

FOR LEASE - NOW UNDER NEW OWNERSHIP

UP TO 11,225± SF AVAILABLE

1000

CALIFORNIA AVE

PITTSBURGH, PA 15212



CONTACT

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CAROLINE MUSE

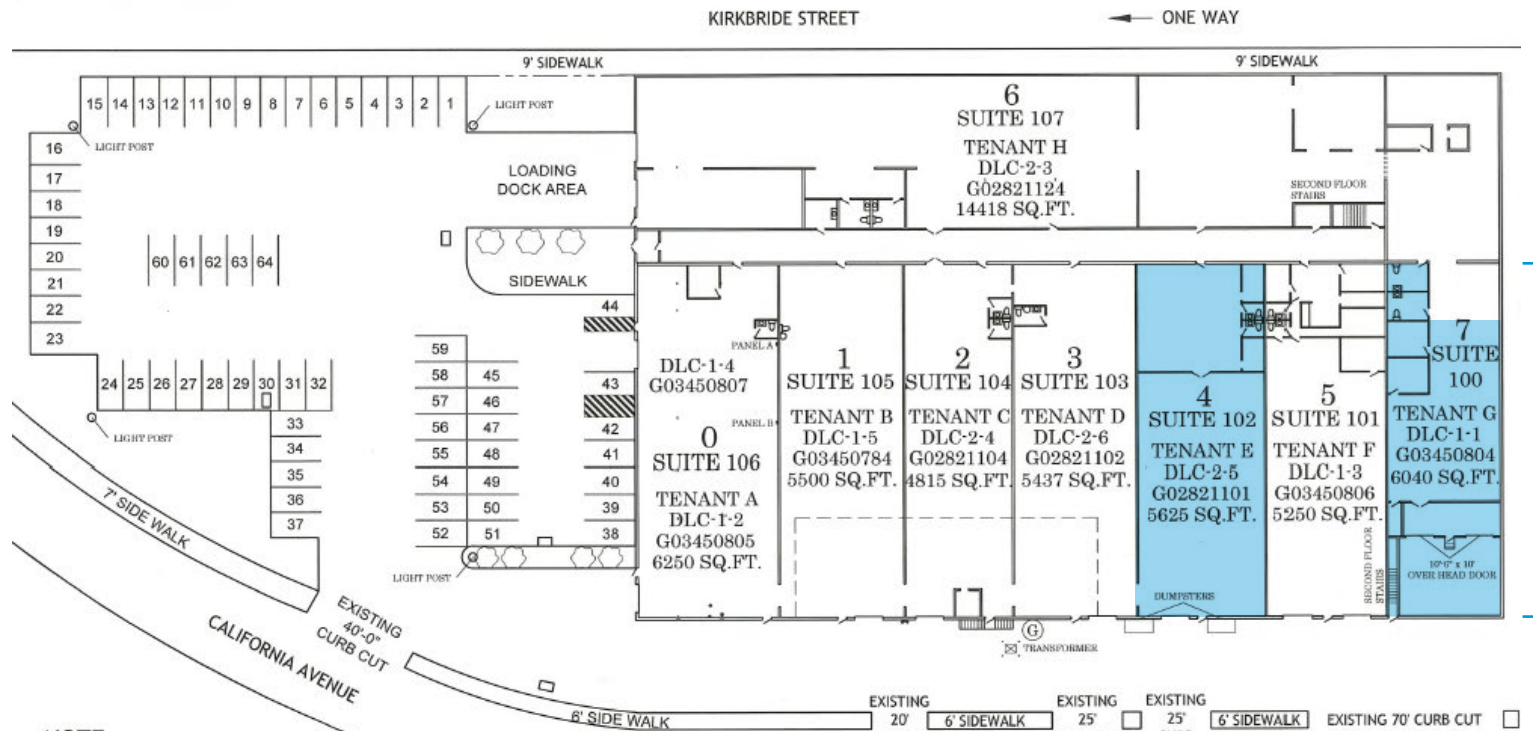
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PROPERTY SPECS

TOTAL BUILDING SIZE:	65,413 SF
AVAILABILITY:	Total of 11,225± SF: 5,625± (Bay 4) 5,640± (Bay 7)
LOT SIZE / PARCEL IDs:	2.52 acres / Parcels 22-G-132, 22-G-142
MUNICIPALITY:	City of Pittsburgh
CONSTRUCTION:	Masonry
CLEAR HEIGHTS:	14' (68%); 15' (16%); 18' (16%)
LOADING:	<ul style="list-style-type: none"> • Two (2) exterior dock-high doors • Two (2) interior dock-high doors • Eight (8) drive-in doors
POWER:	2000 amp, 480/277 V electrical service; updated electrical system (2019)
SPRINKLER:	Fully sprinklered
PARKING:	64 surface spaces (1/1,000 SF)
ACCESS:	Direct access to PA-65, I-279, and multiple public transportation routes



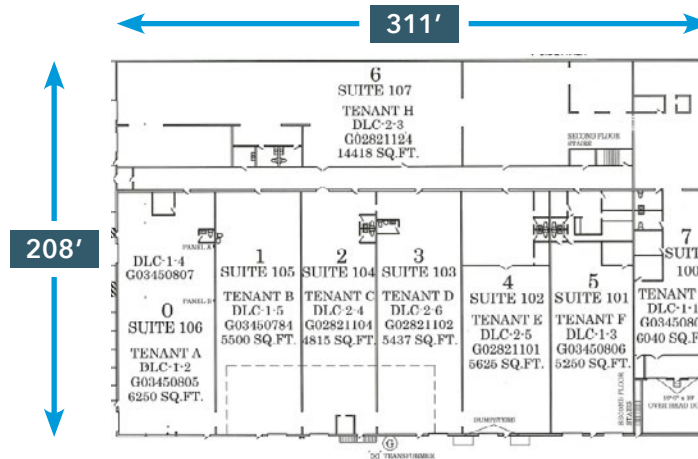
Portion of
BAY 7 available

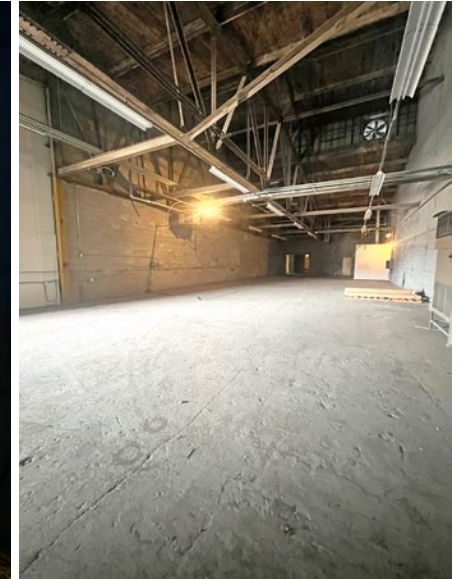
NOTE:

SPACES 1 - 15 ARE 8'-9" WIDE
SPACES 16 + 23 ARE 9'+ WIDE
SPACES 33 - 37 ARE 8'-6" WIDE
SPACES 42 + 43 ARE 8' WIDE w/ 8' HATCHING FOR HANDICAP PARKING
SPACE 44 IS 8' WIDE w/ 5' HATCHING FOR HANDICAP PARKING
ALL OTHER SPACES ARE 9' WIDE
ALL CURB CUTS SHOWN ARE EXISTING

BAY 4 / SUITE 102: 5,625± SF | BAY 7 / SUITE 100: 5,640± SF

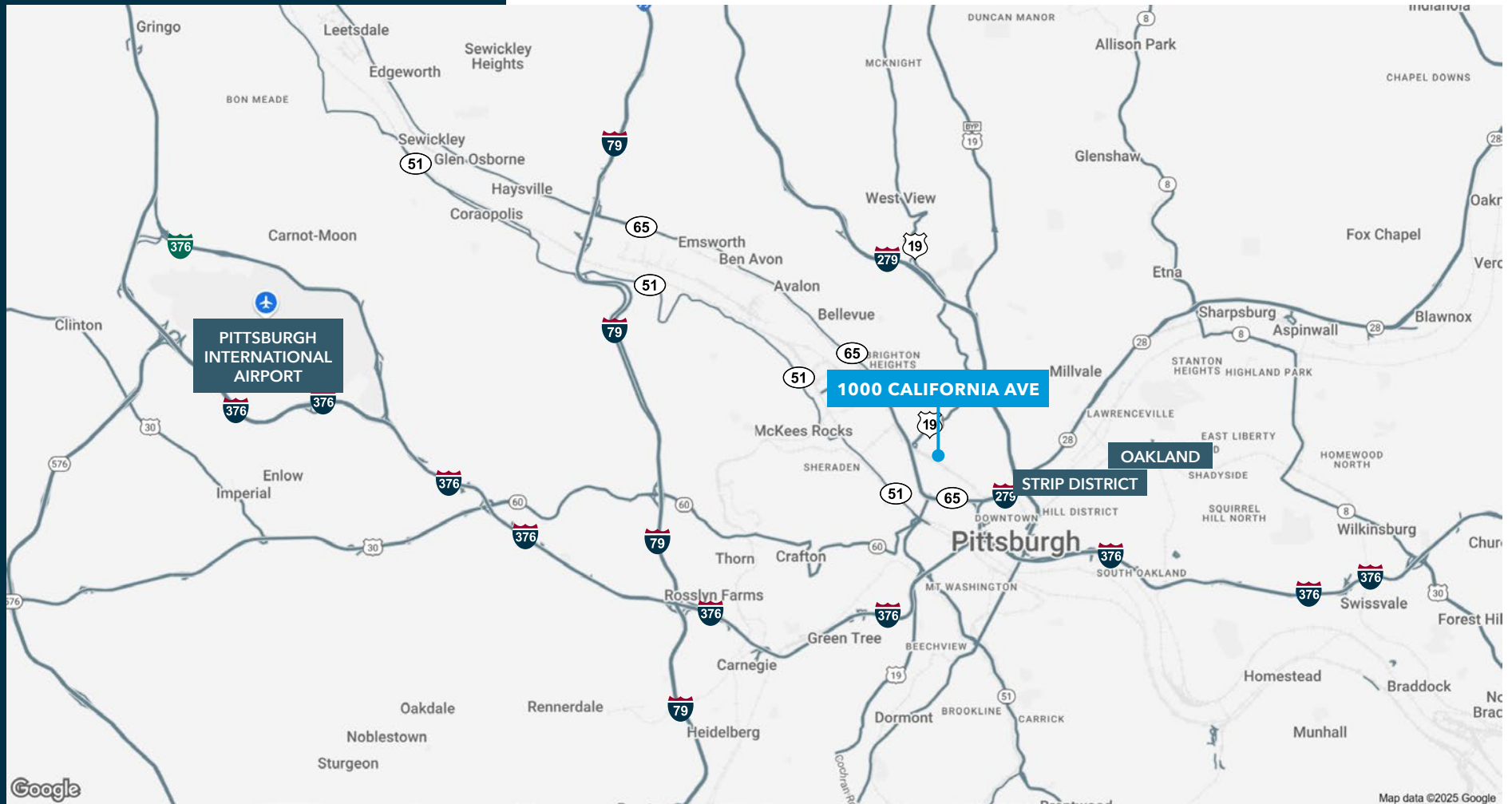
**BUILDING
PLAN**





SPACE HIGHLIGHTS

- Approved for \$1.2 MM renovation
- Suites are divided by partition walls
- Readily converted to open layout
- Bay 4 has office suites with restrooms
- All bays are heated via gas convection and radiant heating systems



KEY DISTANCES

PA-65	0.6 miles / 2± minutes
I-279	2.4 miles / 5± minutes
DOWNTOWN PITTSBURGH	3.0 miles / 7± minutes
STRIP DISTRICT	3.7 miles / 8± minutes
OAKLAND	6.8 miles / 15± minutes
PITTSBURGH INTERNATIONAL AIRPORT	19.1 miles / 26± minutes



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