7325 Penn Avenue

Pittsburgh, PA 15208

FOR LEASE | 40,000 SF

Tech/ Office & Tech Flex Office Space "The Circuit @ East End"

- Located in North Pointe Breeze technology and business corridor
- 22 blocks from Carnegie Mellon University and the University of Pittsburgh
- Adjacent to new Rockwell Park mixed use business-style and life-style development
- 22,000 SF newly built tech office space
- 18,000 SF of "Tech Flex" space office on assembly
- 107,104 square foot building on 2.16 acres
- On-site surface parking and indoor parking garage
- Located along a popular public transportation route
- Valuable and flexible UI- Urban Industrial zoning classification



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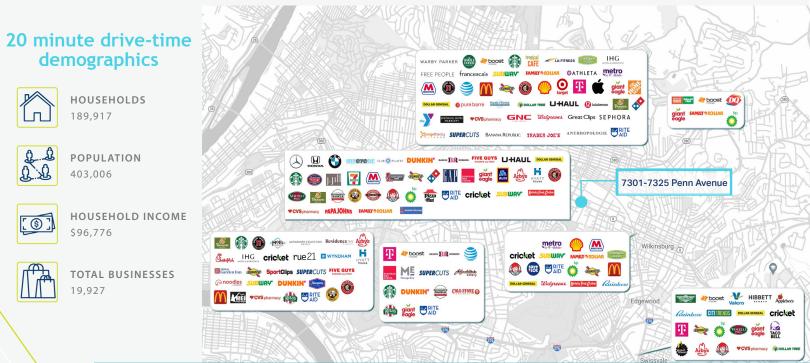
For More Information or to Schedule a Tour Please Contact:

Gregg Broujos

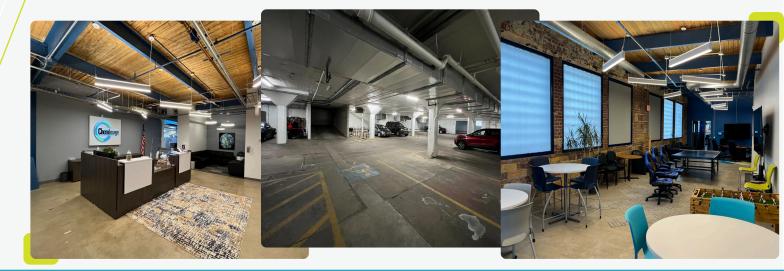
Broker of Record 412.422.9900 ext. 227 gbroujos@buncherrealty.com



Location Overview

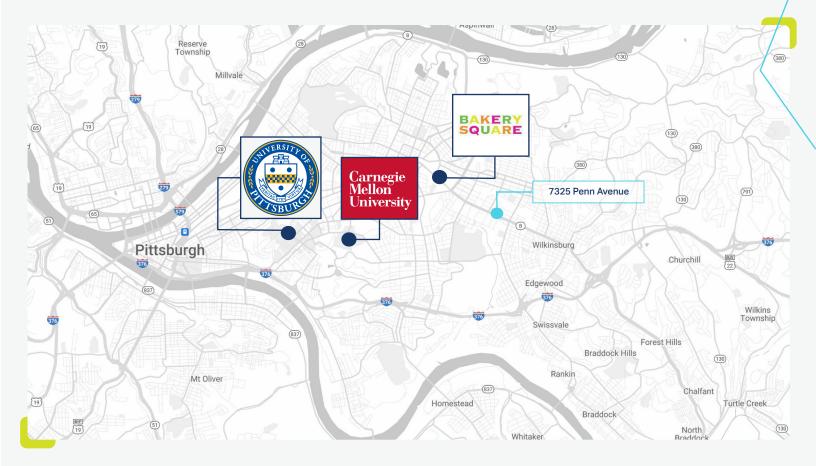


- Proximity to Bakery Square, East Liberty, Shadyside, Lawrenceville, and Highland Park
- Located directly on a popular public transportation route; bus stop directly in front of building
- Located 8 miles from Downtown Pittsburgh
- Only 2.5 miles from University of Pittsburgh and Carnegie Mellon University
- Located 3.5 miles from Lawrenceville, a highly popular neighborhood for retail, entertainment, housing and office space



- On-site surface parking and indoor parking garage (102 spaces); additional 31 car long term parking lease adjacent to the property is available to new owner
- Building spaces are a mix of high end tech office, brand new medical office and clinical, and traditional warehouse
- Two (2) central building tractor trailer docks; one (1) box truck raised dock

Nearby Universities & Mixed Use Development



Property Photos »

