

Sample School Building

820 Evergreen Ave, Pittsburgh, PA 15209



Price: Starting at \$12/SQFT

The Old Sample School has been converted into professional office space, retaining its original character with tall ceilings and oversized windows. The building offers ample free on-site parking, prominent road signage for strong visibility, and elevator service to all floors.

Each floor is equipped with restrooms and a kitchenette, and the property is fully ADA compliant. Recent improvements include new lighting, new flooring, a repaved parking lot, and a high-efficiency HVAC system.

The building is also home to LaunchPad at Millvale, a shared workspace offering private offices starting at \$450 per month with no long-term commitment. Larger suites are available, with the option for tenant-specific build-outs for well-qualified tenants.

The property is conveniently located approximately 6 minutes from Lawrenceville and 8 minutes from downtown Pittsburgh.

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24,000 sqft
24/7 Access
Signage
Move-In Ready

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Converted school building with professional office suites
Tall ceilings and oversized windows throughout
Ample free

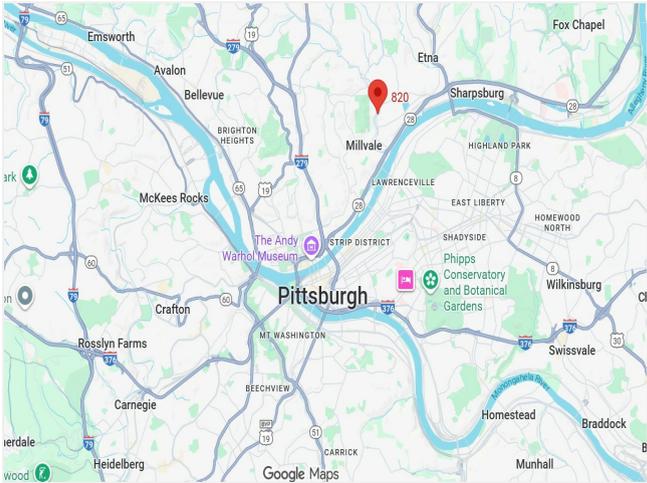
on-site parking
Elevator service to all floors
Prominent road signage / strong visibility
Restrooms and kitchenette on every floor
ADA compliant building
Recent upgrades: new lighting, new flooring, repaved parking lot, high-efficiency HVAC
LaunchPad at Millvale coworking with private offices starting at \$450/month
Larger suites available with custom build-out options
Convenient location: approx. 6 minutes to Lawrenceville, 8 minutes to Downtown Pittsburgh

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820 Evergreen Map

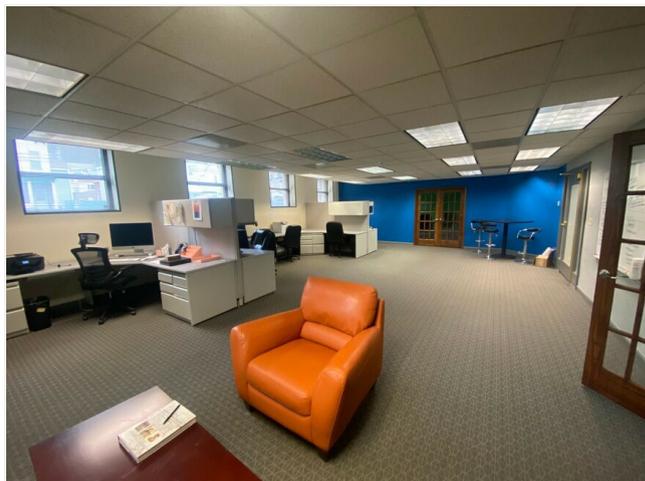


Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
412 Fire Safety	-	
Gateway Global Delivery Inc	-	
iNetworks Advisors	-	
Stahler Counseling and Consulting LLC	-	May 2029
The Intensivist Company	-	

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Interior Photo



Building Photo

Listing spaces

Basement Ste G-05

Space Available	2,028 SF
Rental Rate	\$12.50 /SF/YR
Contiguous Area	5,674 SF
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Private Entrance. Split into three rooms.

1st Floor Ste 105

Space Available	2,028 SF
Rental Rate	\$18.50 /SF/YR
Contiguous Area	5,674 SF
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

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Interior Photo

Listing spaces

2nd Floor Ste 201

Space Available	875 SF
Rental Rate	\$16.50 /SF/YR
Contiguous Area	5,674 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



Interior Photo

2nd Floor Ste 206

Space Available	615 SF
Rental Rate	\$16.50 /SF/YR
Contiguous Area	5,674 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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Interior Photo

Listing spaces

2nd Floor Ste 207

Space Available	128 SF
Rental Rate	\$45.00 /SF/YR
Contiguous Area	5,674 SF
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Launchpad at Millvale – Private Offices Designed for Growing Businesses Discover a modern, flexible workspace at Launchpad at Millvale, featuring brand-new private office suites in a beautifully renovated building in the heart of Millvale. Each suite offers a clean, professional environment ideal for entrepreneurs, startups, and established professionals looking for a turnkey solution. Suites feature large windows with natural light, contemporary finishes, and access to shared amenities including a kitchenette and professional mail service. Offices are available furnished or unfurnished, with multiple suite sizes to accommodate individuals or small teams. Flexible short-term lease options allow your business to scale without long-term commitments. Building signage opportunities are also available to help showcase your brand. Highlights: • Brand-new buildout with modern finishes • Private offices with large windows • Furnished or unfurnished options • Short-term, flexible lease terms • Shared kitchenette & mail service • Building signage available • Multiple suite sizes available Schedule a tour today and see how Launchpad at Millvale can help your business thrive.

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Property Photos



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Location

