Sharpsburg Business Park

307 23rd Street Ext., Sharpsburg, PA 15215

25,772 SF Endcap Flex/Office Space

8,774 SF Endcap Flex/Office Space

Contact Us

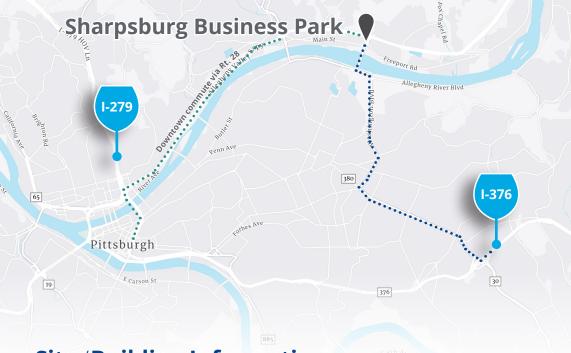
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Site/Building Information

8,774 SF and 25,772 SF (subdividable) for lease

14'-18' clear ceiling heights

Drive-in access with dock capability

Modern, efficient design with **no common area factor**

Fiber optics provided by Verizon

Oversized windows, abundant natural light

Two separate end cap units available

Dedicated parking lot with up to 5:1 parking ratio

Near immediate access to Rt. 28, Rt. 8, and Rt. 130

7-mile commute from Downtown Pittsburgh





ASKING RATE \$21.00 / SF MODIFIED GROSS

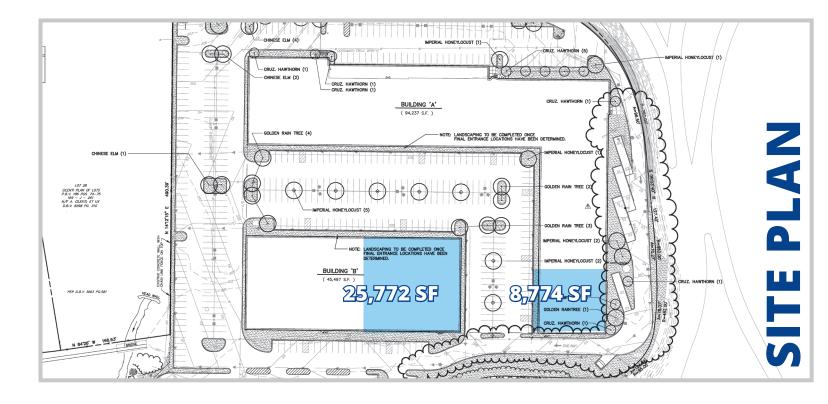
Accessible location, * * * * star flex space

Sharpsburg Business Park is conveniently located just off Route 28 and within a 7-mile radius of Downtown Pittsburgh, Carnegie Mellon University, University of Pittsburgh, UPMC, and the regions' growing tech hub: Robotics Row.



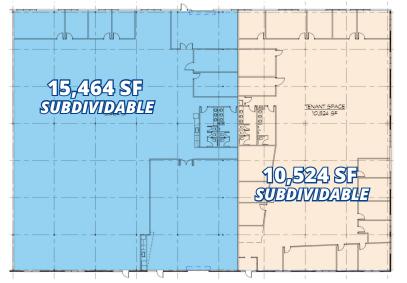




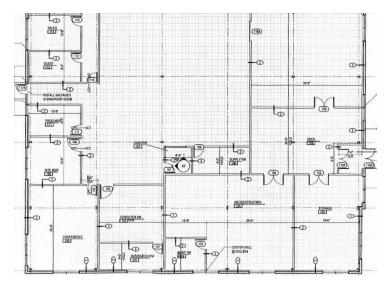


25,772 SF ENDCAP

ADDITIONAL SUBDIVISION OPTIONS AVAILABLE.



8,774 SF ENDCAP



ADDITIONAL SUBDIVISION

OPTIONS AVAILABLE.

Available Endcaps

Vacancy #1 | 25,722 SF Subdividable to 15,464 SF and 10,524 SF Vacancy #2 | 8,774 SF

Both availabilities feature private entrances, multiple partitioned private offices, conference rooms, server areas, restrooms, and dedicated workrooms.

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