target
- Whole Foods