



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

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



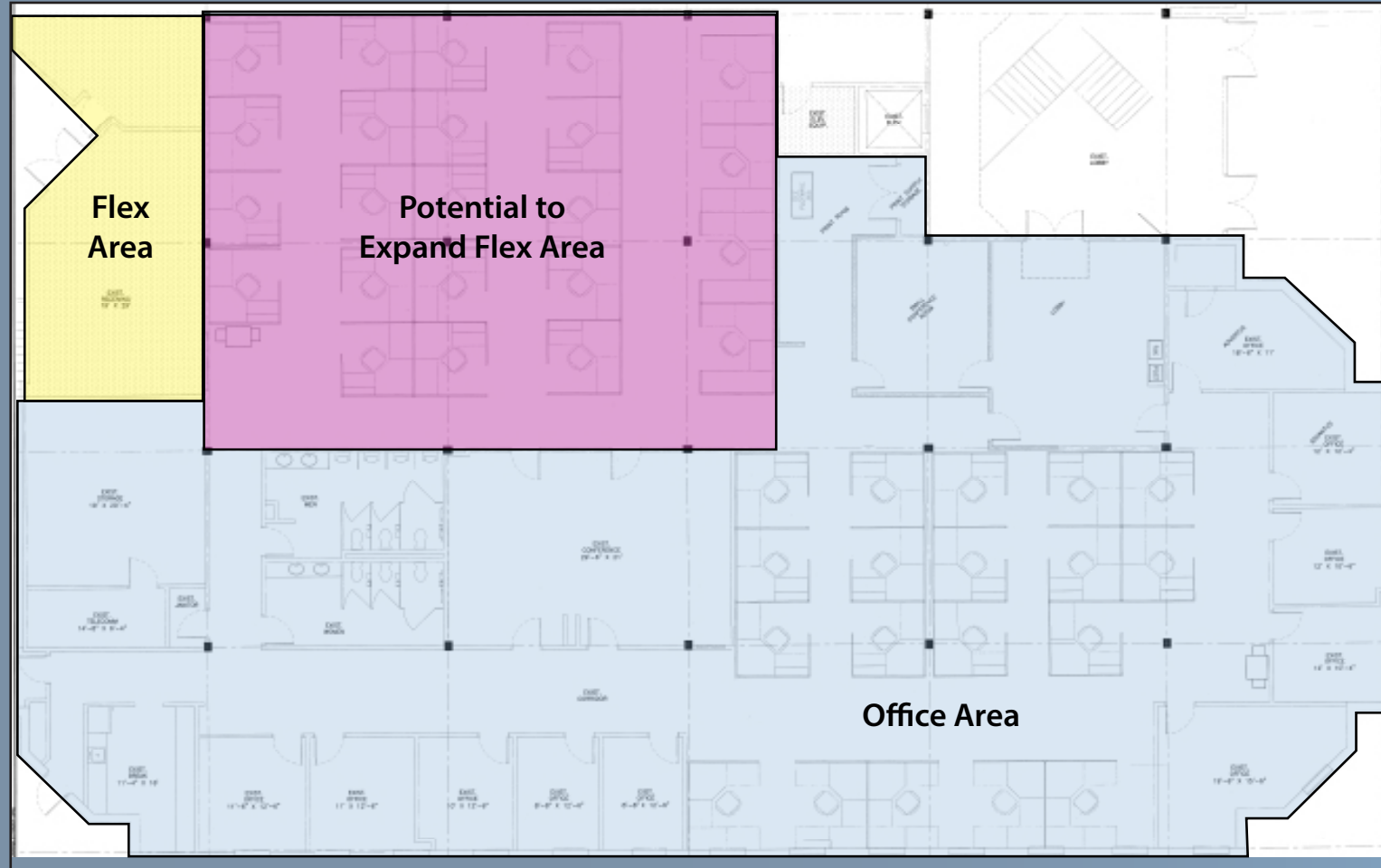
300 BILMAR DRIVE

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

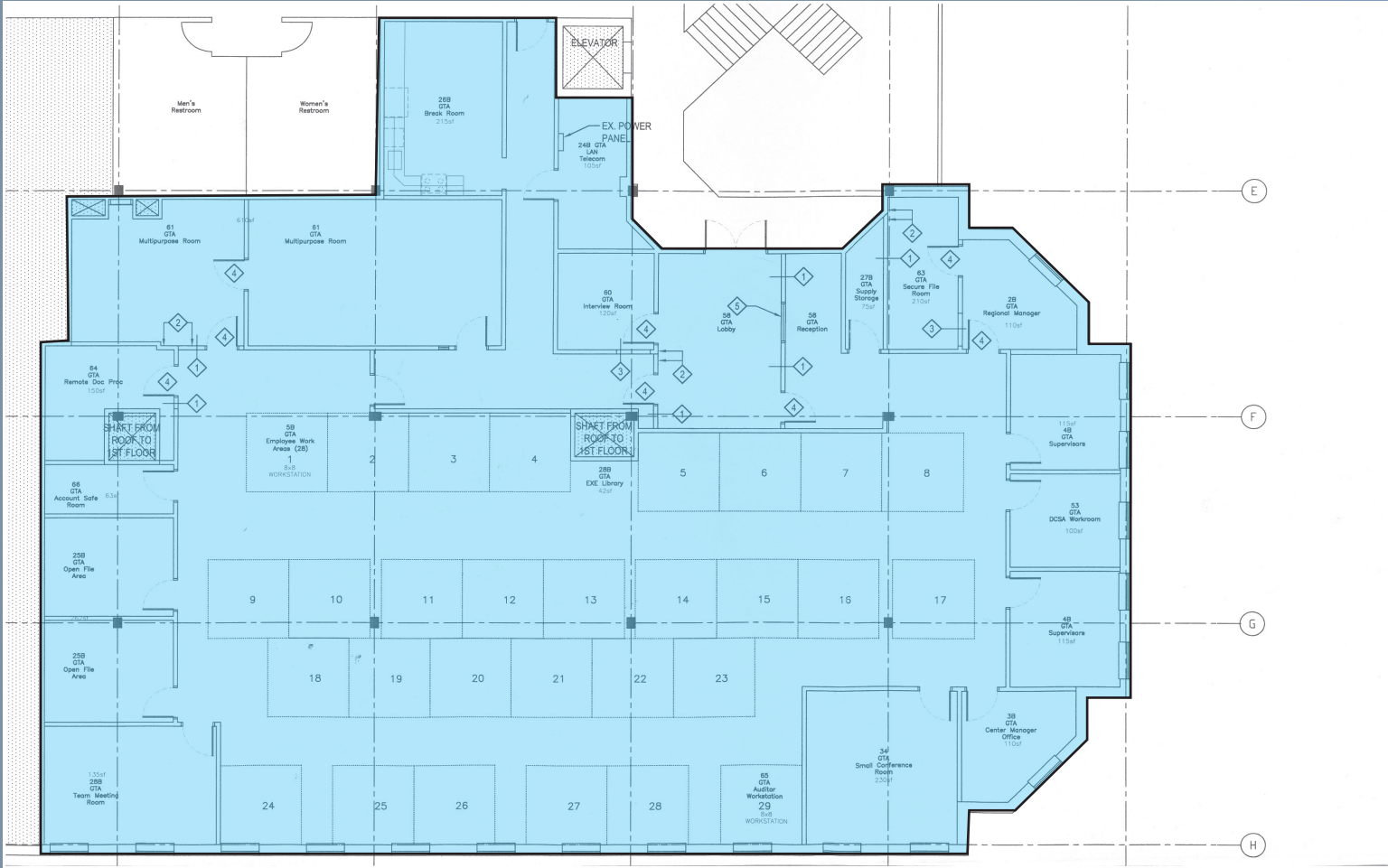


300 BILMAR DRIVE

FLOOR PLANS

2nd FLOOR

-8,165 RSF Office



300 BILMAR DRIVE

SECOND FLOOR INTERIOR PHOTOS

Reception/Lobby



Conference Room



Private Office



Open Office Area with Workstations



Open Office Area with Workstations



Kitchenette



300 BILMAR DRIVE

EXTERIOR PHOTOS

Grade Level Access



Grade Level Access



Grade Level Access



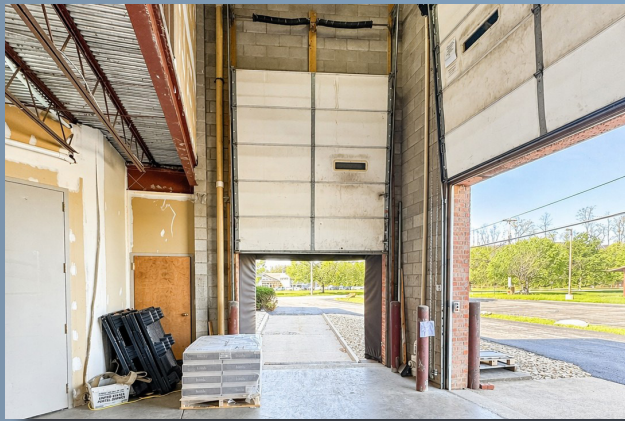
Dock Access



Dock Access



Dock Access



300 BILMAR DRIVE

PROPERTY LOCATION



300 BILMAR DRIVE

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