

# FOR LEASE

## UP TO 31,187 SF



107 MT. NEBO POINTE DRIVE | PITTSBURGH, PA 15237  
OFFICE / MEDICAL SPACE

### AVAILABLE SPACE

#### Medical

First Floor: 14,187 SF

#### Office

Second Floor: 17,000 SF

### JOHN ELIOPOULOS

412.613.6229

jeliopoulos@naiburnsscalo.com

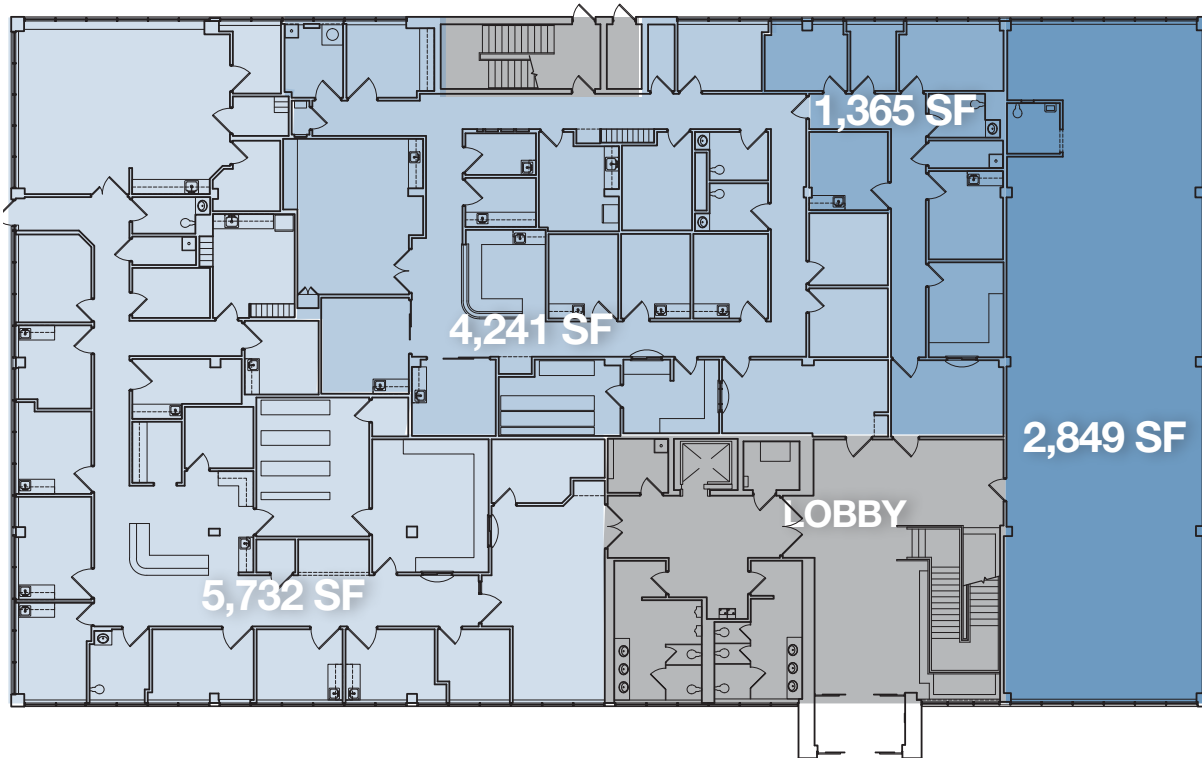
**NAI Burns Scalo**

Brokerage Services

### BUILDING FEATURES

- » Visible off of I-279
- » Within 3 Minutes of I-79
- » 10 Miles from Downtown
- » Up to 31,187 SF Available
- » Entrance of Mt. Nebo Pointe with Tenants Target, Sams, and Anthropologie Home Outlet, 15 Minutes to Ross Park Mall
- » Within Minutes of Three Major Hospital Systems
- » 30 Minutes from Airport
- » High Income, Growing, Strong Demographic Area

# 107 MT. NEBO POINTE DRIVE FIRST FLOOR - 14,187 SF

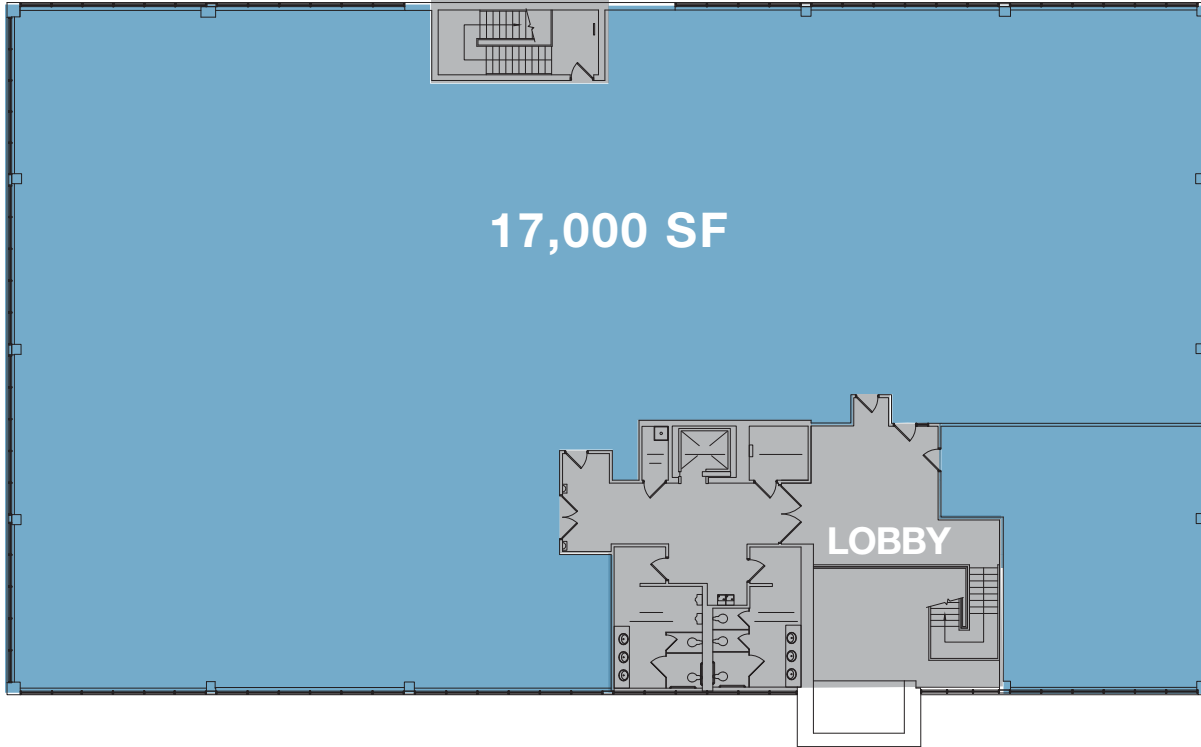


## 1<sup>st</sup> Floor

- Second generation medical space
- Move in ready
- Efficient floor plan
- Hospital grade finishes
- Potential uses: Early childcare/education center, daycare center, medical space

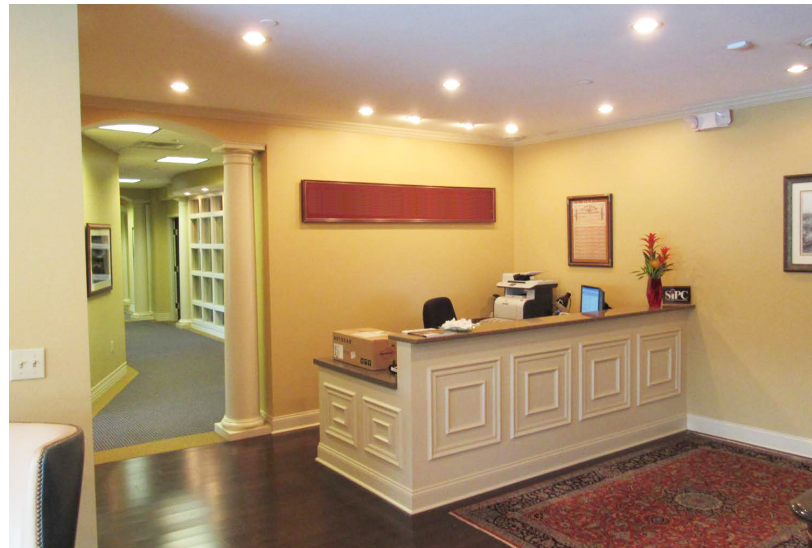


107 MT. NEBO POINTE DRIVE  
**SECOND FLOOR - 17,000 SF**



## 2<sup>nd</sup> Floor

- Class A office space
- High end finishes
- Abundant natural light
- Efficient floor plan



# 107 MT. NEBO POINTE DRIVE NEARBY AMENITIES



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412.250.3000 | naiburnsscalo.com