

BUNCHER

REALTY SERVICES

Buy. Sell. Lease. Buncher.

For Sale | Office / Lab Space | 35,000 ± Square Feet

Asking Price: \$4,500,000



1020 Madison Avenue

Pittsburgh, PA 15212

North Side - City of Pittsburgh

- Will be sold vacant
- Currently owner-occupied
- Suitable for owner-occupier or investor
- Short walk to North Side's famous East Ohio Street shopping district with an eclectic mix of shops, restaurants, bars, brew pubs, and Allegheny Commons city park
- Minutes to Pittsburgh's Central Business District; seconds from I-279 and I-376



On-site cafe located on 4th floor

For more information or to schedule a tour please contact:

Gregg Broujos, SIOR
Broker-of-Record
gbroujos@buncherrealty.com
412.422.9900 ext. 227

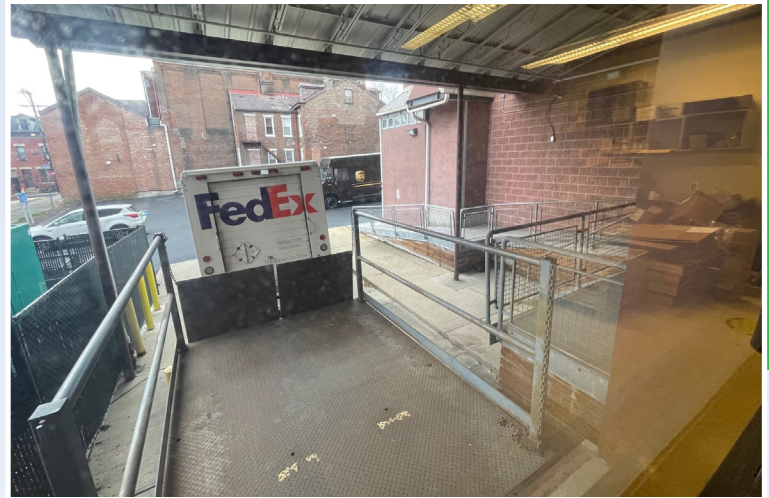
1251 Waterfront Place
Suite 1201
Pittsburgh, PA 15222
412.422.9900

Property Features

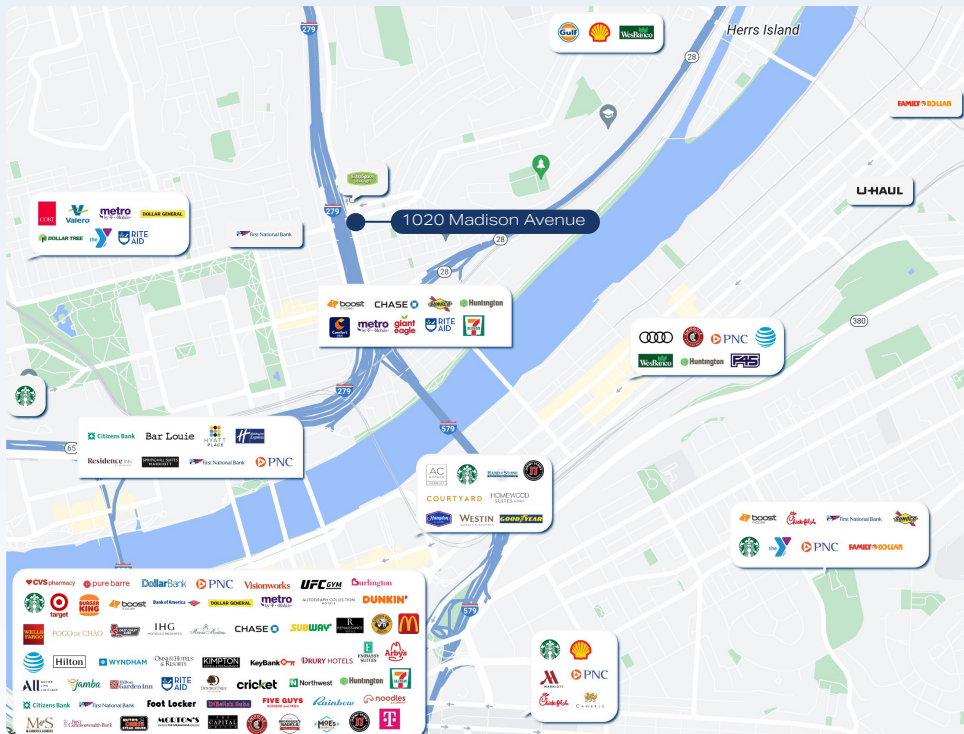
- Complete renovation in 1999; extremely well-built and well-maintained
- First floor lab space with loading dock
- Upper floors are a combination of private offices and open work spaces
- Newly renovated Cafe on the 4th floor
- Finished lower level with natural light
- 1 passenger elevator / wet sprinkler system
- 60+ on-site parking spaces



Training Room



Loading Dock



20 Minute Drive-Time Demographics



Population | 508,849



Households | 233,887



HH. Income | \$108,141



Businesses | 24,237

- 19 miles to Pittsburgh International Airport and 5 miles to the University of Pittsburgh and Carnegie Mellon University
- Located along major public transportation route
- High visible signage opportunity facing I-579 / I-279 and 83,000+ cars per day