

Location Highlights



- Located in the RIDC Park West Business Park, just minutes from the Pittsburgh International Airport
- Easy access to I-376 via McClaren Road Interchange - only 6 miles to the I-79 Interchange
- Approximately 15 minutes or 14 miles from Downtown Pittsburgh



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FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

250/260 Industry Drive

RIDC Park West, Pittsburgh, PA 15275



Property Highlights

- Two (2) Building - Class "A" Flex Office Campus - 87,800 SF Total - 43,900 SF per Building
- Building One - Fully Leased
- 43,900 SF Available in Building Two - Occupancy to be 7 Months from Lease Execution
- Prominent Location in Pittsburgh's Parkway West
- Building Signage Available with Parkway West Exposure
- 100% Efficiency - Useable equals Rentable
- On-Site Free Parking at 5/1,000 SF
- Modern, Exposed and Easily Adaptable - Further Reducing Occupancy Costs
- 17' High Exposed Ceilings with Cloud Ceiling Design Capabilities
- Prominent Skylights and Enhanced Finishes - Unmatched in its Class

Flex Office **Highlights**



- No Common Area Add-On Factor - Useable Space Equals Rentable Space!
- Extremely Efficient and Superior Suburban Flex Design and Quality
- Flexible space to accommodate various users and operations, i.e - general office, R&D, Technology and Product Assembly
- Provides Opportunity for Greater Density and Open & Exposed Floor Plans
- Adaptable to the Specific and Changing Needs of the User



**Pad Ready Site
Can Be Modified to Suit**

