

FOR LEASE

SECOND FLOOR OFFICE SPACE

108 ROSSLYN ROAD, CARNEGIE, PA 15106



LOCATION DESCRIPTION

Located in the heart of Carnegie's commercial district, 108 Rosslyn Road offers unparalleled opportunities for businesses seeking a strategic foothold in the area. This property offers seamless access to I-79, the Parkway West, and Downtown Pittsburgh. Public transportation is in close proximity to the building and there is ample parking available.

PROPERTY HIGHLIGHTS

- 3,400 SF Office space available on second floor
- Separate entrance for second floor tenant
- Multiple private offices
- Conference room
- Kitchenette
- Building security system in place



OFFERING SUMMARY

Lease Rate:	\$11.95 SF/yr (NNN)
Available SF:	3,400 SF
Building Size:	7,200 SF



PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.

Exclusively Listed By:

GENE GALIARDI

412.391.3500

ggaliardi@penncom.com

GINA SIES

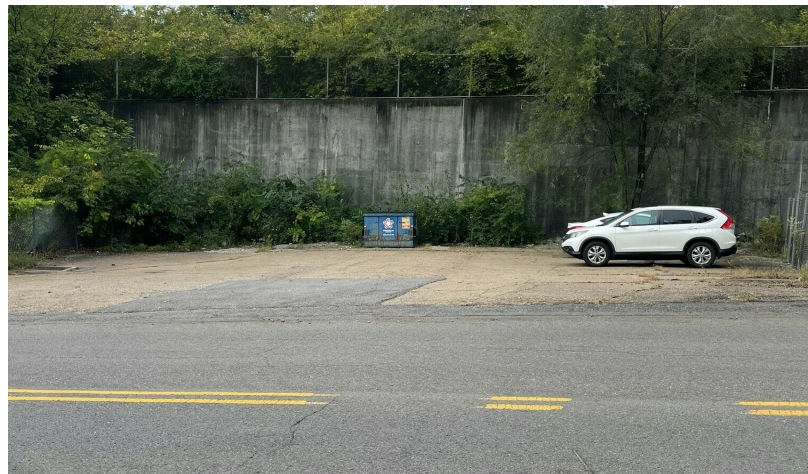
412.391.3500

gsies@penncom.com

FOR LEASE

SECOND FLOOR OFFICE SPACE

108 ROSSLYN RD, CARNEGIE, PA 15106



Exclusively Listed By:

GENE GALIARDI

412.391.3500

ggaliardi@penncom.com

GINA SIES

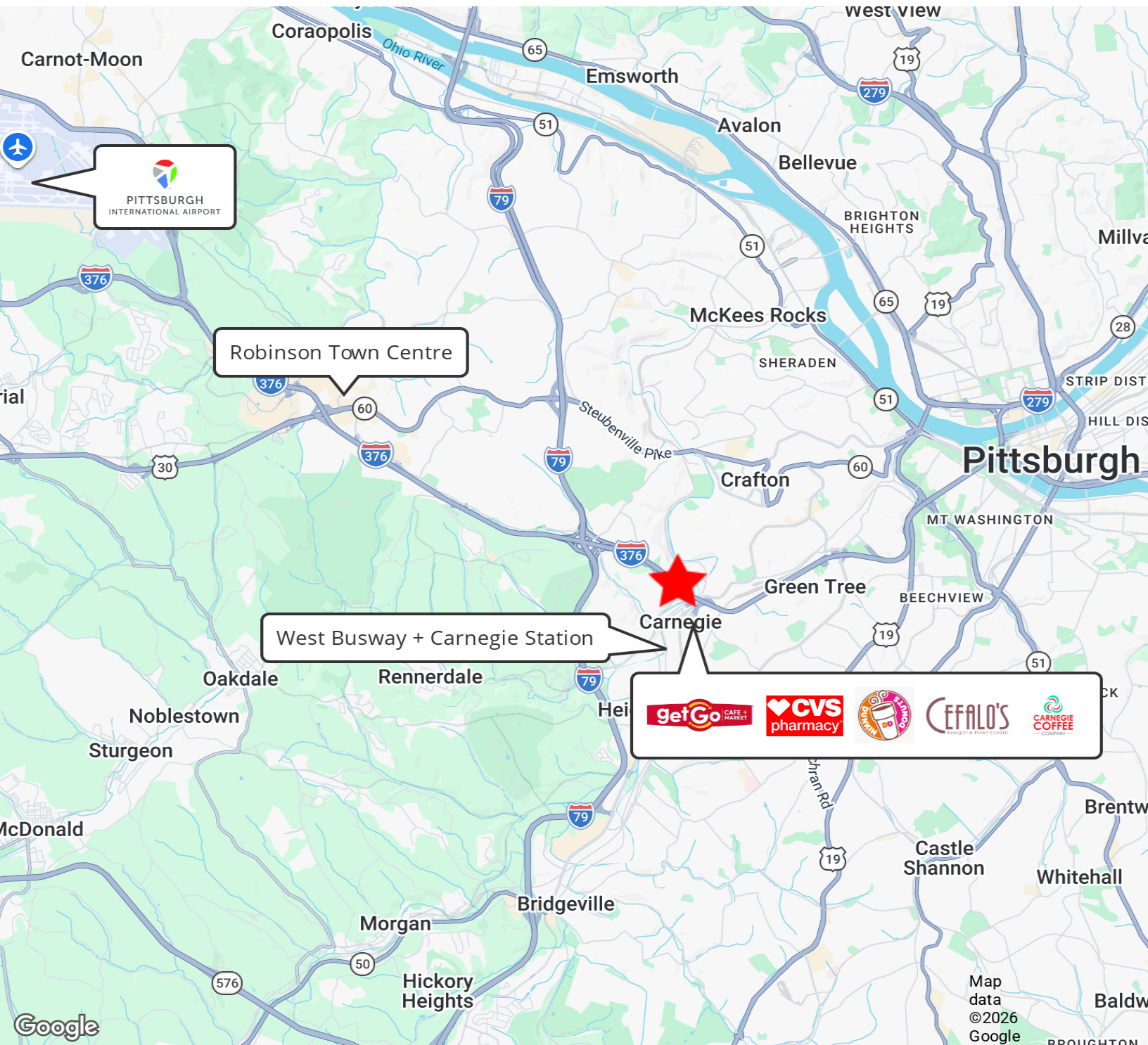
412.391.3500

gsies@penncom.com

Pennsylvania Commercial Real Estate, Inc. | www.penncom.com | 910 Sheraton Drive, Suite 340, Mars, PA 16046 | 412.391.3500

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.

FANTASTIC LOCATION!



Exclusively Listed By:

GENE GALIARDI

412.391.3500

ggaliardi@penncom.com

GINA SIES

412.391.3500

gsies@penncom.com