

NOW LEASING



260 INDUSTRY DRIVE PITTSBURGH, PA

CLASS "A" FLEX CAMPUS | PROPOSED NEW CONSTRUCTION | PARKWAY WEST CORRIDOR | 100% EFFICIENCY

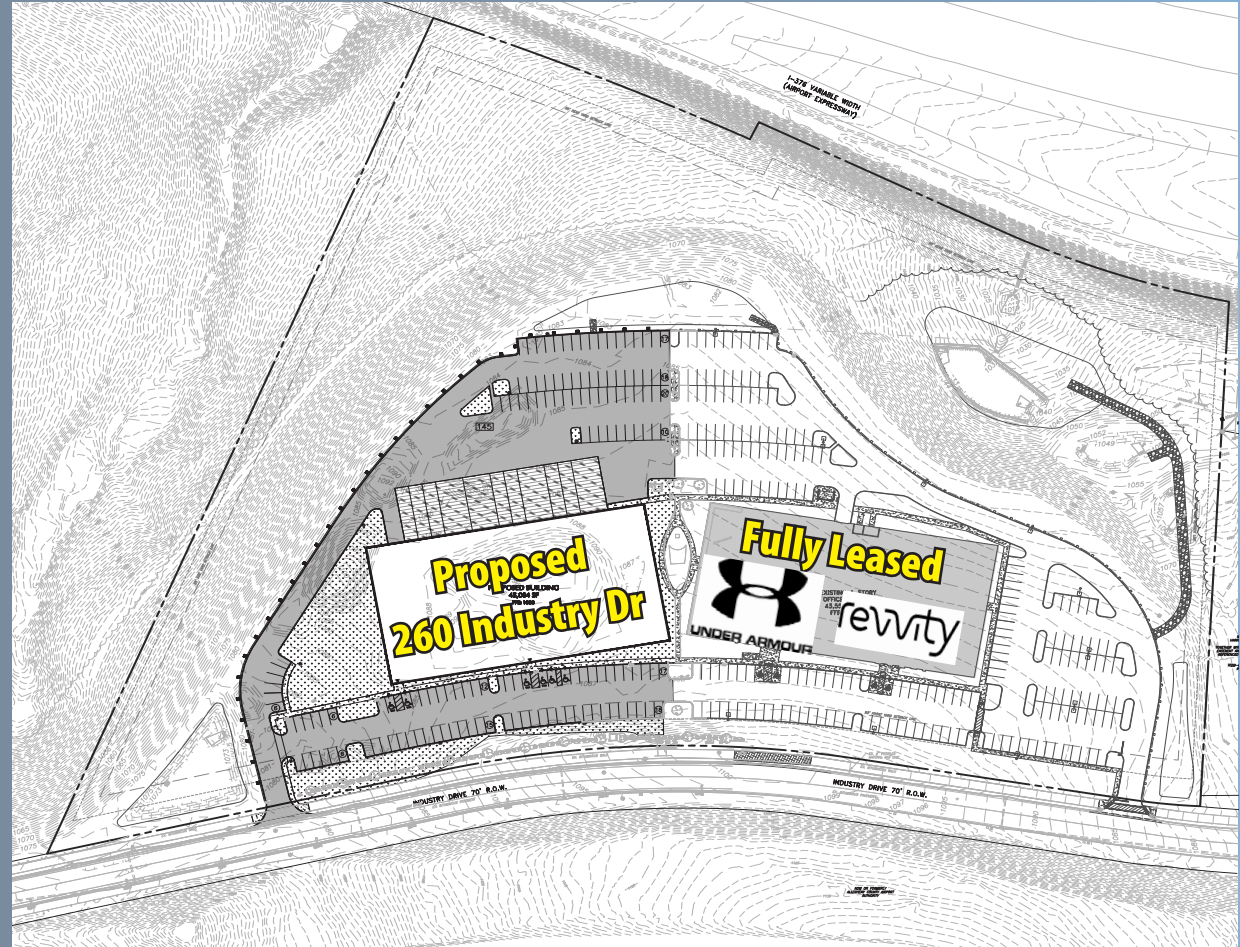
PROPERTY DESCRIPTION

AVAILABLE PREMISES

44,640 SF - Can be Subdivided

PROPERTY HIGHLIGHTS

- Class "A" Flex Office Campus
- Prominent Location in Pittsburgh's Parkway West Corridor
- 100% Efficiency — Usable Equals Rentable
- Ample On-Site Free Parking
- Designed for 16' clear height – which can be increased to 24' on a build to suit
- EV Charging Stations
- Potential for Solar Panels
- Multiple branding and signage options; Signage options include building highwall, monument, and potential for hillside signage visible from Parkway West
- Rear loading access providing for dock and grade level access
- Existing central courtyard for private events or outdoor work environment



260 INDUSTRY DRIVE

BUILDING RENDERINGS



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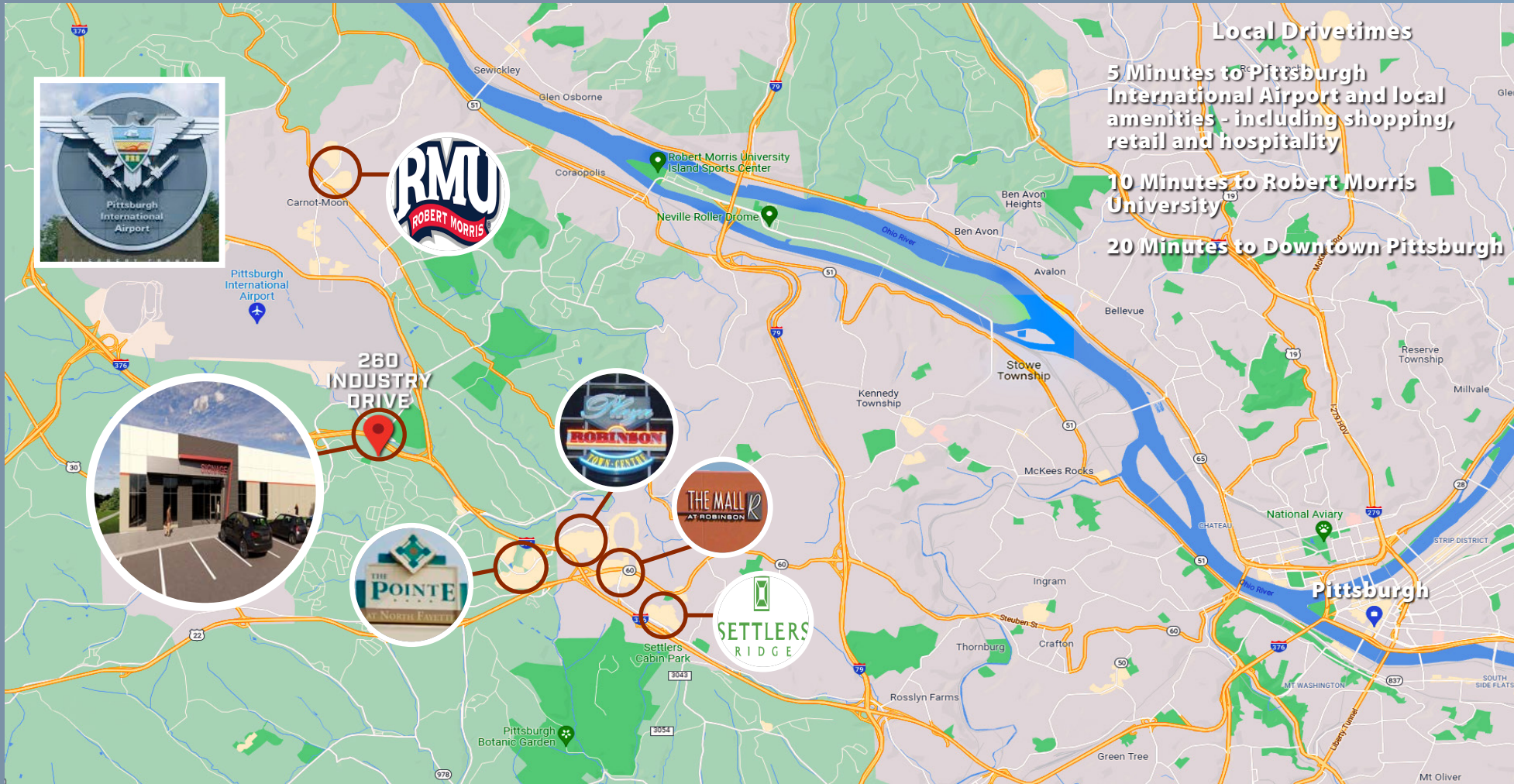
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PROPERTY LOCATION



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