

FLEX SPACE FOR LEASE

103

TECHNOLOGY
DRIVE

RIDC PARKWAY WEST
PITTSBURGH, PA 15275

 TECH

 R&D

 LAB



UP TO **24,730 RSF_±** AVAILABLE

1st Floor Flex Space: 14,500 RSF_±

2nd Floor Office Space: 10,230 RSF_±

NEWLY RENOVATED!

CBRE

PROPERTY HIGHLIGHTS



Building Size: 54,750 SF±

Available Space:

1st Floor Flex Space: 14,500 RSF±

2nd Floor Office Space: 10,230 RSF±

Total Available: 24,730 RSF±



Parking Spaces: 157 (Expandable)



Loading Docks: 1 (9' x 13') with mechanical levelers



Drive-In Doors: 1



Electric: 1200 Amps, 120/208-volt
3-phase/4-wire



Raised Computer Floor



Fiber Internet: 4 Providers: AT&T, Crown
Communication, DOE, & Verizon



Generator: Diesel, entire building



Fire Sprinkler: Wet System



Zoning: BP - Business Park
Findlay Twp., Allegheny Co.



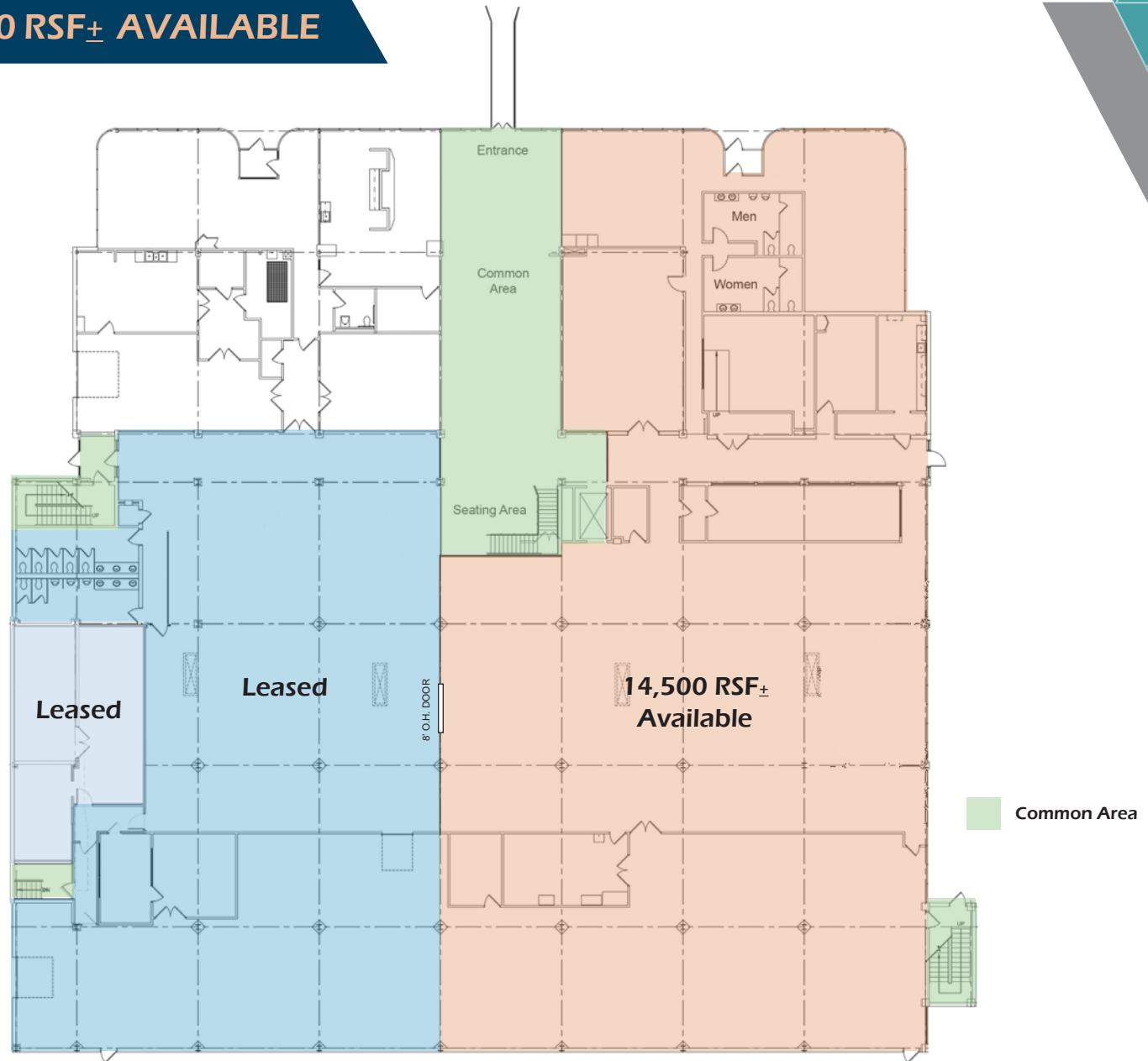
Total Taxes (2024): \$92,051.38 (\$1.68 PSF)





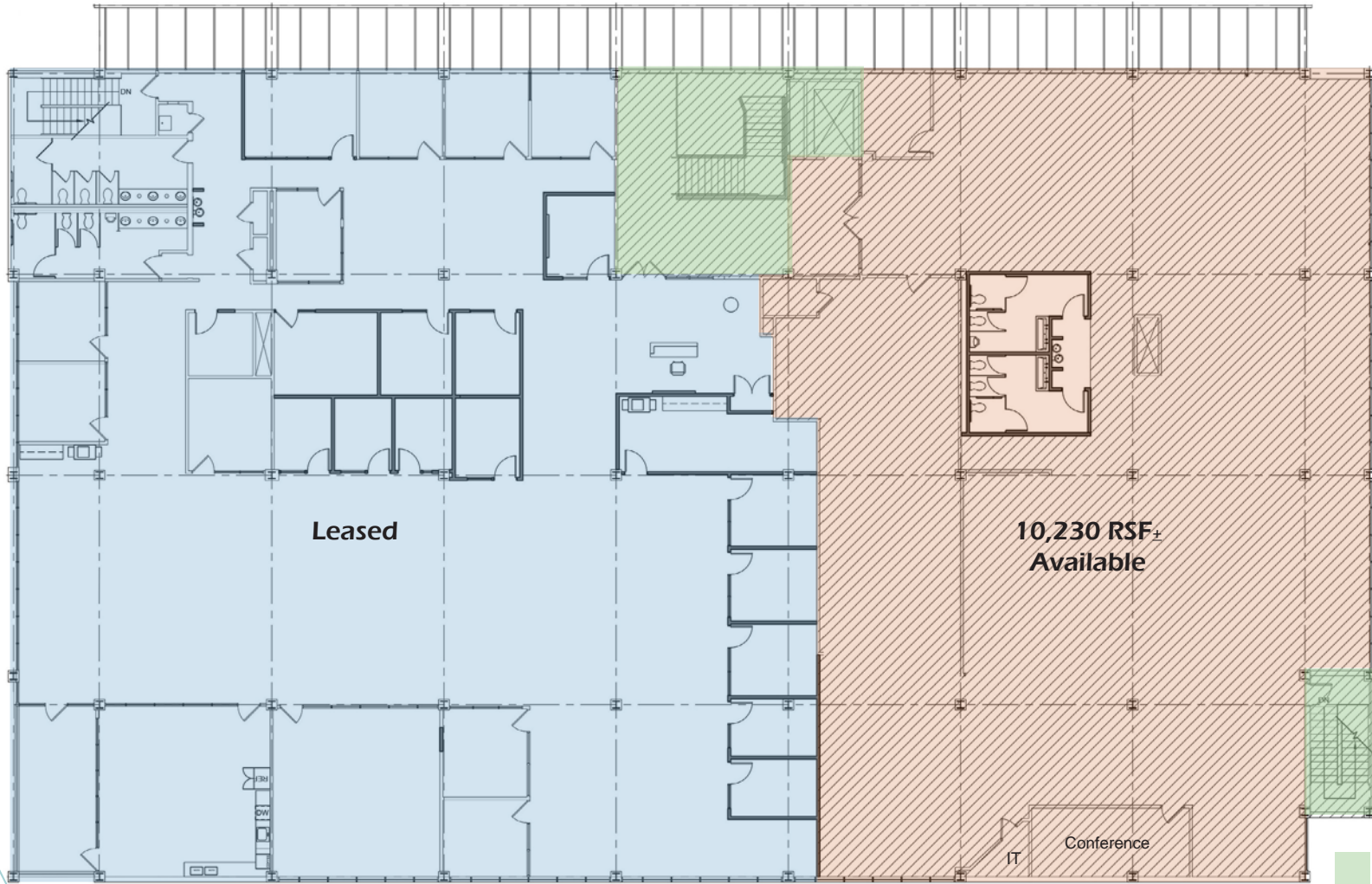
1ST FLOOR: 14,500 RSF± AVAILABLE

Can Be Subdivided



2ND FLOOR: 10,230 RSF± AVAILABLE

Can Be Subdivided



Common Area

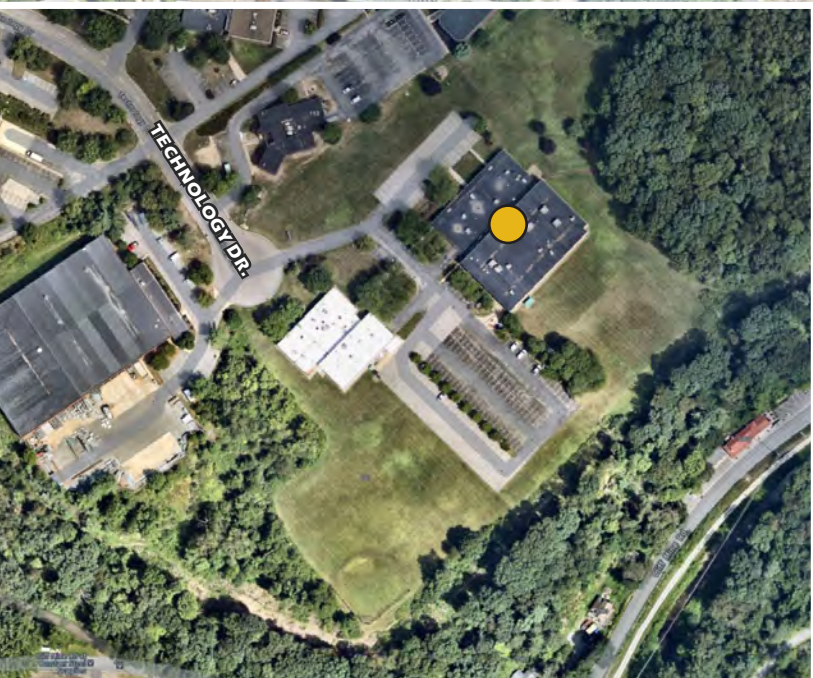
RETAIL MAP

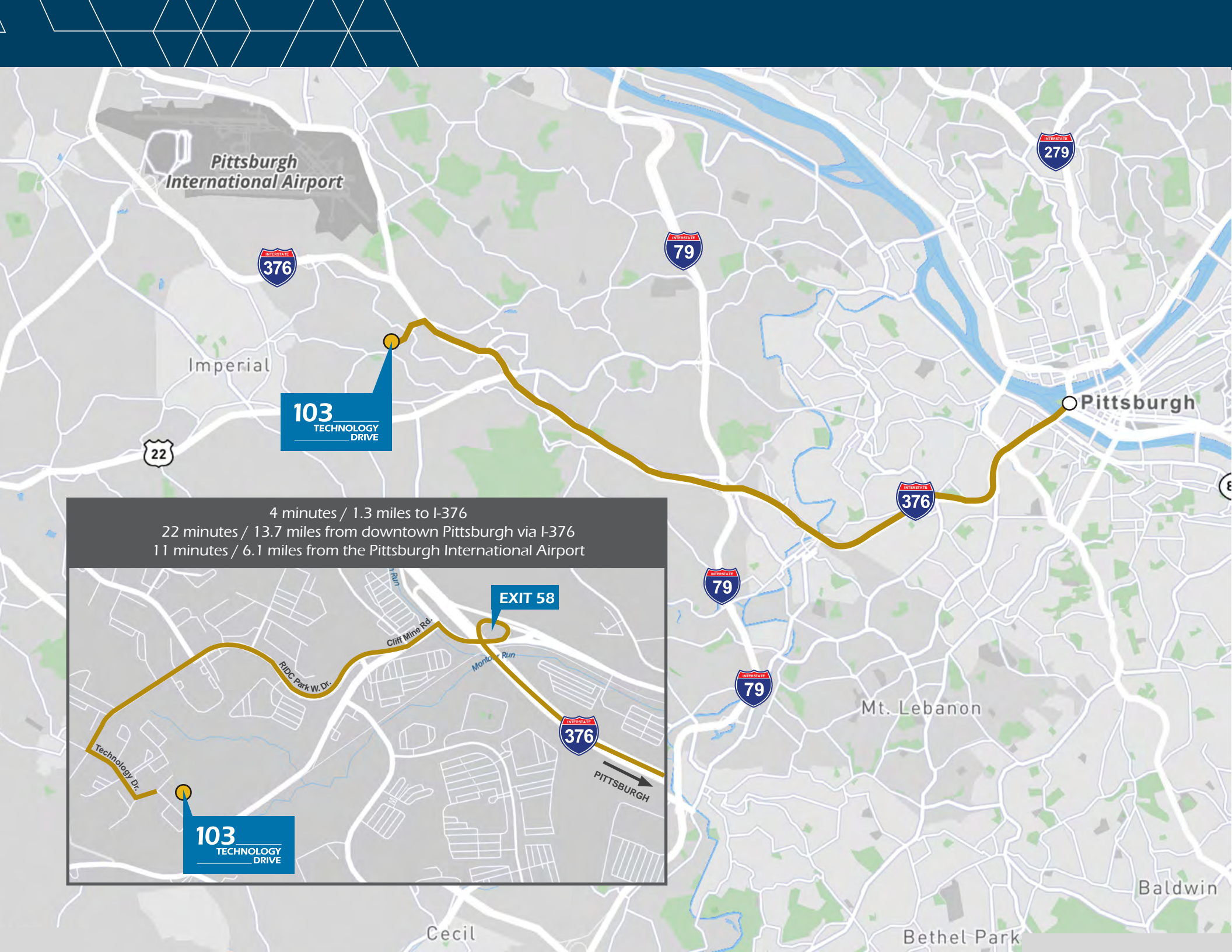


EXIT 58



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Pittsburgh International Airport



Imperial

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Pittsburgh



Mt. Lebanon

Baldwin

Bethel Park

Cecil

4 minutes / 1.3 miles to I-376
22 minutes / 13.7 miles from downtown Pittsburgh via I-376
11 minutes / 6.1 miles from the Pittsburgh International Airport



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EXIT 58



PITTSBURGH

CONTACT US

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