



- 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



OXFORD

REALTY SERVICES, INC.

2545 Railroad Street - Suite 300
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

For more information please contact:

Jeffrey A. Deitrick, SIOR
Executive Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3473
jdeitrick@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

First Floor

2,735 RSF
Second Generation Medical Space

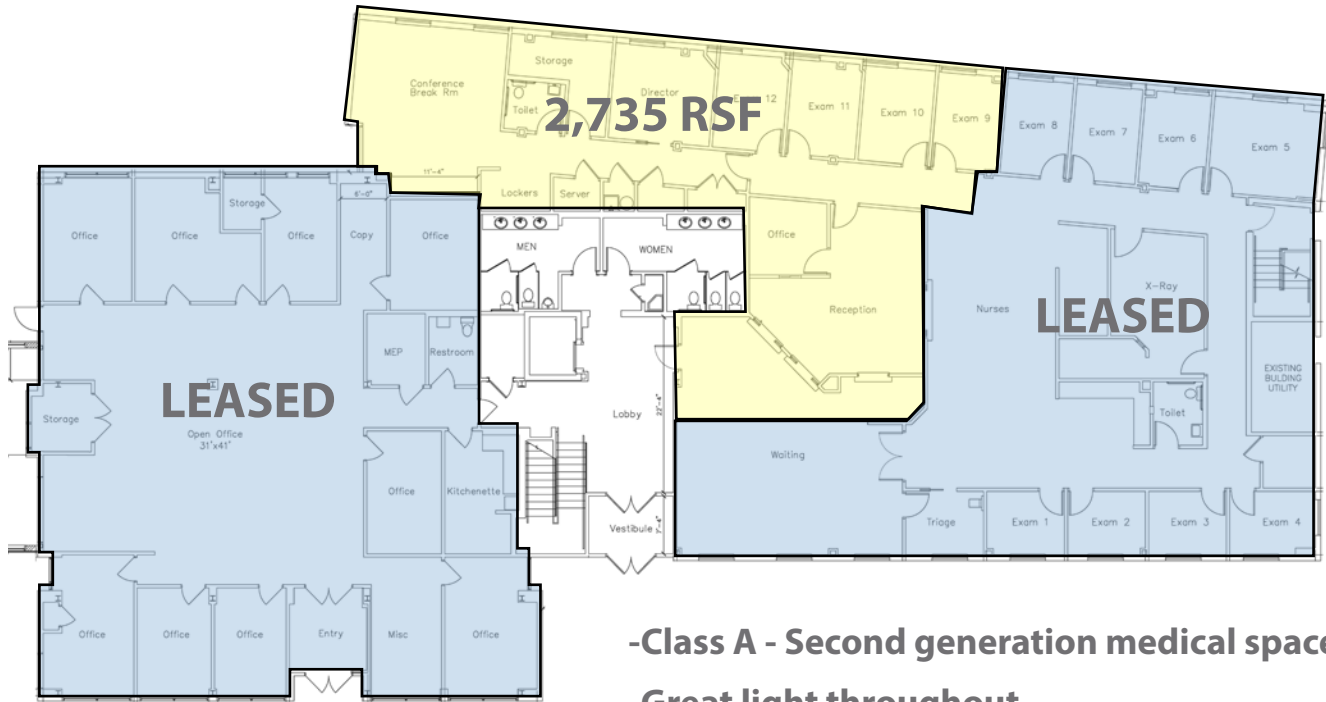
Second Floor

2,128 RSF
Traditional Office Space

Property Highlights

- LOCATION, LOCATION, LOCATION (intersection of Boyce Road and Rt. 19)
- Minutes from South Hills Village Mall and Donaldson's Crossroads
- Convenient to many amenities
- Class "A" finishes with high ceilings
- Large windows provide natural light throughout
- Abundant free parking available
- Exterior signage visibility and monument signage

First Floor - 2,735 RSF



- Class A - Second generation medical space
- Great light throughout
- Integrated restroom and laundry area
- 4 Exam rooms, reception and waiting area

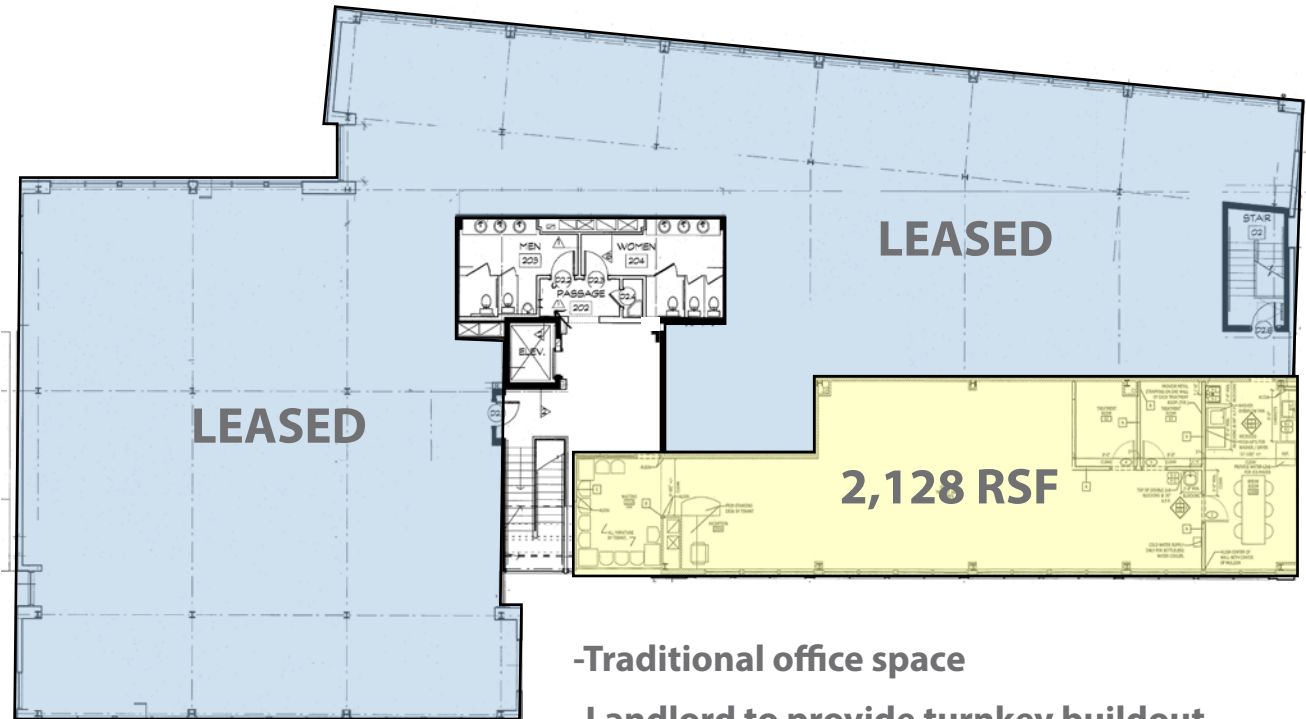
Conference Room / Breakroom



Typical Exam Room



Second Floor - 2,128 RSF



- Traditional office space
- Landlord to provide turnkey buildout
- Great light throughout
- Large open area

Large Open Area



Private Office

