



Bob Dini, Sales Director, Mt Lebanon Regional
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Cross Property 360 Property View

750 Washington Rd Units 12,13,14, Pittsburgh, Pennsylvania 15228

Listing

Commercial-Industrial-Business



750 Washington Rd Units 12,13,14

MLS #: **1740583** Status: **Active** List Price: **\$397,500**
 Address: **750 Washington Rd Units 12,13,14** County: **Allegheny-South**
 Area: **Mt. Lebanon** Zip Code: **15228**
 Postal/Mailing City: **Pittsburgh** State: **Pennsylvania**
 Lease Price: **\$4,000.00** Lease Per: **Month**
 Directions: **Washington Rd South past Mt Lebanon municipal building next to parking garage, lower level office condos, park on street or in next door Mt Lebanon Parking Garage.**
 Map#/Block#/Lot#/Info: **141-J-0025-0012 and 141-J-0015-0014**
 Lot: **Common** Acres: **0.00**
 Lot Desc: CIB Type: **For Sale**
 Zoning: **Comm**
 For Sale: **Building, Equipment, Other**
 For Lease: **Building, Equipment, Other**

Business Name: **Legal or Professional Offices**
 Business Description: **Legal or Professional Offices**

Recent: **02/21/2026 : NEW**

General Information

Office SqFt: 2,147	Railroad: No	GAI: No	Utilities: No
Warehouse SqFt: No	Freight Elev: No	GOI: No	Maintenance: No
Road Frontage: No	Sprinkler Sys: Yes	Vacancy %: No	Other Expenses: \$1,262
Ceiling Height: No	Dock: No	Taxes: \$10,279	NOI: No
Are the Listing Images Digitally Altered/Staged?: No			
Insurance: No			

Remarks

A great opportunity for an office condo in the highly sought after Uptown Business District in Mt Lebanon.. 3 Office condos in the Washington Square Condominium building on the lower level with exterior entrances on the front right of the building situated next to the Mt Lebanon parking garage. Approximately 2147 square feet of beautifully renovated office space throughout in 2018-19 and fully furnished throughout for a seamless start to your business. Starting with the stunning reception area with built in desk, granite counters, incredible hardwood floors throughout most of the space, and shiplap wall accents. There are 5 private offices with granite top desks, a spacious 13X13 conference room, 2 updated accessible bathrooms, kitchenette with granite counters, refrigerator, dishwasher, microwave oven and soft close drawers and doors, a full 25x10 workspace area, good closet and storage space. The rear 24x19 flex space was used as an office gym area w/treadmill and stationary bike, a perfect spot for a medical office, legal, accounting or any professional space ready for a seamless transition to this premium business location. 3 heat pump HVAC units all serviced regularly and fully rewired. For businesses relocating there are extensive nearby dining options for client meetings and networking, minutes to the PRT subway stop and bus line.

Agent Remarks

All tours will be by appointment, contact Bob Dini 412-855-2058.

Features

Type Property: Office	Year Built: 1980
Form of Access: State	Construction: Brick
Parking: /Pkg Grg	Insulation: Yes
Traffic Count: 81,375	Utilities Avail: Electricity, Gas, Sewer, Water
Show: Appointment With Listor	

Office Information

Value: Market Value - \$155500	Tenant Occ: No	Taxes: \$10,279
ENT: No	Foreclosure: No	Short Sale: No
Seller Consider Concession Y/N: No		
Owner: Bresnahan	Tour Date: No	
Contact: Bob Dini	Phone: 412-855-2058	Cell Phone: 412-855-2058
Agent: Bob Dini	Phone: 412-855-2058	
Email: bobdini@TPRSOLD.com	Tour URL: https://view.spiro.media/order/c5900b4d-4197-4c3b-2f61-08de6315327b	
Agent State License #: RS-177165-L	Broker State License #: RB043060C	
List Office: 15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Phone: 412-833-7700 ext.209	
List Date: 02/19/2026	Expire Date: 02/18/2027	Pending Date: No
Tour URL: https://view.spiro.media/order/c5900b4d-4197-4c3b-2f61-08de6315327b		
Video Tour URL: https://view.spiro.media/order/c5900b4d-4197-4c3b-2f61-08de6315327b		

Saturday, February 21, 2026 7:19 AM

Requested By: Robert Dini