

4749 BAUM BOULEVARD

PITTSBURGH PA 15206

MEDICAL / SHOWROOM / OFFICE / FLEX SPACE



Minutes from Downtown Pittsburgh, University of Pittsburgh, Carnegie Mellon University, East Liberty and Shadyside, 4749 Baum Boulevard is located on a highly traveled corridor with over 16,300 cars per day. This is the main route from Pittsburgh to East Liberty with many high end car dealerships (Porsche, Mercedes, BMW) retailers, medical institutions, and dense residential.

PROPERTY HIGHLIGHTS

Property	14,000 sf of usable space plus a bonus 3,000 sf on the 2nd and 3 floor
CAM / Taxes	TBD
Current Use	Medical/Health
Rent	Negotiable
Available	Immediately
Parking	8 spaces plus on-street
Use	Office, medical, showroom, and flex
Notes	High ceilings with an additional 3,000 sf of 2nd and 3rd floor office not included in the building square footage. Wide open floor plan with glass fronted offices on the perimeter. Elevator from lower level to first floor. Perfect for office, retail, flex or a car dealership showroom due to the wide open first floor, glassed in sales offices surrounding sales floor including an automobile ramp from rear of property into the main show-room/floor area.



[CLICK HERE FOR PROPERTY VIDEO](#)



CONTACT

Lori Moran Imoran@ballymoneyrealestate.com

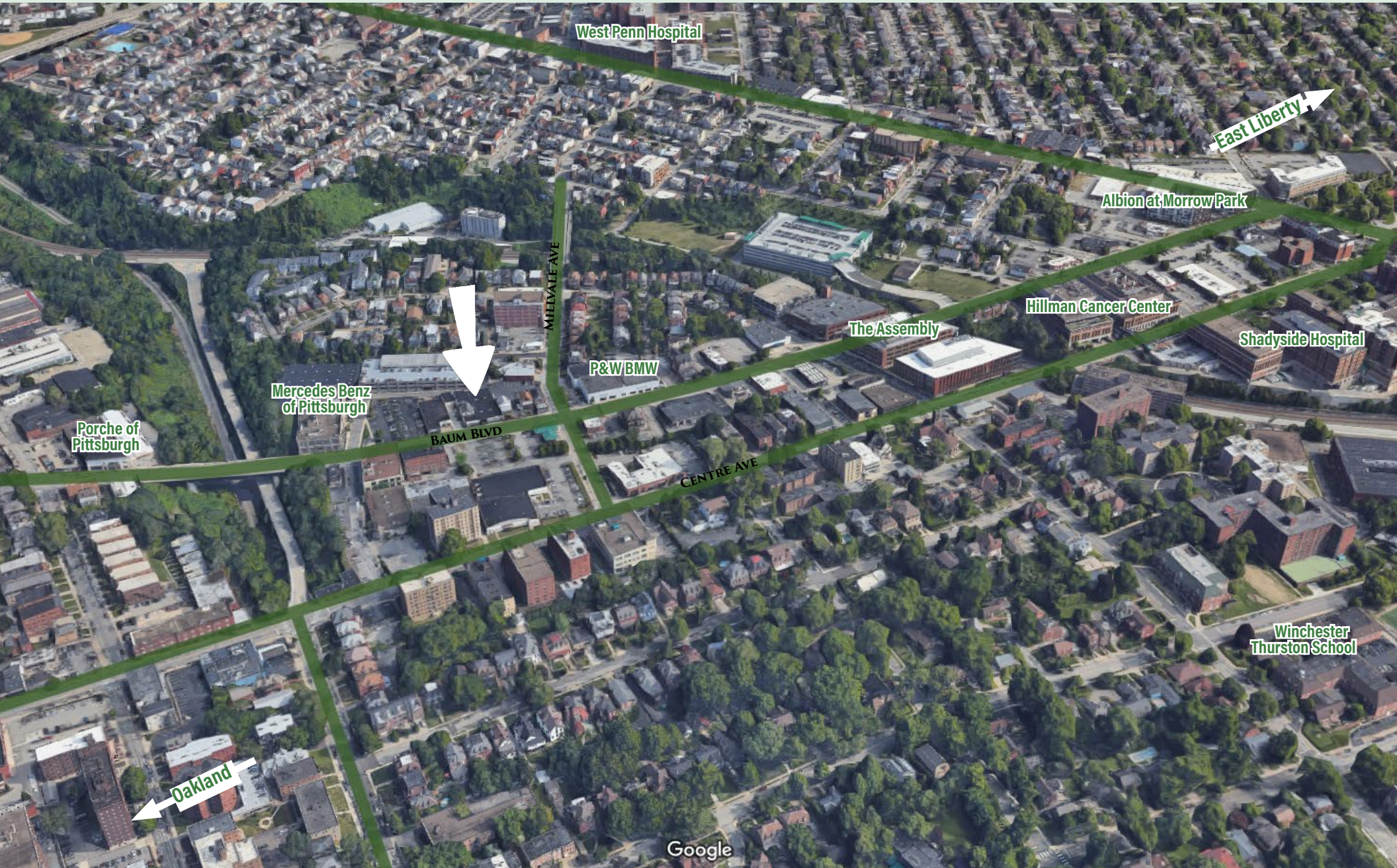
Direct (412) 491-1690

600 Grant Street • 44th Floor • Pittsburgh, PA 15219

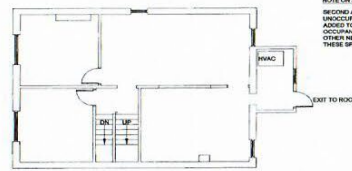
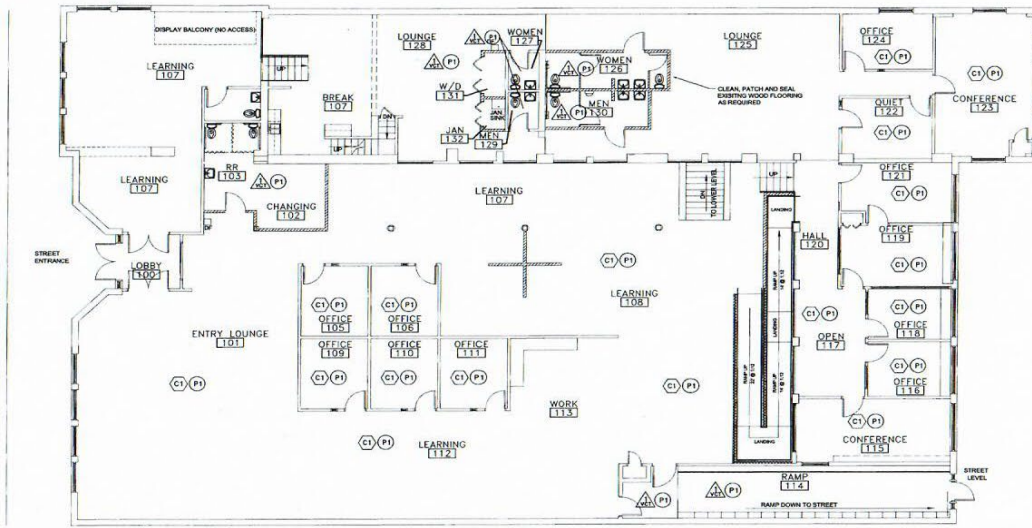
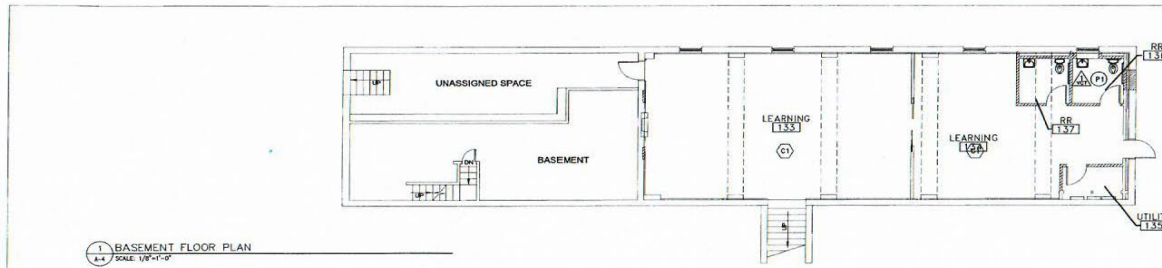




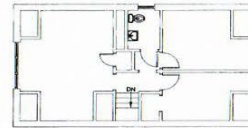
LOCATION



FLOORPLAN



NOTE ON SECOND AND THIRD FLOOR:
SECOND AND THIRD FLOORS WILL BE UNOCCUPIED. SPRINKLERS WILL BE ADDED TO COMPLY WITH OCCUPANCY REQUIREMENTS. NO OTHER NEW WORK WILL BE DONE IN THESE SPACES.



FINISH PLAN LEGEND

- CARPET TO BE SELECTED DIRECT GLUE.
- VCT - AS MANUFACTURED BY ARMSTRONG COMMERCIAL FLOORING IMPERIAL TEXTURE STANDARD "EXCELON" COLOR TO BE SELECTED 18" X 12" TILE. USE RECOMMENDED ADHESIVE.
- 4" CARPET BASE TO MATCH CARPET SCHEDULED.
- RUBBER BASE - AS MANUFACTURED BY JOHNSONITE COLOR TO BE SELECTED. TORSET WITH TGE. USE RECOMMENDED ADHESIVE.
- PAINT #1 - AS MANUFACTURED BY SHERWIN WILLIAMS COLOR TO BE SELECTED. 2 COATS OF SATIN FINISH PRIMER. PROVIDE TRIMMED PRIMER ON NEW WALLS AND EXISTING WALLS WHERE REQUIRED.
- PLASTIC LAMINATE - AS MANUFACTURED BY WILSON ART. COLOR TO BE SELECTED.
- CABINETS - PREMANUFACTURED CABINETS - TO BE SELECTED. SINK BASE TO COMPLY WITH ANSI ADA COMPLIANCE.

FINISH NOTES

1. PATCH, CLEAN, PREP REPAIR ALL REMAINING SURFACES TO RECEIVE NEW FINISH MATERIAL AS SCHEDULED.
2. EXISTING ACoustICAL CEILING TILE AND GRID TO REMAIN, REPAIR OR REPLACE AND DAMAGED MATERIALS AS REQUIRED.
3. EXISTING WINDOW BLINDS TO BE INSPECTED REPAIRED OR REPLACED WHERE NEEDED.
4. REUSE EXISTING DOORS FROM DEMOLITION WHERE POSSIBLE. REFINISH AREAS WHERE REQUIRED.
5. DOORS AND FRAMES TO BE REPAIRED OR STAIN WHERE REQUIRED.

APPROVED FOR CONSTRUCTION
City of Pittsburgh
Department of Public Safety
Building Inspection

JUN 13 2014
MERCY INTELLECTUAL SERVICES
LCC# 000000
One set of approved plans shall be filed with the building official, or an authorized representative at all reasonable times. All work shall conform to these approved plans as which a permit is issued.

NO.	DATE	DESCRIPTION



4749 BAUM BLVD.
PITTSBURGH, PA 15213
MERCY INTELLECTUAL SERVICES



MERCY INTELLECTUAL SERVICES
CONSTRUCTION DOCUMENTS

4749 BAUM BLVD.
Pittsburgh, PA 15213
FINISH PLAN

DATE: 1-17-2014
DRAWN BY: CEO
CHECKED BY:
APPROVED BY:
DRAWING NO:

A-4

