



OFFICE-FLEX/LAB SPACE

AVAILABLE - SALE/LEASE

2500 Jane Street
Pittsburgh PA 15203

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PROPERTY HIGHLIGHTS

KEY FEATURES:

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

On-site parking for employees & visitors

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

Well-maintained property with professional ownership and management

- Zoning: UI (Urban Industrial District)
- Electric: Three Phase
- Sprinkler System: Mix of wet/dry system
- Lot & Block: 12-R-18
- Two-Garage Doors - 18' x 12' electric garage doors
- Elevator-Passenger/3-Stairwells
- Security System
- Off-Street Parking

TOTAL BUILDING SIZE: 32,447 +/- SQ. FT.

AVAILABLE SPACE:

First Floor:

Suite A) 3,138 +/- rsf - Office

Suite B) 3,410 +/- rsf - Office

Suite C) 11,195 +/- rsf - Lab/Flex/Clean Room

Suite D) 1,849 +/- rsf - Whse/Garage

Second Floor:

Suite A) 3,401 +/- rsf - Office/Lab

Suite B) 4,742 +/- rsf - Office

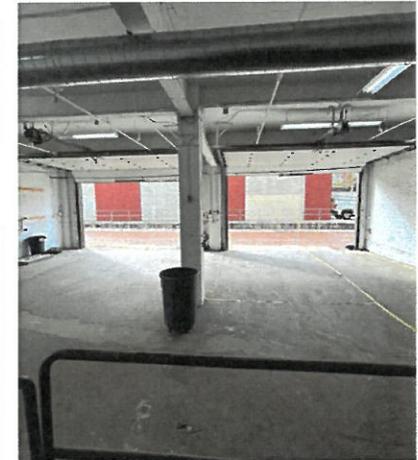
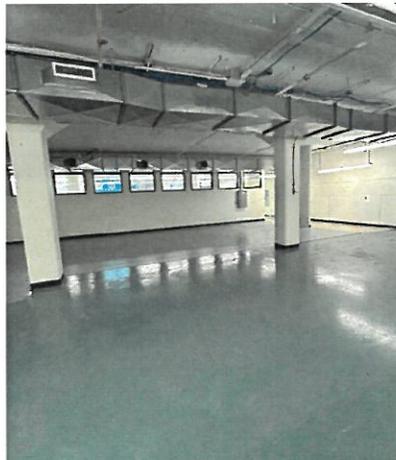
Sale Price: Subject to offers

Lease Price:

Office: \$15.00 psf (Full Service)

Lab: \$12.00 psf (Full Service)

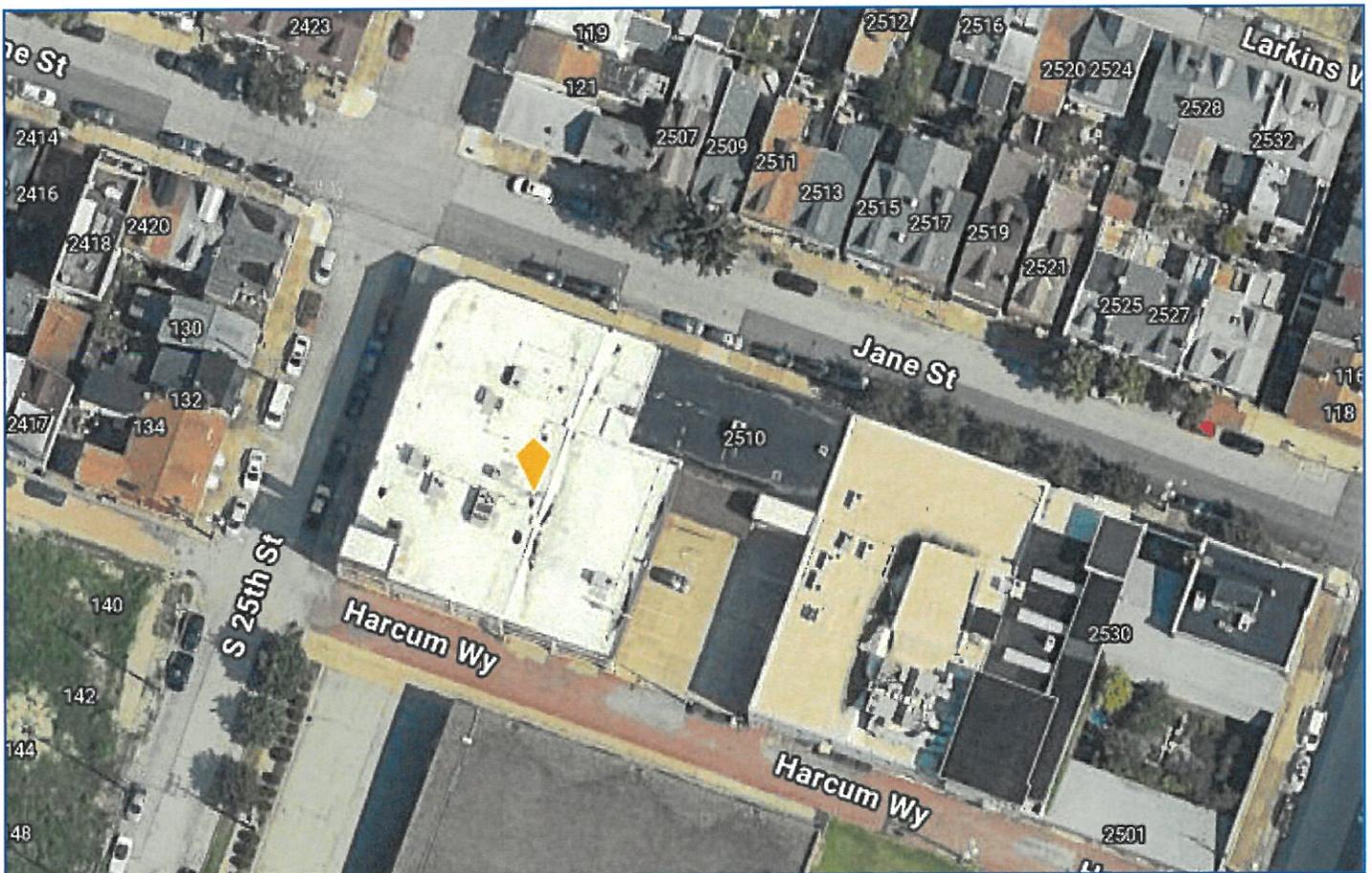
Whse: \$ 7.50 psf (Full Service)



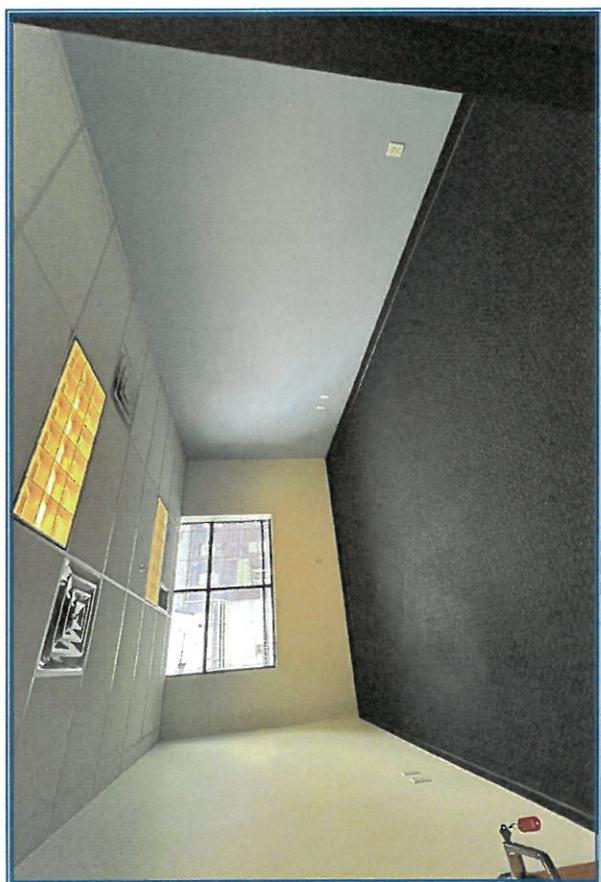
All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

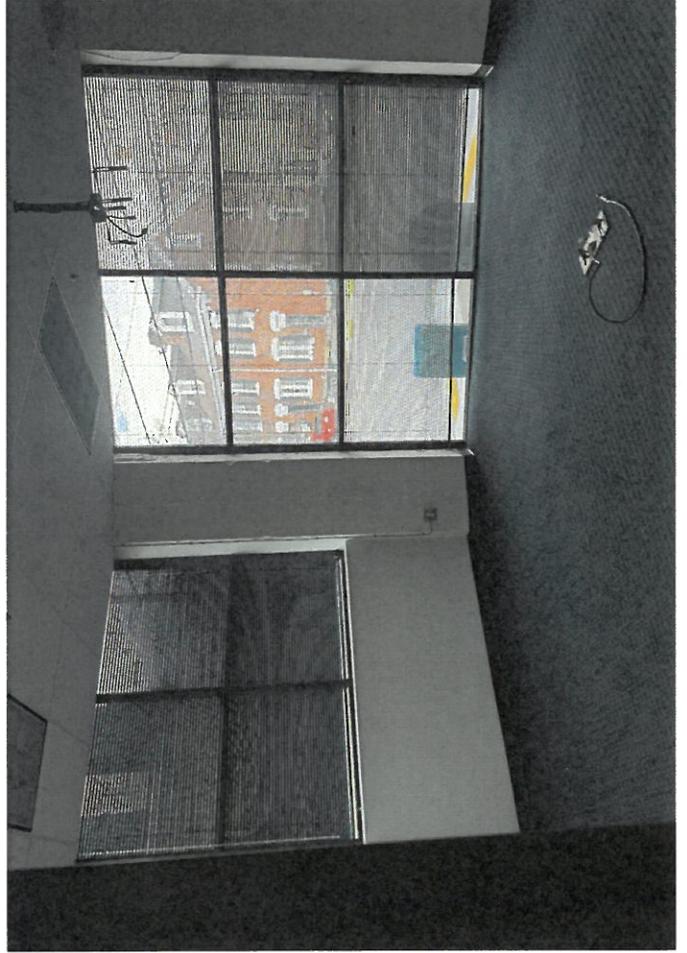
LOCATION & DEMOGRAPHICS

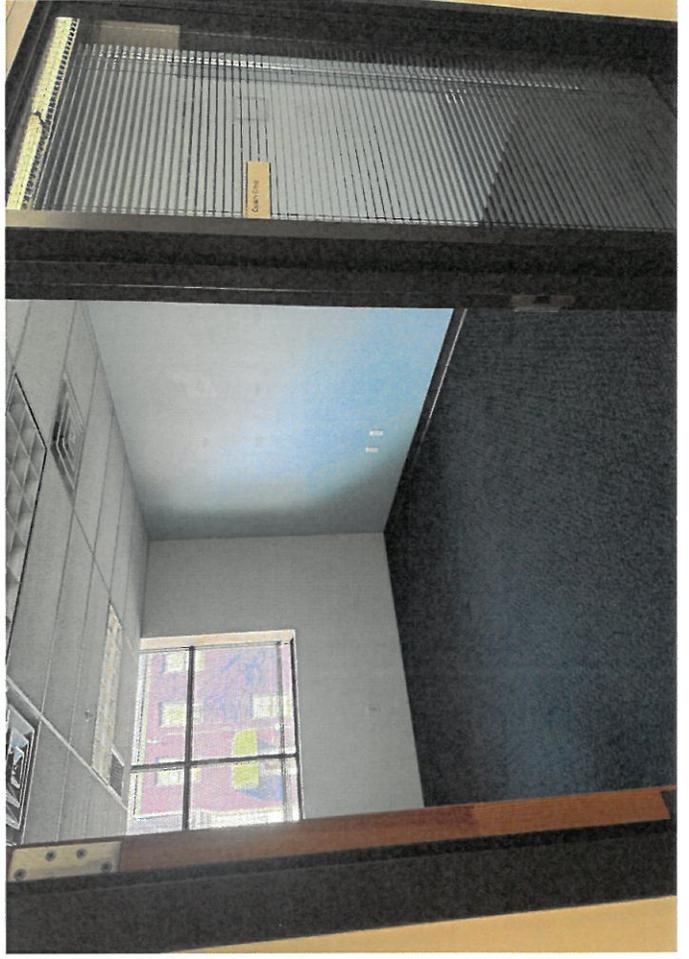
DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	17,910	178,859	401,956
Median HH Income	\$46,882	\$54,828	\$58,899

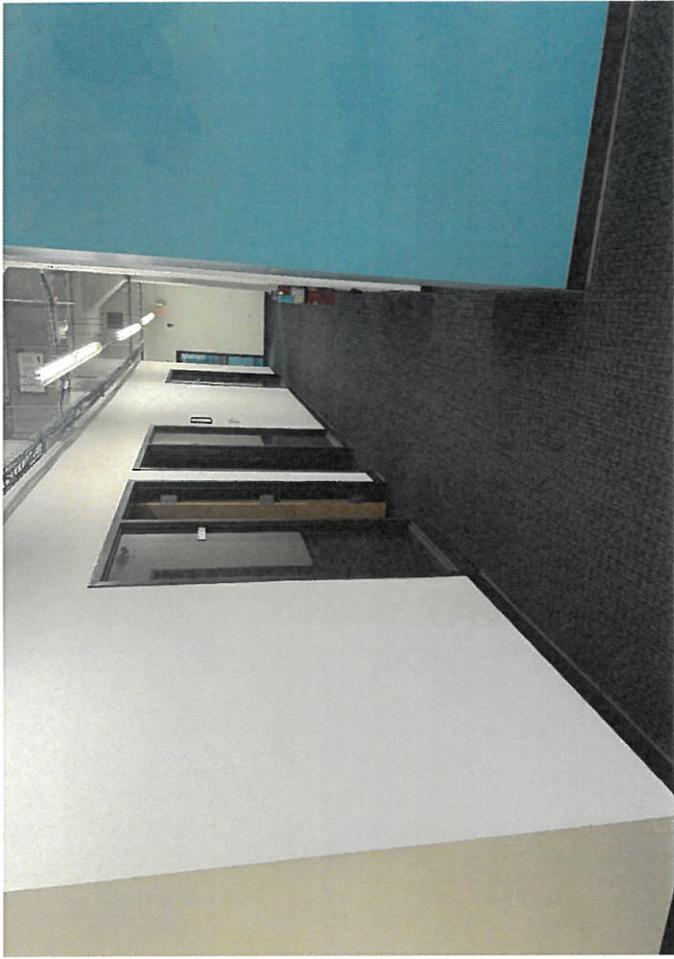


Office Space - First Floor









Lab Space - First Floor



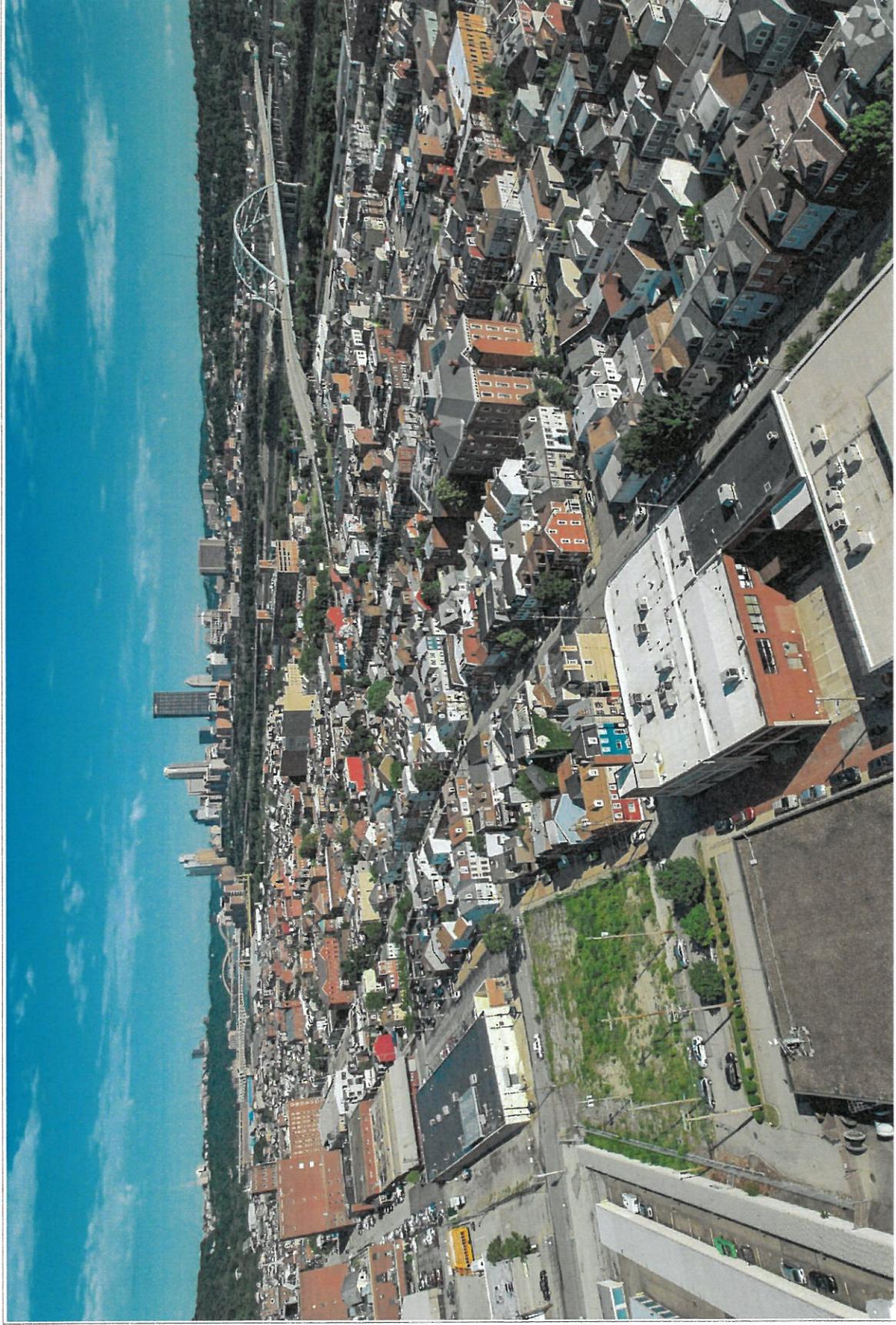


Kitchen/Restrooms - First Floor





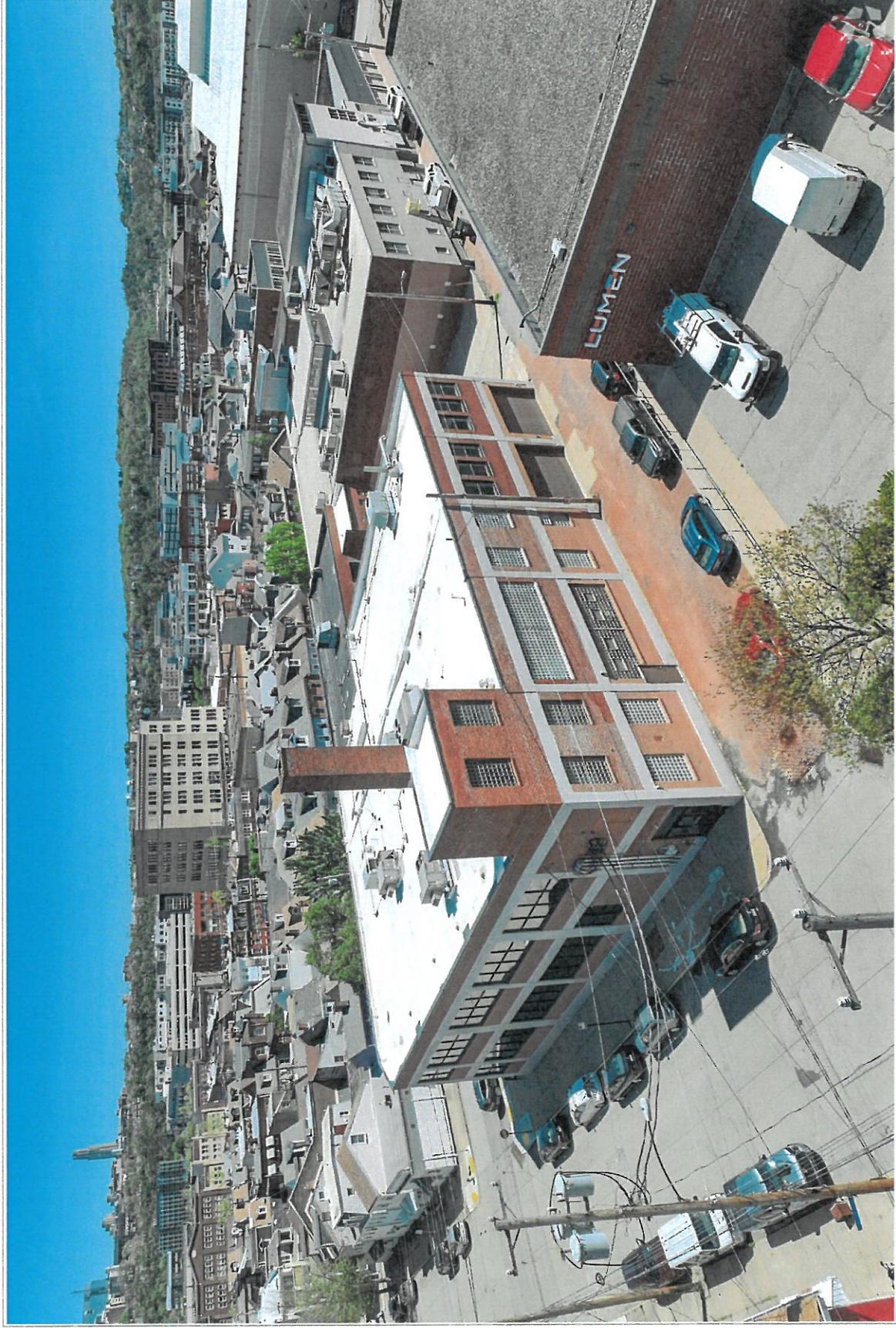
2500 Jane St



2500 Jane St



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Site Description

Land Shape & Topography

The subject is located at 2500 Jane Street and consists of a rectangular corner parcel containing 0.46 +/- acres of gross land area. The subject is further identified as Allegheny County Block & Lots 12-R-18. The site has approximately 168' of frontage along Jane Street and extends back approximately 120' along South 25th Street to the rear of the site. The site also has 168' of frontage along Harcum Way at the rear of the site. The site is generally level and appears to be 100% usable.

Site Improvements

The subject property is improved with a two-story over partially basement office/flex building containing 32,437 SF of gross building area. The site has 13 concrete parking spaces at the rear of the building.

Site Map

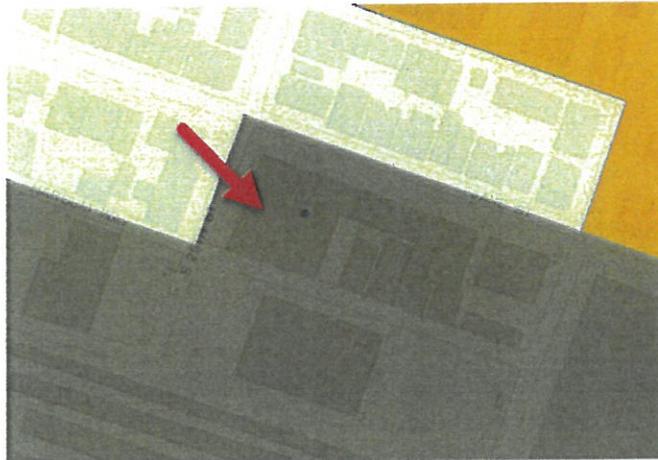


Legal Data

According to the Allegheny County Assessment Office the site is identified as Allegheny County Parcel ID 12-R-18. Ownership is vested to Pandolfo PBT. The subject is located in census tract 1609.00.

Zoning

According to the City of Pittsburgh zoning ordinances, the subject is located in the UI, Urban Industrial District. The property is a legally conforming use. A zoning change is unlikely.



Utilities	All public utilities were available and connected to the site.
Easements/Rights-of-Way	I did not observe or note any easements (except public utilities), encroachments, or rights-of-way while researching and inspecting the subject property. Consequently, I am not responsible for any impact on value caused by easements or rights-of-way of which I am unaware.
Flood Area Panel Number:	The subject is not located in a flood zone. The subject is located on FEMA Flood Map 42003C 0361 H dated September 26, 2014, indicates the subject property is located in flood Zone X, which is defined as an "area of minimal flood hazard." The subject is located at the intersection of Jane Street and South 25th Street.



Adverse Factors	No adverse factors were noted during the inspection.
Access and Visibility	Access and visibility to the site is average due to the subject's location and frontage along Jane Street. Surrounding development is office/flex and residential. The site is located within 1 miles of the on/off ramp of Interstate 376 and 2 miles from Interstate 79.
Comments	The site is typical as compared to the similar sites in the immediate area. The site is considered average when considering factors such as utility, location and access.

Improvement Description

The subject property is improved with a two-story over partial basement office/flex building containing 32,437 SF of gross building area. The gross building area does not include the basement. The building has a concrete handicapped accessible ramp at the front and rear entrances.

The building is brick construction with a flat composition roof and multi-pane fixed glass windows. The rear of the building has two, 18' x 12' overhead electric garage doors.

The 1st floor was gutted and remodeled and built-out for single-tenant in 2010 for its use as office and flex/R& D space. The interiors configuration consists of a mix of private offices, general office/work space, conference rooms, labs, "clean rooms", light manufacturing area, a garage/loading dock, a break room and three restrooms. The interior of the office areas have carpeted floors, drywall walls and ceilings with fluorescent lighting. The lab area has composition tile flooring, drywall walls and poured concrete ceilings with fluorescent lighting.

The 2nd floor contains multiple units with two common hallway handicapped accessible restrooms.

The 1st unit on the 2nd floor contains 4,350 SF of tenant occupied office space. The interior configuration consists of multiple private offices, conference/meeting rooms and two handicapped accessible restrooms. The interiors have carpeted floors, drywall walls and drywall walls and ceilings with fluorescent lighting.

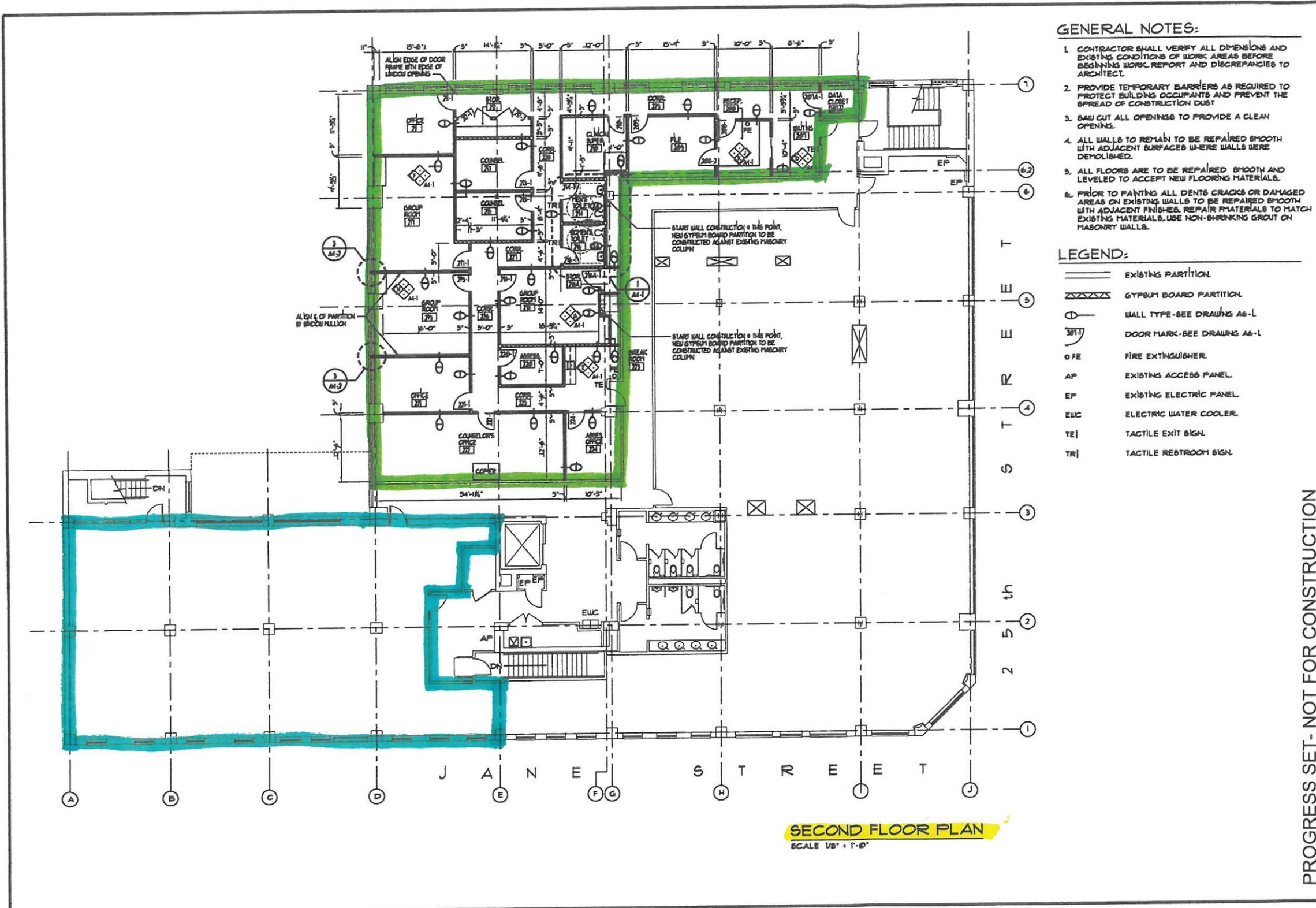
The 2nd unit on the 2nd floor contains 6,996 SF of vacant office space and 4,054 SF of shell office space for a total of 11,050 SF. The interior configuration consists of the 6,996 SF office area consists of multiple private offices, conference/meeting rooms, open office/work areas and a kitchenette. The interiors have carpeted floors, drywall walls and ceilings with fluorescent lighting. As per the owner, this space was renovated and built-out by the previous tenant. The remaining 4,054 SF is shell office/storage space with a concrete floor, cork walls and a drywall ceiling. This space would need flooring and lighting to be used as finished office space.

The building has a passenger elevator and three stairwells. There is a lift at the rear of the building allowing material storage access to the basement.

The building has 8 roof mounted gas HVAC units with central-air conditioning, three-phase electrical service, security system and a mix of wet and dry sprinkler system.

(Note: This information is intended only to provide the reader with an overview of the general quality and type of materials contained in the subject property and is not intended to provide detailed engineering quality specifications which should be obtained from a qualified engineer or architect.)

The building is in good overall condition. Continued use as office/flex building is likely. The actual age of the building is 80 years +/- with an effective age of 10-15 years and remaining economic life of 35-40 years.



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS OF WORK AREAS BEFORE BEGINNING WORK. REPORT AND DISCREPANCIES TO ARCHITECT.
2. PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PROTECT BUILDING OCCUPANTS AND PREVENT THE SPREAD OF CONSTRUCTION DUST.
3. SAW CUT ALL OPENINGS TO PROVIDE A CLEAN OPENING.
4. ALL WALLS TO REMAIN TO BE REPAIRED SMOOTH WITH ADJACENT SURFACES WHERE WALLS WERE DEMOLISHED.
5. ALL FLOORS ARE TO BE REPAIRED SMOOTH AND LEVELED TO ACCEPT NEW FLOORING MATERIALS.
6. PRIOR TO PAINTING ALL DENTS, CRACKS OR DAMAGED AREAS ON EXISTING WALLS TO BE REPAIRED SMOOTH WITH ADJACENT FINISHES. REPAIR MATERIALS TO MATCH EXISTING MATERIALS. USE NON-SHRINKING GROUT ON MASONRY WALLS.

LEGEND:

- EXISTING PARTITION
- ▨ GYPSUM BOARD PARTITION
- WALL TYPE-SEE DRAWINGS A6-L
- ⌒ DOOR MARK-SEE DRAWINGS A6-L
- ☒ FIRE EXTINGUISHER
- AP EXISTING ACCESS PANEL
- EP EXISTING ELECTRIC PANEL
- EWC ELECTRIC WATER COOLER
- TE TACTILE EXIT SIGN
- TR TACTILE RESTROOM SIGN

PROGRESS SET - NOT FOR CONSTRUCTION

DRS architects
Creating a better world through design

CLIENT
Cove Forge Behavioral Health
2500 Jane Street
Pittsburgh, Pa 15203
Second Floor Plan

NO.	DATE	REVISION/NOTE

JOB NO. 2228
DRAWN BY
CHECKED BY TG
DATE 02/19/2013
SCALE AS NOTED
DRAWING NO. A1-1