



## FOR SALE OR LEASE: Washington's Landing

700 Waterfront Drive, Pittsburgh, PA 15222

This Class-A Office/R&D light industrial facility consists of 53,183 SF situated on 4 Acres in the fully developed Washington's Landing; a mixed-use office, R&D and residential complex situated on the Allegheny River at the 31st Bridge, in the City of Pittsburgh, Allegheny County, PA

### Building Highlights

- A two-story building totaling 53,183 SF. The first floor is 28,183 SF light industrial/R&D space and the second floor is 25,000 SF office space.
- 2 dock doors with edge of dock levelers
- 1 drive-in door
- Diesel Generator
- 2500 Amps at 120/208 V 3 phase with transformer to 480/270 V 3 phase.
- Ordinary hazard sprinklers
- 16 ft. Clear Heights (in first floor)
- Brick veneer construction over a structural steel system

### Age

Built in 1998 for McKesson Automated Healthcare and occupied by Acutronic USA since 2010.

### HVAC

Fully conditioned building

### Expansion

The site can accommodate a building expansion of 10,000 SF, subject to City of Pittsburgh zoning.

### Parking

121 Spaces existing; additional spaces can be added

*For information, please contact:*

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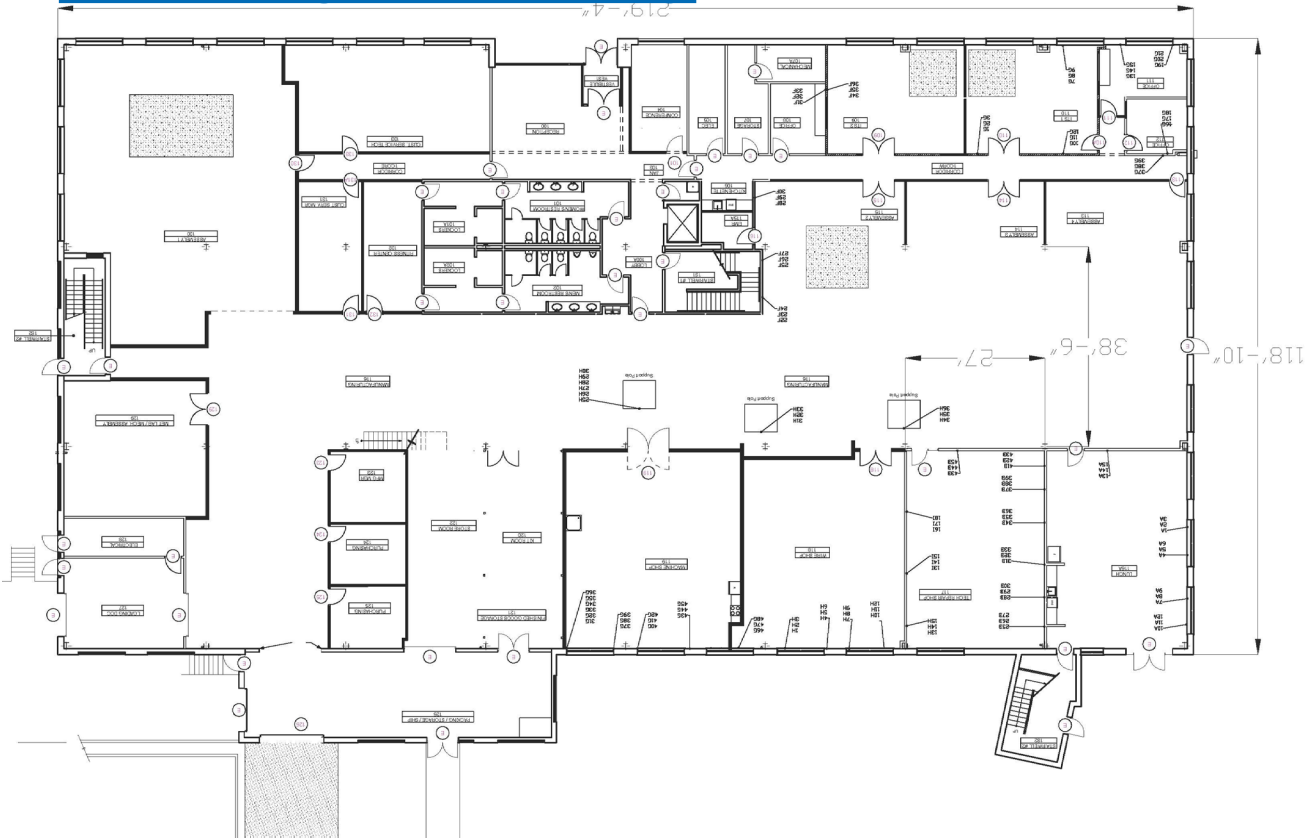
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## 1st Floor – Light Manufacturing



## 2nd Floor – Office Space



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**Availability:** Subject to relocation of Acutronic USA

**Asking Rent:** \$12.00/SF NNN

**Asking Sale Price:** \$7,000,000

**Additional Rent:** Tenant is responsible for utilities, janitorial, interior repair and maintenance, real estate taxes, fire casualty insurance, general liability insurance and common area maintenance (landscaping and snow removal).

**Landlord Responsibilities:** Landlord is responsible for roof and structural repairs except for damage caused by Tenant.

**Real Estate Tax Information 2025**

- Assessed Value: \$5,447,800
- 2025 Millage Rate: 25.49 Mills
- 2025 Taxes: \$138,864.42



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