

NOW LEASING THE LOUIS BUILDING

1824 Murray Avenue
Pittsburgh PA 15217

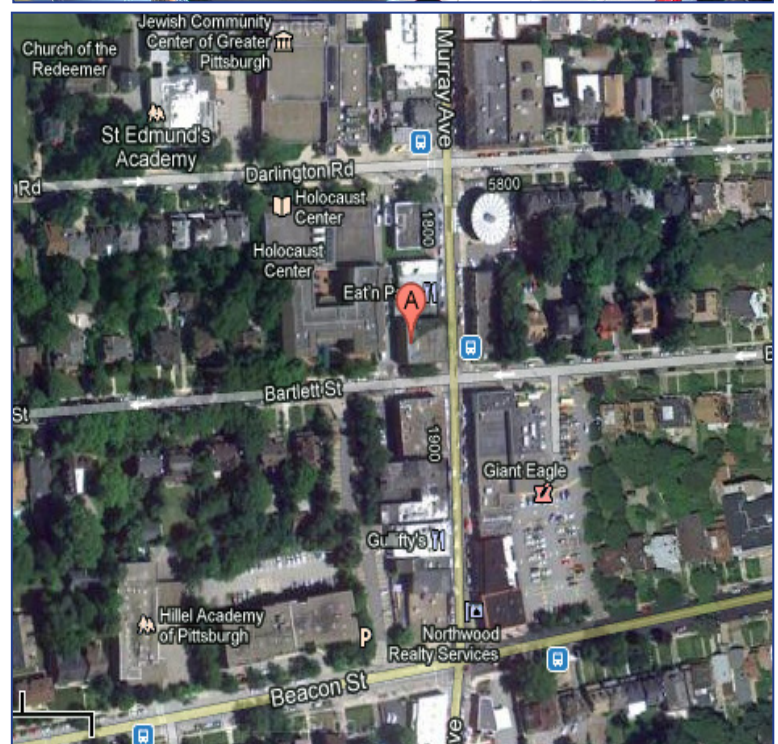


FEATURES:

- Three-Story Brick Office/Medical/Retail Building
- Size of Building: 14,628 Square Feet
- Available:
 - **Third Floor**
 - Suite #300 - 737 Rentable Square Feet
- Age of Building: 1986
- Intercom Security System
- Sprinklered Building
- ADA Restrooms
- Zoned: (LNC) Local Neighborhood Commercial
- Traffic Count (AADT): 11,720 Vehicles Per Day
- Located in the heart of Squirrel Hill Business District and minutes from Parkway East-Route 376
- Rental Rate: \$1,300 per month (Full Service)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	22,394	175,145	350,765
Median HH Income	\$86,347	\$48,597	\$52,092



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