



## **1301 Beaver Ave**

1301 Beaver Ave, Pittsburgh, PA 15233

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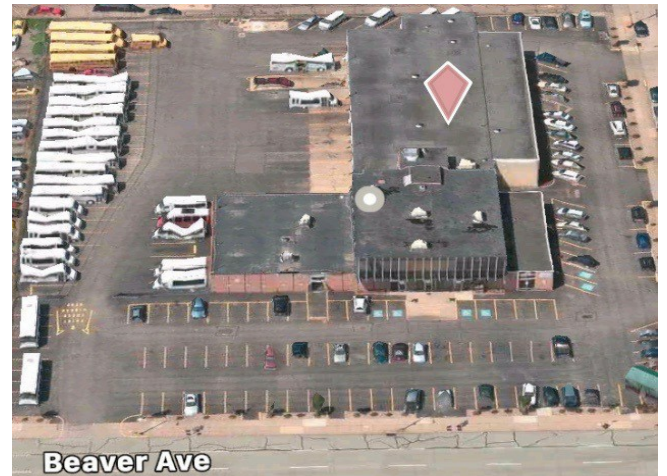


# 1301 Beaver Ave

\$12.00 - \$23.00 /SF/Yr

Move In ready! Building is mixed use, flex. Office/Retail space in front 2 stories. Behind building there are warehouse/industrial use bays. Great location off of Beaver Ave, close to North Shore and Downtown Pgh. Can accommodate many types of businesses....

- City Views. Plenty of Parking.



Rental Rate: \$12.00 - \$23.00 /SF/Yr

Min. Divisible: 650 SF

Property Type: Flex

Property Subtype: Light Distribution

Building Class: B

Rentable Building Area: 32,000 SF

Year Built: 1952

Rental Rate Mo: \$1.00 USD/SF/Mo

## 1st Floor

Space Available	650 - 5,569 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Multiple Warehouse spaces to accommodate your direct need. Go as little as 650 Sq Ft of direct open warehouse with a private drive in bay to 5569 sq ft with Restrooms and office space and/or a pit. Private, drive in bays with all spaces. 40+ parking spaces surrounding building can fit anywhere from cars to full tractor trailers with most of the spaces in a gated lot. 650 sq ft space has entry and exit bay doors and is an end unit. 3633 sq ft space is next to a 1936 sq ft bay with pit. The 3633 Sq foot space has it's own private restroom as well There are 5 separate offices attached/behind large space with access to the 2nd floor. 2nd floor has office for lease as well. This space has 3 - 12' x 14' garage doors on entry wall. All 3 spaces can be leased all together or broken apart as needed. the 650 Sq foot is on the end with a existing business in between it and the open spaces.

## 1st Floor Ste 9

Space Available	1,295 SF
Rental Rate	\$23.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Move In ready! All In Lease! Multiple private offices connected by common area with lot's of room to make things your own. Great location off of Beaver Ave, close to North Shore and Downtown Pgh.

## 2nd Floor

Space Available	2,500 - 5,000 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Roughly 5,000 Sq Ft of office space. Already finished with 10 private offices (City Views!), plenty of open floor space as well. Kitchenette, Conference room, Visitor Restrooms and a private staff Bathroom. Large Waiting Room which can be designed into something different if needed. Separate entrance to second floor with back stairwells as well.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
A & R Health Svc	-	
Cully Glass Corp	500	
Gulley Glass	3,036	September 2017
Lingo Staffing Inc	-	
Pittsburgh Transportation Co	-	



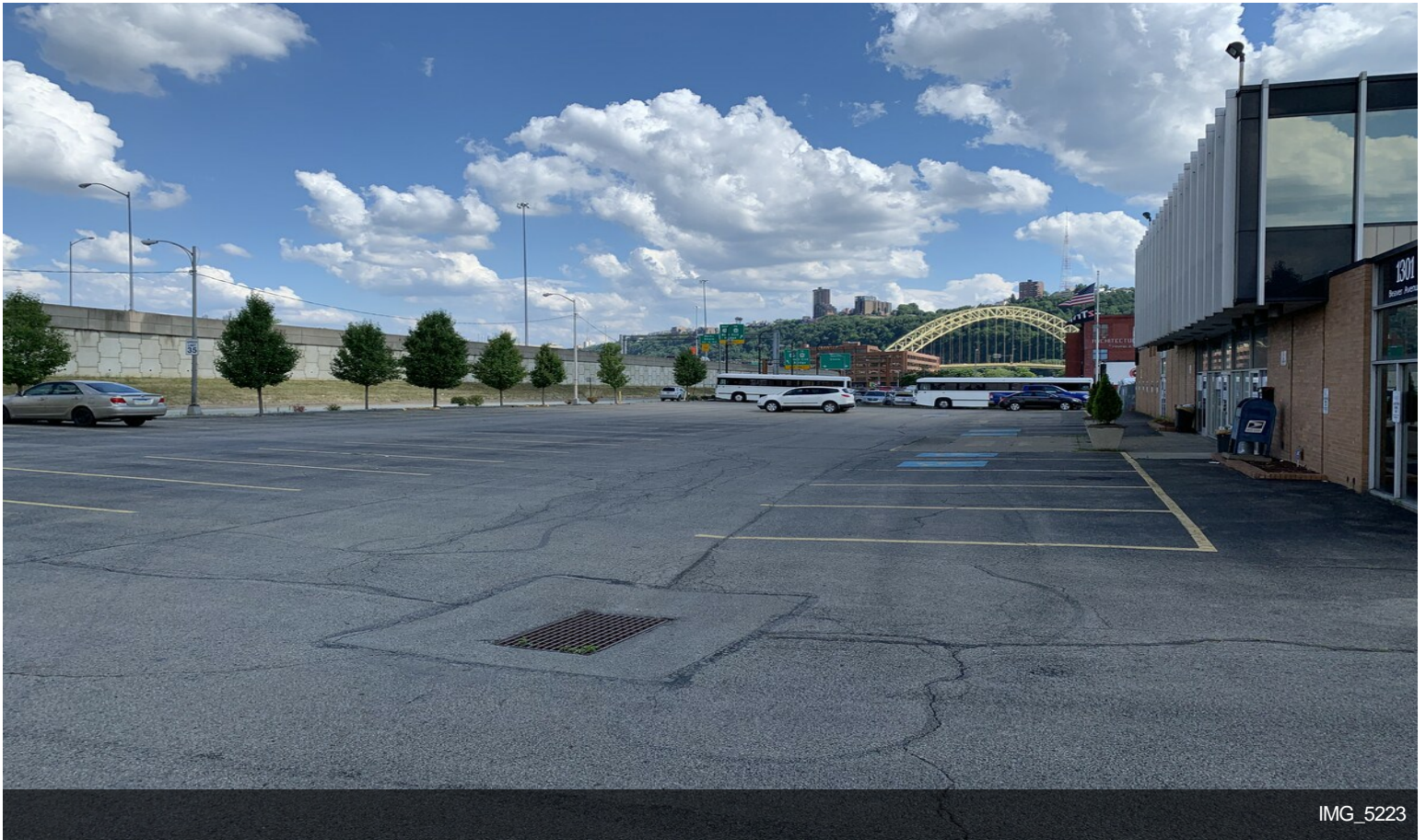


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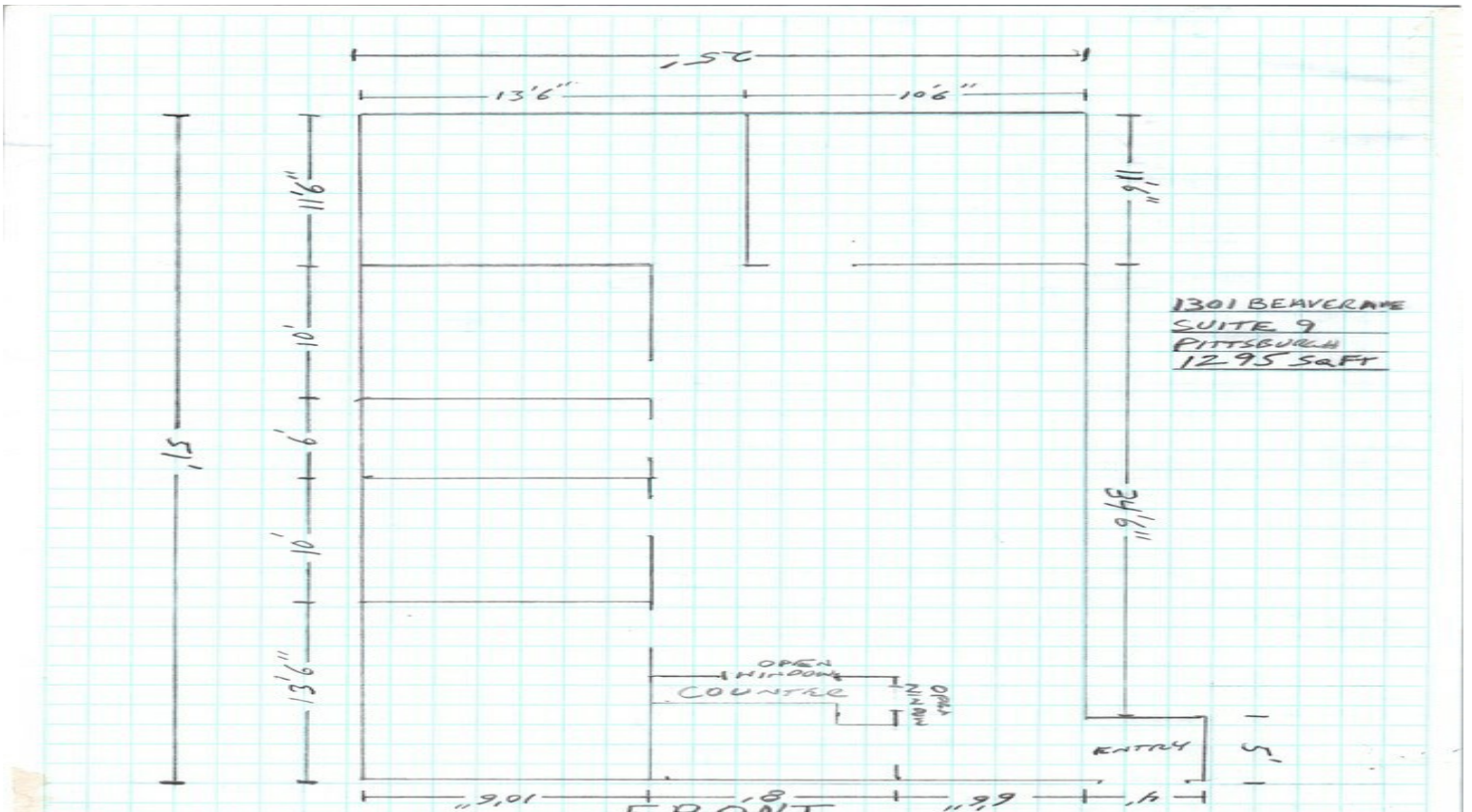
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# Property Photos



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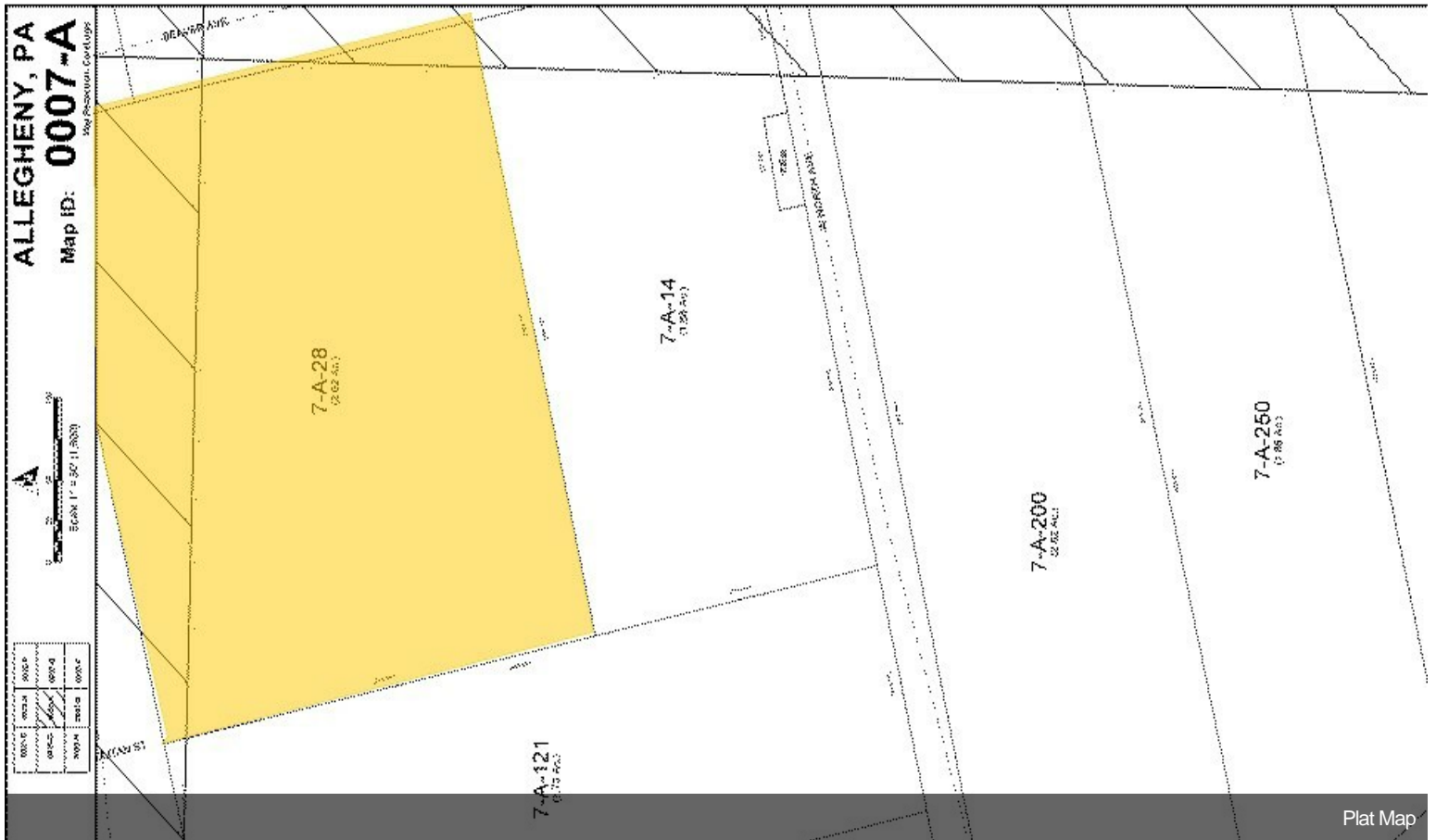
1301 Beaver Ave Ste 9 Floor Plan



# Property Photos



Aerial



Plat Map