



525 William Penn Place
Suite #3510 | Pittsburgh, PA 15219
colliers.com/pittsburgh

For Sale
20 S Balph Ave
Bellevue, PA

Fully Renovated Professional
Office | **7,400 SF**

\$1,600,000

Bryan McCann
Senior Vice President
412 496 1100
bryan.mccann@colliers.com

Willis Croker
Vice President
724 771 7898
willis.croker@colliers.com

Ian Dupre
Senior Associate
412 515 8542
ian.dupre@colliers.com

Matt Reder
Associate
724 504 2789
matt.reder@colliers.com

Opportunity Overview



20 S Balph Avenue

This fully renovated office building is located in Bellevue, a walkable North Boroughs submarket just minutes from Downtown Pittsburgh, offering users easy access to Route 65, nearby retail and dining amenities, and a modern, high-end workspace designed for today's professional users.

Property Highlights:

- Complete interior renovation (2023)
- Two-story layout with efficient flow & finished basement
- Mix of private offices, conference areas, and open workspace
- High ceilings and large windows providing natural light
- Modern kitchen + lounge areas
- ADA accessible first floor via Garaventa Lift
- Walkable Bellevue location

Building Specs:

- Building Size: ±7,400 SF
- Stories: 2 w/finished basement
- Renovation: 2023
- Condition: Turnkey
- Use: Professional / Creative Office
- Parking: 8 spots
- Zoning: MU: Mixed Use

Utilities:

- Duquesne Light, Peoples Gas, West View Water Authority





Floor Plans & Layout

The building offers a functional two-story layout suited for a variety of professional office users. The first floor features a reception area, seven private offices, six workstations, conference and collaborative spaces, plus a lounge, server room, coffee bar/kitchenette, and a unisex restroom. The second floor includes eight private offices, meeting areas, a full kitchen and break area, and men's and women's restrooms. The lower level adds convenience with additional restrooms, a shower, and an on-site gym.

1st Floor:

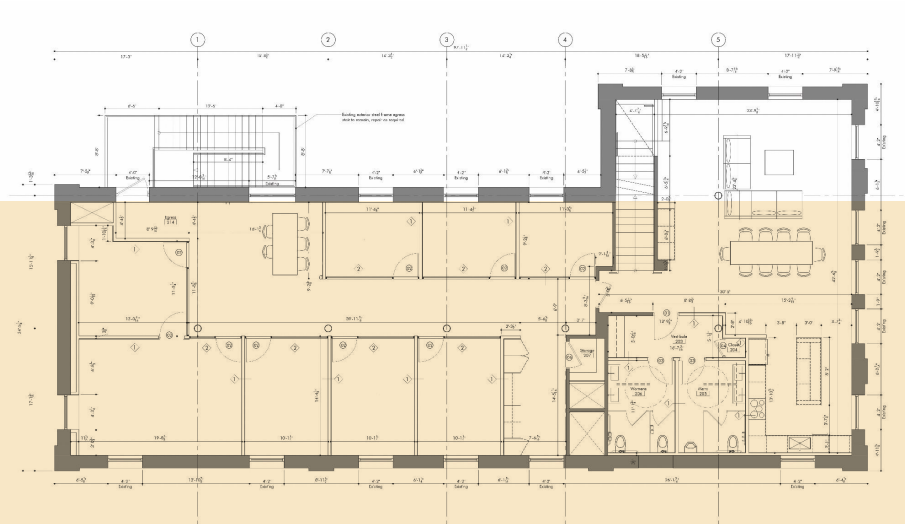
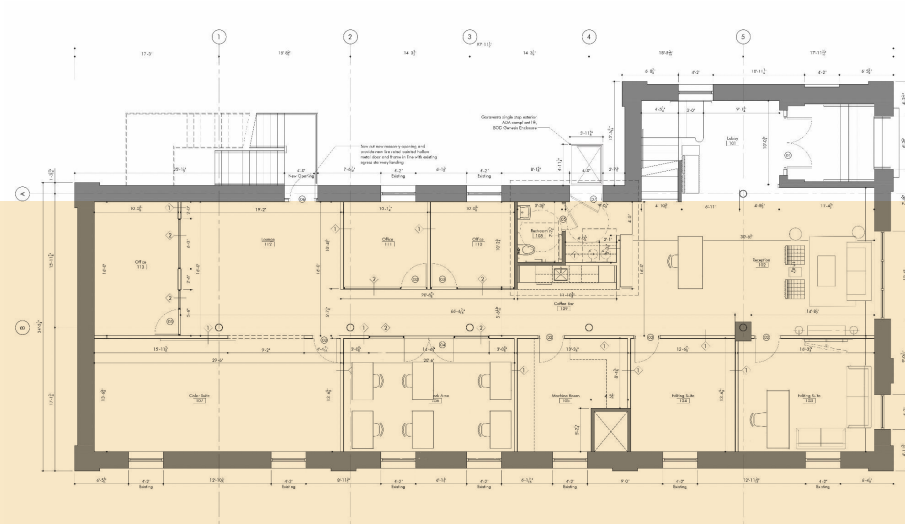
- 7 Private Offices
- 6 Workstations
- Reception
- Lounge
- Server Room
- Coffee Bar
- Kitchenette
- Unisex Restroom

2nd Floor:

- 8 Private Offices
- Full Kitchen
- Break Area
- M&W Restrooms

LL Amenities:

- M&W Restrooms w/ Shower
- Gym



Photos

20 S Balph Avenue

The building features a highly functional two-story layout designed to accommodate a variety of professional office users.

The first floor includes a welcoming entry, private offices, conference areas, and collaborative workspace.

The second floor offers additional offices, meeting areas, and a fully built-out kitchen and lounge space.



Area Amenities

Located in Bellevue within the walkable North Boroughs submarket, the property is just minutes from Downtown Pittsburgh, benefits from strong surrounding residential density, and offers convenient access to Route 65 and I-279.

3-Mile Radius Demographics



Population:
80,204



Average HH Income:
\$90,559



Total Businesses:
2,200



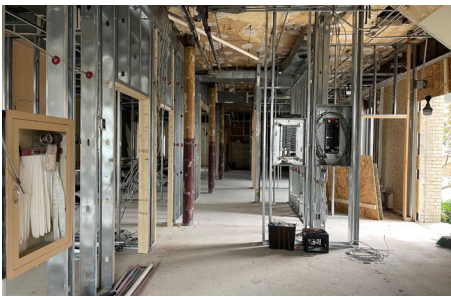
Total Employees:
22,914



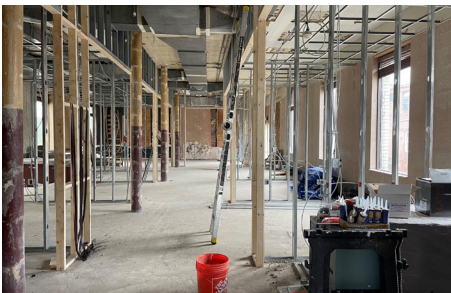
Renovation Transformation

A complete interior transformation delivered in 2023 repositioned 20 S Balph into a **modern, design-forward professional office environment** while preserving the character of the original structure.

Before Renovation:



After Renovation:



Full Interior Renovation (2023)

- Complete redesign of floor plan for modern office use
- Removal of outdated layouts and finishes

Modern Office Buildout

- Glass-front private offices and conference rooms
- Open collaboration areas and flexible workspace

High-End Finishes & Design

- Updated flooring, lighting, and fixtures throughout
- Contemporary kitchen and lounge area (second floor)

Infrastructure & Systems

- Dedicated IT/server room (as shown on first floor)
- Updated mechanicals and building systems
- Installation of ADA Lift

Enhanced Natural Light & Volume

- Large windows and high ceilings create an open, inviting environment



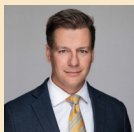
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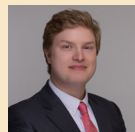
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