



2nd FLOOR SUITES AVAILABLE
2,096 - 5,867 RSF

LEASE OFFERING MEMORANDUM

THE LANDINGS

55 ALPHA DR W | PITTSBURGH, PA 15238

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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 All SVN® offices independently owned and operated.

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ALPHA DR W

PROPERTY OVERVIEW



PROPERTY OVERVIEW



OFFERING SUMMARY

LEASE RATE	\$16.75 PSF
BUILDING SIZE	24,966 SF
AVAILABLE SF	2,096 - 5,867 RSF
LOT SIZE	1.548 AC
MARKET	Pittsburgh
SUBMARKET	Harmar Township
PARCEL ID	0441-D-00165-0000-00

OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to lease this multi purpose space at The Landings located at 55 Alpha Dr W in Harmar Township, PA.

HIGHLIGHTS

- Two second floor suites available (can either be combined or stay divided)
- Elevator access right off of parking lot & private vestibule
- On site retail amenities with many other walkable amenities nearby
- ADA restrooms
- Free on-site parking totaling 151 spaces
- Walking distance to public transportation
- Signage opportunities on Freeport Road
- Immediate access to the Pennsylvania Turnpike (I-76) and SR-28

FLOOR PLAN

2,096 - 5,867 RSF
COULD BE SEPARATED OR ALL
LEASED AT ONCE



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

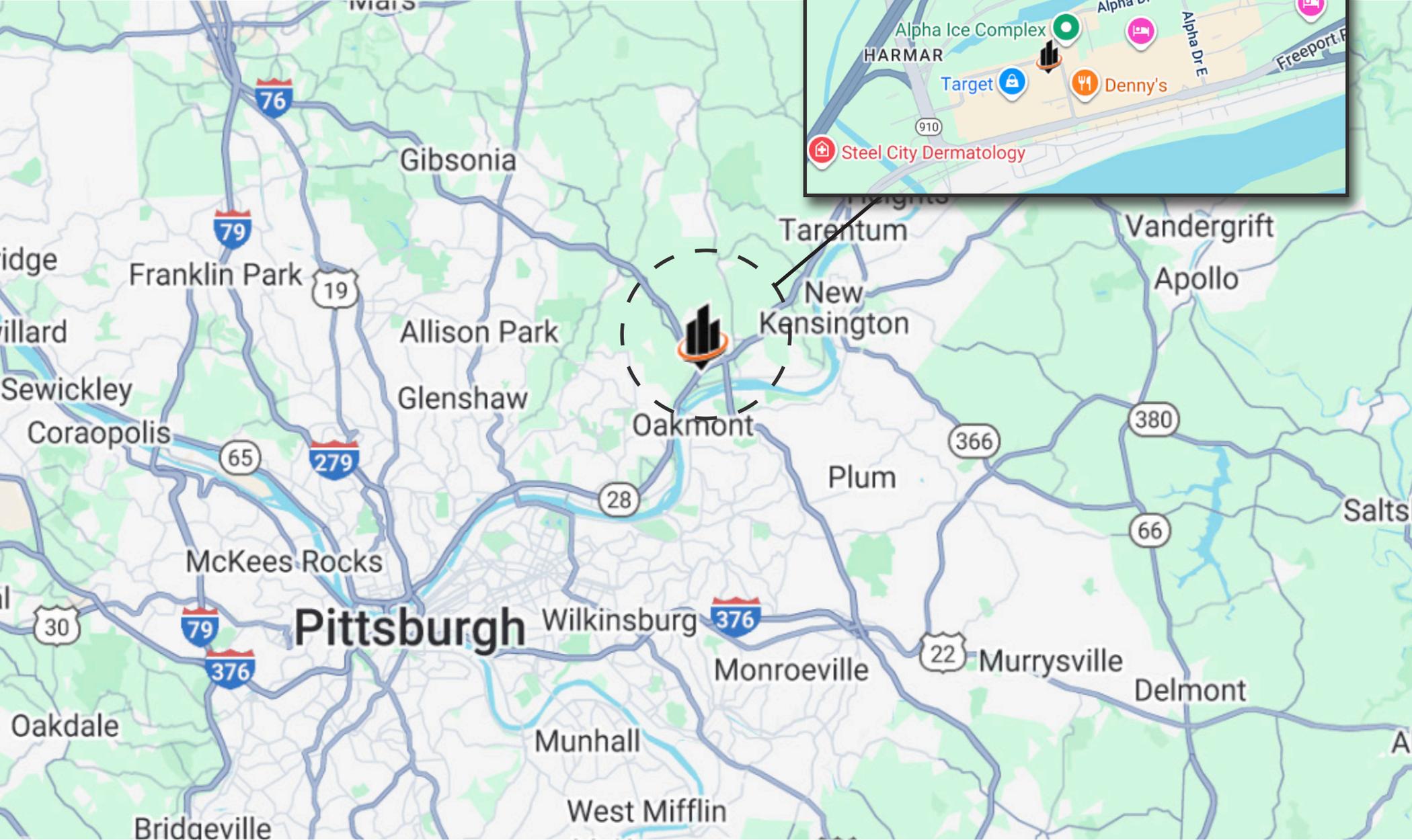


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ALPHA DR W

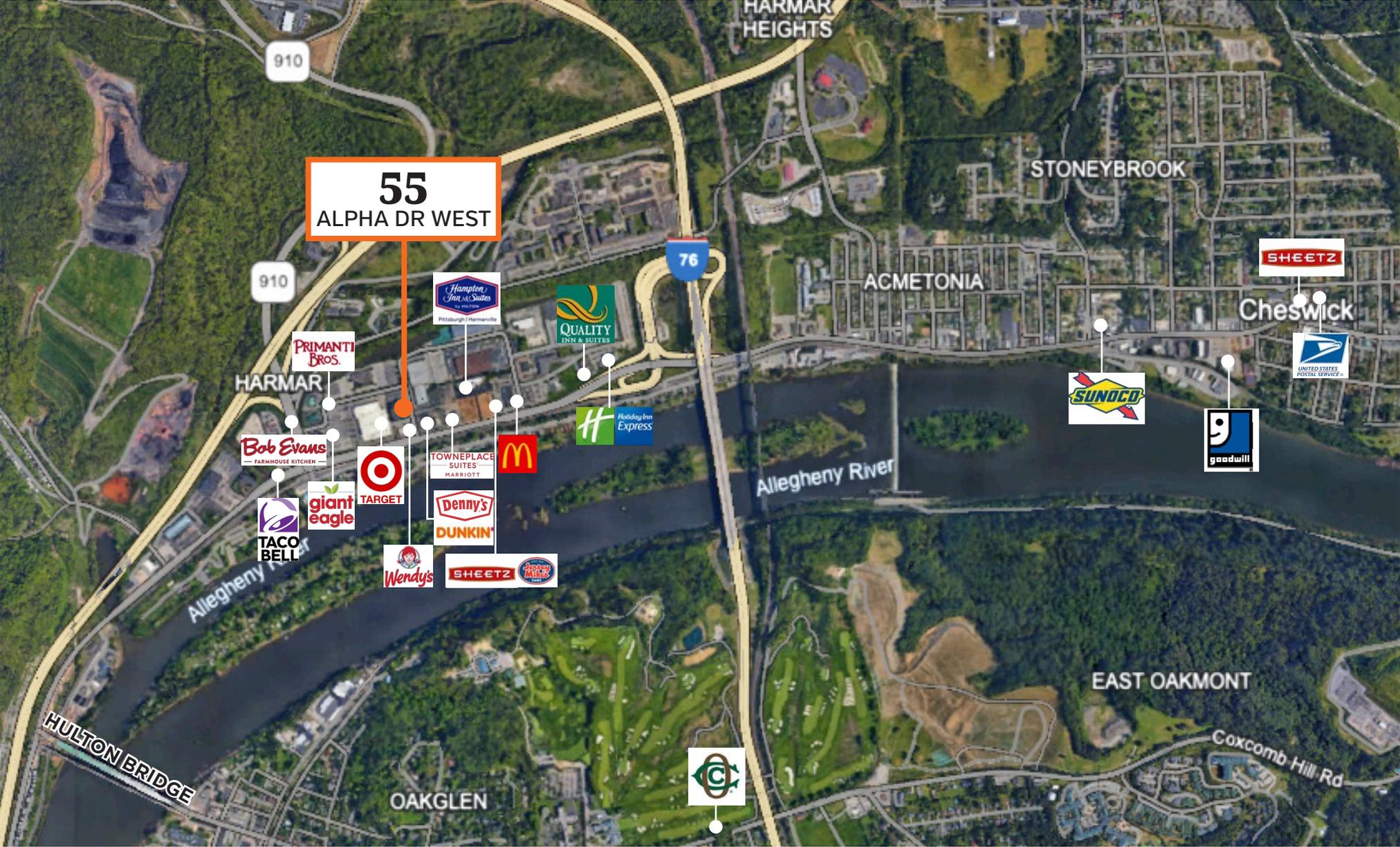
LOCATION OVERVIEW



LOCATION MAPS

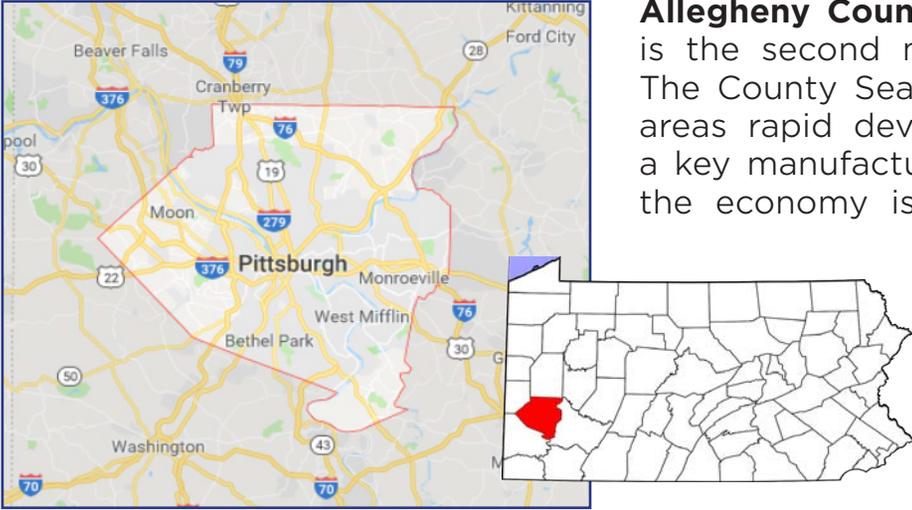


RETAIL MAP



LOCATION OVERVIEW

ALLEGHENY COUNTY



Allegheny County is a county in the southwestern part of Pennsylvania and is the second most populous county in PA following Philadelphia County. The County Seat was named the City of Pittsburgh in 1781. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”. Today, the economy is driven by healthcare, education, technology, finance, and manufacturing. Some of the largest employers in the region include the University of Pittsburgh Medical Center (UPMC), Highmark Health, PNC Financial Services, and several major educational institutions like Carnegie Mellon University and the University of Pittsburgh. Its diverse economy, strong educational infrastructure, and affordable cost of living make it an appealing place for both businesses and residents.

TOP 10 EMPLOYERS

1.  UPMC Presbyterian Shadyside	6.  Allegheny County
2.  University of Pittsburgh	7.  PNC
3.  Federal Government	8.  Carnegie Mellon University
4.  Allegheny Health Network Western Penn Allegheny Health	9.  Allegheny Health Network Allegheny Clinic
5.  GIANT EAGLE	10.  BNY MELLON

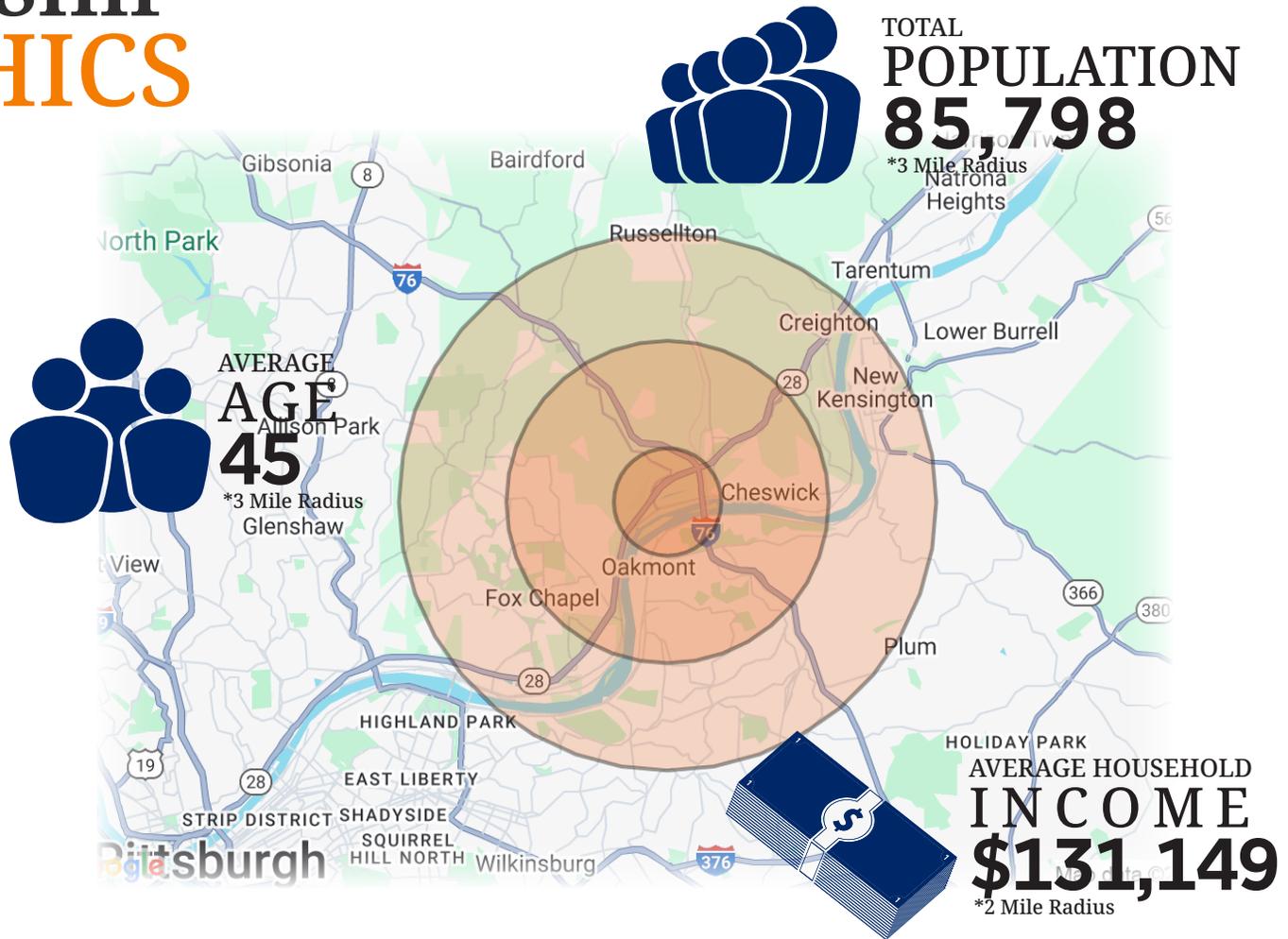
COLLEGES & UNIVERSITIES

HARMAR TOWNSHIP DEMOGRAPHICS

Harmar Township is a strategically positioned community in Allegheny County, about 15 miles northeast of Downtown Pittsburgh. Located along the Allegheny River, it offers quick access to the Pennsylvania Turnpike (I-76) and Route 28, making it ideal for commuters and businesses.

The township features a mix of residential neighborhoods, commercial areas, and light industrial space, with proximity to employment hubs, shopping centers, and recreational attractions like Hartwood Acres Park and the Allegheny River Trail. Combining natural beauty with strong transportation links, Harmar Township is a desirable location in the Greater Pittsburgh region.



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,451	29,575	85,798
AVERAGE AGE	53	47	45
AVERAGE AGE (MALE)	48	45	44
AVERAGE AGE (FEMALE)	57	49	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	596	13,435	37,994
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$126,887	\$131,149	\$115,717
AVERAGE HOUSE VALUE	\$351,736	\$358,214	\$299,615



**FOR INQUIRIES,
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