



Up to **19,300 RSF**
Move-In Ready
Office and Flex Space Available!

NOW LEASING



300 Bilmar Drive | Pittsburgh, PA 15205

PROPERTY DESCRIPTION

BUILDING SIZE

44,000 RSF

AVAILABLE PREMISES

First Floor

- 10,600 RSF Office (10'5" clear height)
- 532 RSF Flex (10'9" under beam / 12' to deck)
Potential to Expand Flex Area

Second Floor

- 8,165 RSF
(Available 8/26)

PROPERTY HIGHLIGHTS

- High end finishes - Move-in condition
- Prominent monument signage
- Free on-site parking
- Flex area for shipping and receiving
- Extremely convenient access located immediately off the I-79 and Crafton interchange
- Minutes to Settler's Ridge, the Mall at Robinson and all of the complimentary shopping and dining options
- 15 minutes from both the Pittsburgh International Airport and Downtown Pittsburgh

LEASE RATE

\$16.00 - \$17.00/RSF + Electric, Gas & Janitorial



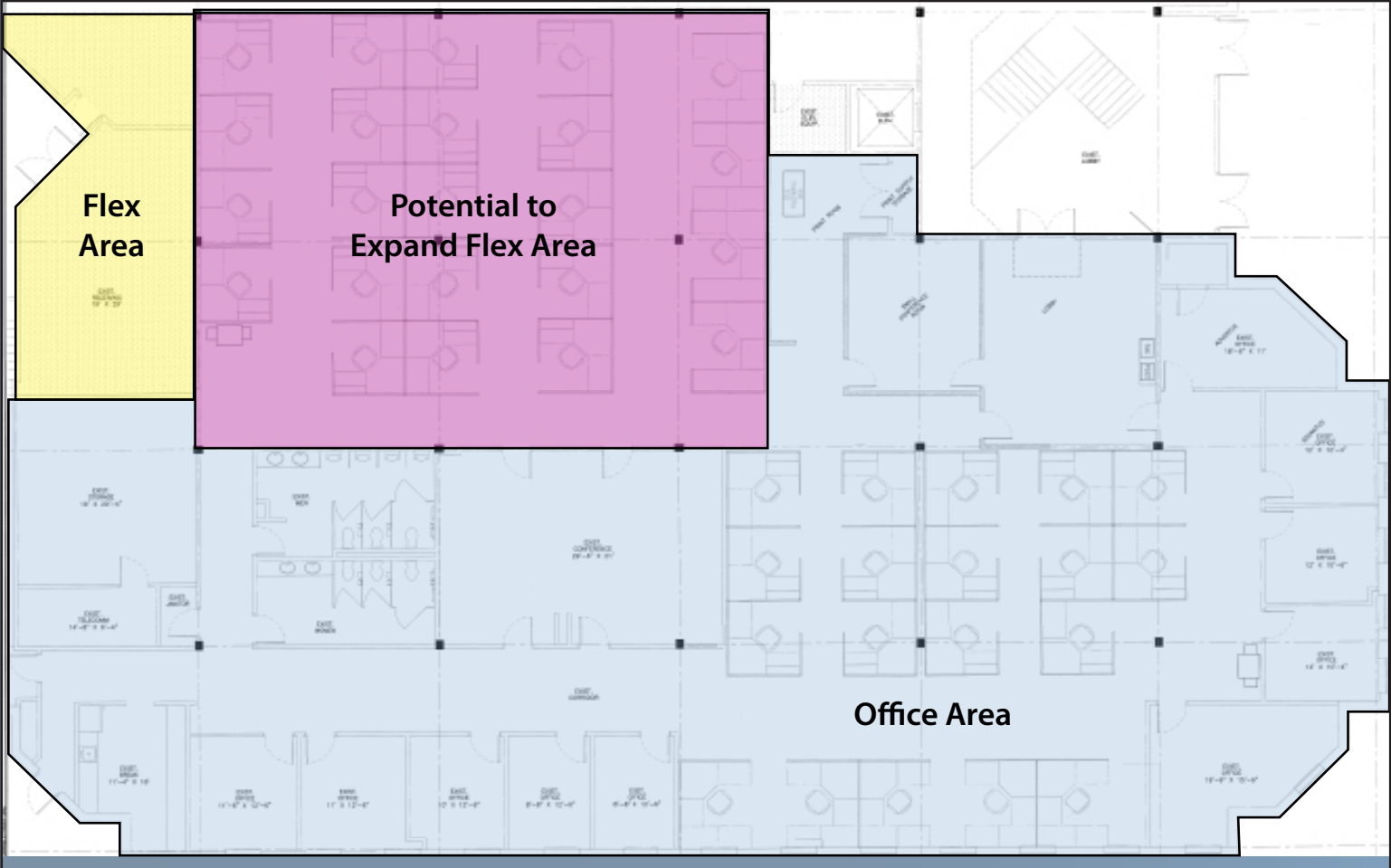
300 BILMAR DRIVE

FLOOR PLANS

1st FLOOR

-10,600 RSF Office

-532 RSF Flex, with Potential to Expand Flex Area



300 BILMAR DRIVE

FIRST FLOOR INTERIOR PHOTOS

Reception/Lobby



Training Area



Flexible Open Office Area



Private Office



Open Office Area for Workstations



Full Kitchen



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SECOND FLOOR INTERIOR PHOTOS

Reception/Lobby



Conference Room



Private Office



Open Office Area with Workstations



Open Office Area with Workstations



Kitchenette



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EXTERIOR PHOTOS

Grade Level Access



Grade Level Access



Grade Level Access



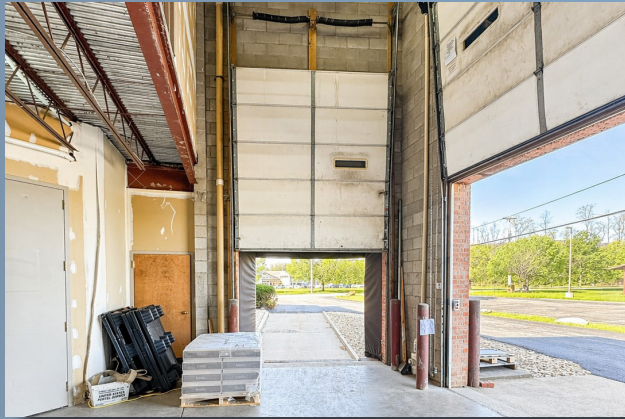
Dock Access



Dock Access



Dock Access



300 BILMAR DRIVE

PROPERTY LOCATION



300 BILMAR DRIVE

For more information please contact:

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