OXFORD REALTY SERVICES, INC.

FOR SUBLEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

400 Regis Avenue

Pittsburgh, PA 15236



Building Size

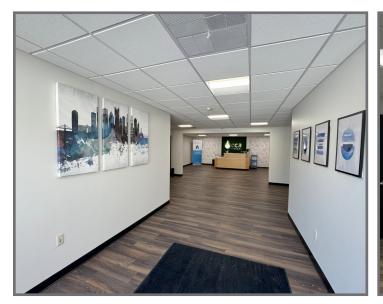
Available Premises 4,700 SF Office/Flex

Sublease Term Through October 31, 2027

Sublease Rate \$17.50/SF (Net of Utilities)

Property Highlights

- High-quality existing build-out with modern finishes throughout
- Flexible layout suitable for professional services, medical, light production, or storage
- · Free on-site parking for employees and visitors
- Great location along Regis Avenue with convenient access to Route 51, surrounded by numerous retail amenities



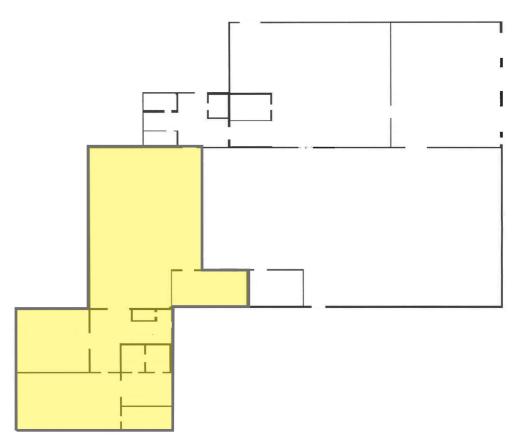














For more information please contact:

Taylor N. laboni

Vice President

Oxford Realty Services, Inc. 412.261.0200, ext 3493

tiaboni@oxfordrealtyservices.com

Joseph F. Tosi, SIOR

Executive Vice President

Oxford Realty Services, Inc. 412.261.0200, ext 3471

jtosi@oxfordrealtyservices.com

REALTY SERVICES, INC.

2865 Railroad Street, Suite 202 Pittsburgh, PA 15222 www.oxfordrealtyservices.com

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