

# OFFICE-FLEX/LAB SPACE

# **AVAILABLE - SALE/LEASE**

2500 Jane Street Pittsburgh PA 15203

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### PROPERTY HIGHLIGHTS

#### **OVERVIEW:**

2500 Jane Street offers versatile and conveniently located commercial spaces ideal for a variety of business uses. This two-story brick building features an elevator and is positioned in a well-traveled corridor. This property provides excellent visibility, accessibility, and proximity to major city routes.



Flexible floor plan suitable for office, flex, or lab-based businesses

On-site parking for employees & visitors

Highly visible signage opportunities along Jane Street

Convenient access to South Side, Downtown Pittsburgh, and major highways

Well-maintained property with professional ownership and management

#### **AVAILABLE SPACE:**

5,000-30,800 +/- square feet

Sale Price: Subject to offers

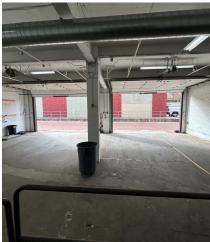
Lease Price:

Office: \$15.00 psf (Full Service) \$12.00 psf (Full Service) Whse: \$ 7.50 psf (Full Service)













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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	17,910	178,859	401,956
Median HH Income	\$46,882	\$54,828	\$58,899

