



**FOR LEASE**

# Office/Tech Space in Pittsburgh's North Hills

1648 Butler Plank Road, Glenshaw, PA 15116



### Superior Location:

Located in the PA Route 8 corridor. Convenient access to the City of Pittsburgh, PA Turnpike (I-76), and Allegheny Valley Expressway. Explore the potential of this thriving area for your operations.

### Space Highlights:

- 1,775 SF Office and Tech Space with Storage
- Full HVAC Service
- Loading Dock and Storage Access
- Well-Suited for a Wide Variety of Uses!



### Offering Summary:

Lease Rate:	\$12/SF/yr (Gross)
Available SF:	1,775 SF
Building Size:	11,000 SF

### PRESENTED BY:

**GENE GALIARDI**  
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COMMERCIAL  
REAL ESTATE INC.**



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