

1000 Integrity Drive

Pittsburgh, PA 15235



Investment Highlights

- Three (3) Stories - 39,382 RSF
- Site Size - Approximately 11.833 Acres
- Zoning - Mixed Use (M) - Penn Hills Borough
- Tax ID - 450-G-317 / 450-K-146
- 84% leased asset with established annual increases on Base Rent
- Opportunity to add value through increased occupancy
- Strong tenant mix
- Long Term Leases
- Meticulously maintained medical office building with recent capital upgrades



For more information please contact:

Taylor N. Iaboni

Vice President

Oxford Realty Services, Inc.

412.261.0200, ext 3493

tiaboni@oxfordrealtyservices.com

Joe Tosi, SIOR

Executive Vice President

Oxford Realty Services, Inc.

412.261.0200, ext 3471

jtosi@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.