

450 TRIMONT LANE, STE 300

PITTSBURGH, PA 15211



PROPERTY DESCRIPTION

Discover an exceptional office space opportunity at 450 Trimont Lane, Ste. 300, located on the main floor of the prestigious Trimont Plaza in Mount Washington. This 3,800 square foot unit offers a prime business environment with stunning views of Pittsburgh's skyline and the three rivers.

The office space features a conference room, a well-equipped kitchen and lunch room, and ample private parking. On-site property management ensures that all your business needs are promptly addressed. Trimont Plaza is a well-maintained large office building with convenient access to major roads, numerous bus stops, and the historic incline.

Situated near renowned dining options such as Altius and LeMont, as well as Highmark Stadium and the vibrant Station Square Shopping Mall, this location provides easy access to an array of restaurants and entertainment venues, making it an ideal spot for both work and leisure.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	3,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	939	1,750	5,743
Total Population	1,705	3,196	10,754
Average HH Income	\$116,632	\$114,072	\$114,355



SELECT REALTY

Each office independently owned and operated

ANTHONY DASTA

Senior Advisor

412.716.3893

adasta@remax.net

5807 Penn Ave, Pittsburgh, PA 15206-3816 selecthomefinder.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR SALE/LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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LOCATION MAP

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