



EAST PARK ONE Office Building

FOR LEASE

701 Rodi Road
Pittsburgh PA 15235

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PROPERTY HIGHLIGHTS

FEATURES:

- Three-Story Office Building with ample parking in lots. Office and warehouse space located on lower level with loading dock & drive through door. Within minutes of Route 376 (Parkway East) and Route 76 (PA Turnpike)
- Zoning: C-Commercial
- Utilities:
- Gas: Dominion Peoples
- Water: W.P.J.W.A.
- Electric: Duquesne Light
- Sewage: Alcosan/Penn Hills

BUILDING SIZE:

30,000 +/- Square Feet

AVAILABLE SPACE:

1st Floor: 2,813 +/- rsf

Lower Level: 7,500 sf (Flex Space)

RENTAL RATE:

First Floor:

\$12.00 (Reduced Rental Rate) Per Sq. Ft. + Electric, Gas/Pro-Rata Share of Water/Sewage + Janitorial

Lower Level:

\$8.00 (Reduced Rental Rate) Per Sq. Ft. + Electric, Gas/Pro-Rata Share of Water/Sewage + Janitorial



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	5,762	77,174	196,817
Median HH Income	\$65,748	\$55,182	\$53,829

