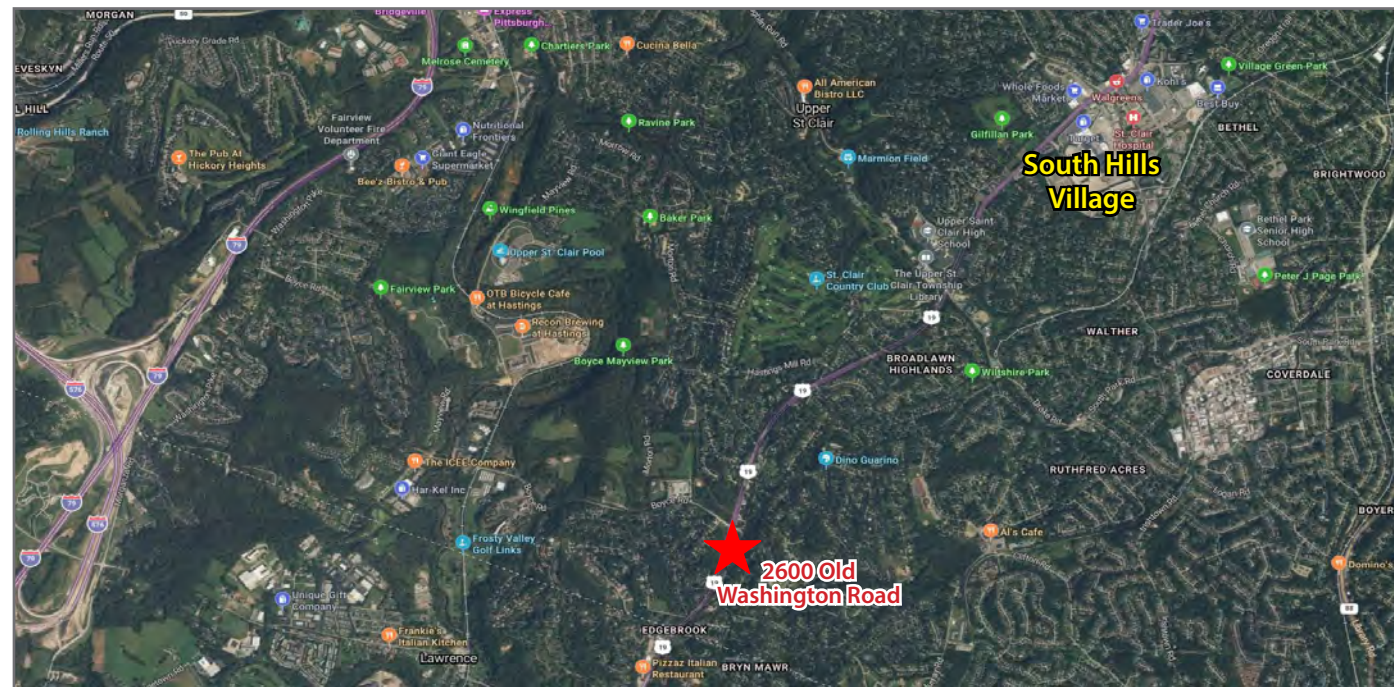




- Join Morgan Stanley in this unique custom built office building
- Features include, meticulous landscaping in a quiet, serene setting
- Located in the middle of South Hills Village and Donaldson's Crossroads - putting an abundance of amenities at your fingertips



For more information please contact:

Andrew Martz
Associate

Oxford Realty Services, Inc.
412.261.0200, ext 3486

amartz@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.

2545 Railroad Street
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.

OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

2600 Old Washington Road

Pittsburgh, PA 15241



Building Size

21,500 RSF

Available Premises

Second Floor

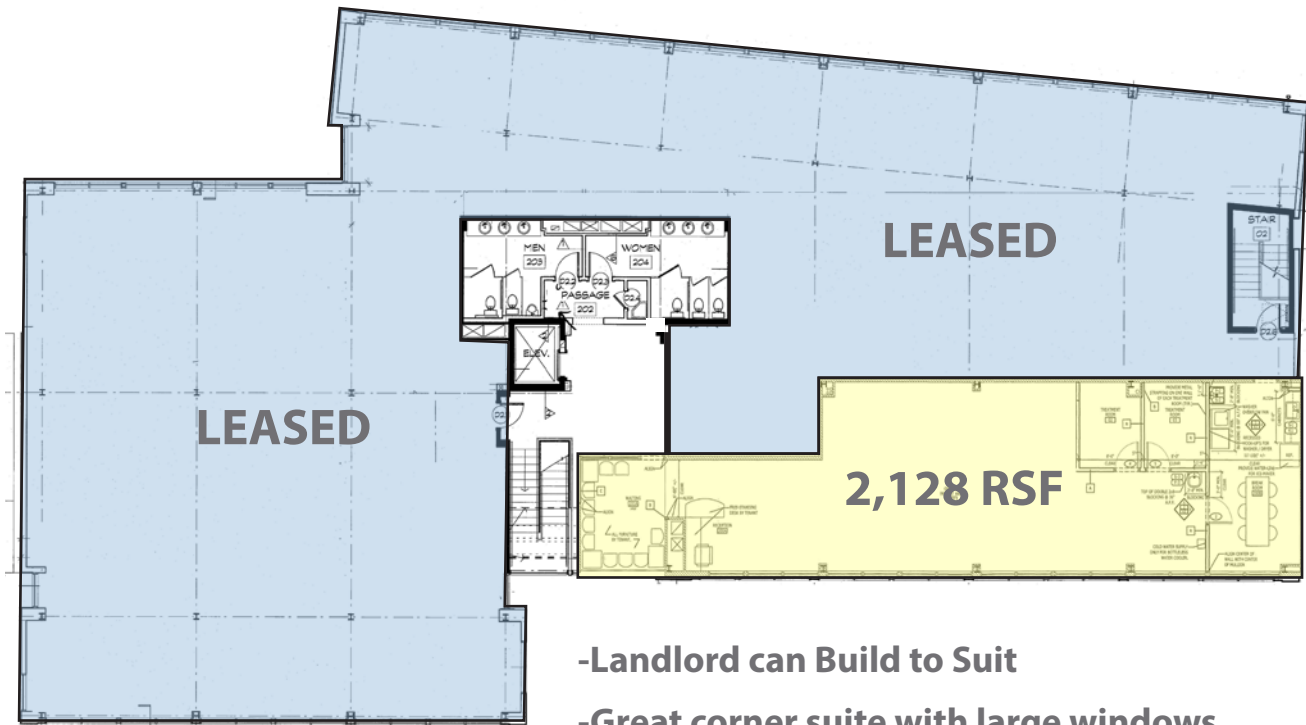
2,128 RSF

Traditional Office Space

Property Highlights

- Conveniently located at the intersection of Boyce Road and Route 19
- Minutes from South Hills Village Mall and Donaldson's Crossroads
- Many amenities nearby
- Class "A" finishes with high ceilings
- Large windows provide natural light throughout
- Abundant free parking available
- Exterior signage and monument signage available

Second Floor - 2,128 RSF

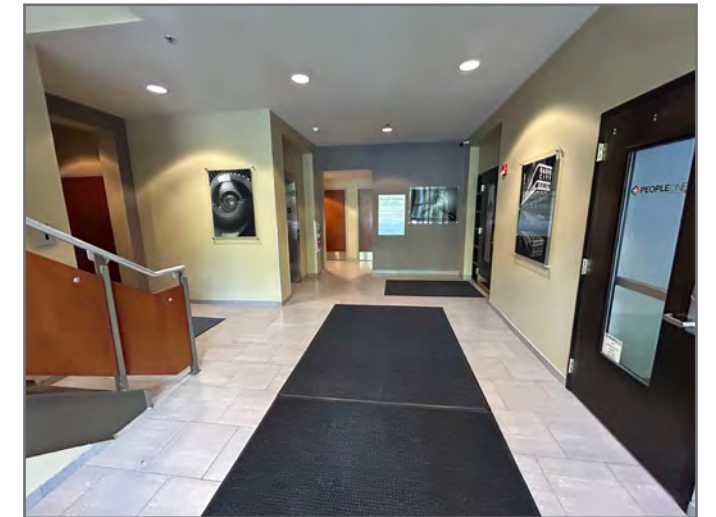


- Landlord can Build to Suit
- Great corner suite with large windows

Entrance/Lobby Area



Entrance/Lobby Area



Suite Entrance



Lounge/Breakroom Area



Pylon Signage



Building Identification



Large Open Space



Large Open Space

