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REALTY SERVICES

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For Sale or Lease

Located in one of Pittsburgh's Premier Business Parks

502 Keystone Drive Warrendale, PA 15086

Positioned in the heart of a premier business corridor in the Wexford/Cranberry submarket, this **17,500 SF office building** delivers a distinctive blend of architectural character and functional workspace.

Prime Owner Occupier Opportunity

JESSE RAMEY
Leasing Associate
412.422.9900 Ext. 221
jramey@buncher.com

GREGG BROUJOS, SIOR
President
412.422.9900 Ext. 227
gbroujos@buncherrealty.com

DICK CASSETTI
Senior Advisor | Occupier Services
412.422.9900 Ext. 222
dcassetti@buncherrealty.com

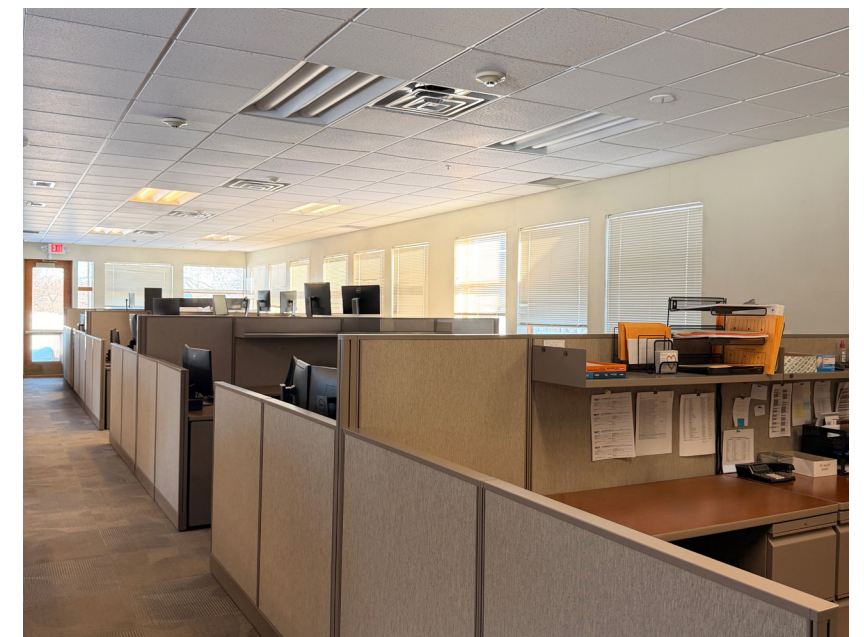
Opportunity Overview

502 Keystone Drive

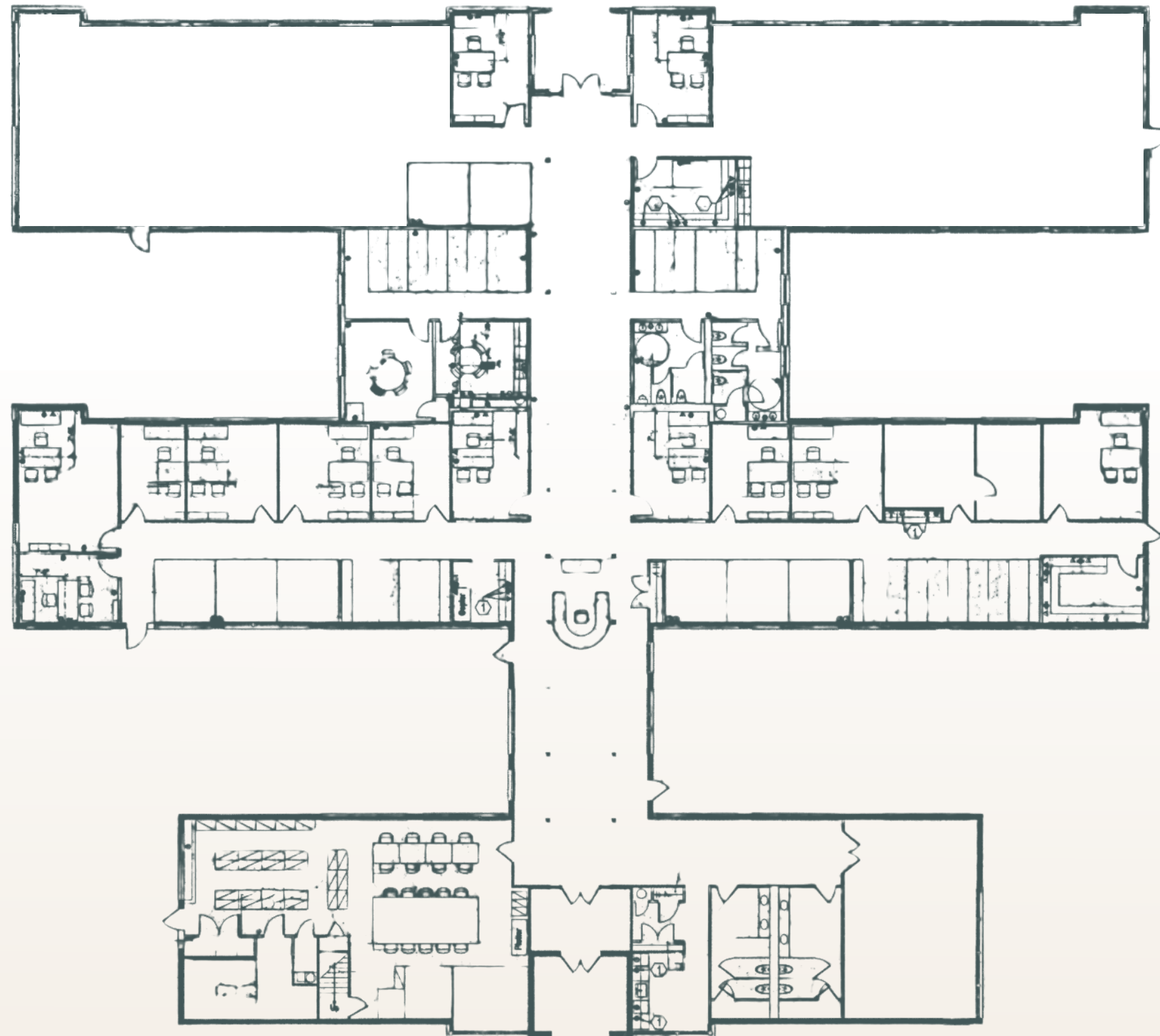
This property features a striking **two-story interior atrium with exposed timber beams, abundant natural lighting,** and thoughtfully designed common areas that create an elevated, professional environment.

Features:

- Professionally designed seating areas with high-end finishes
- Versatile layout supporting: private offices, open workstations, conference meeting rooms, and collaborative lounge areas
- Abundant light and inviting common areas to foster productivity
- Large surface parking
- Close to wide range of retail, dining, and hospitality options
- Positioned within Warrendale's premier business corridor with convenient access



Floor Plan & Layout



Functional Amenities

- Dedicated conference room(s)
- Kitchenette/break area
- Private outdoor areas
- Thoughtfully designed shared common spaces

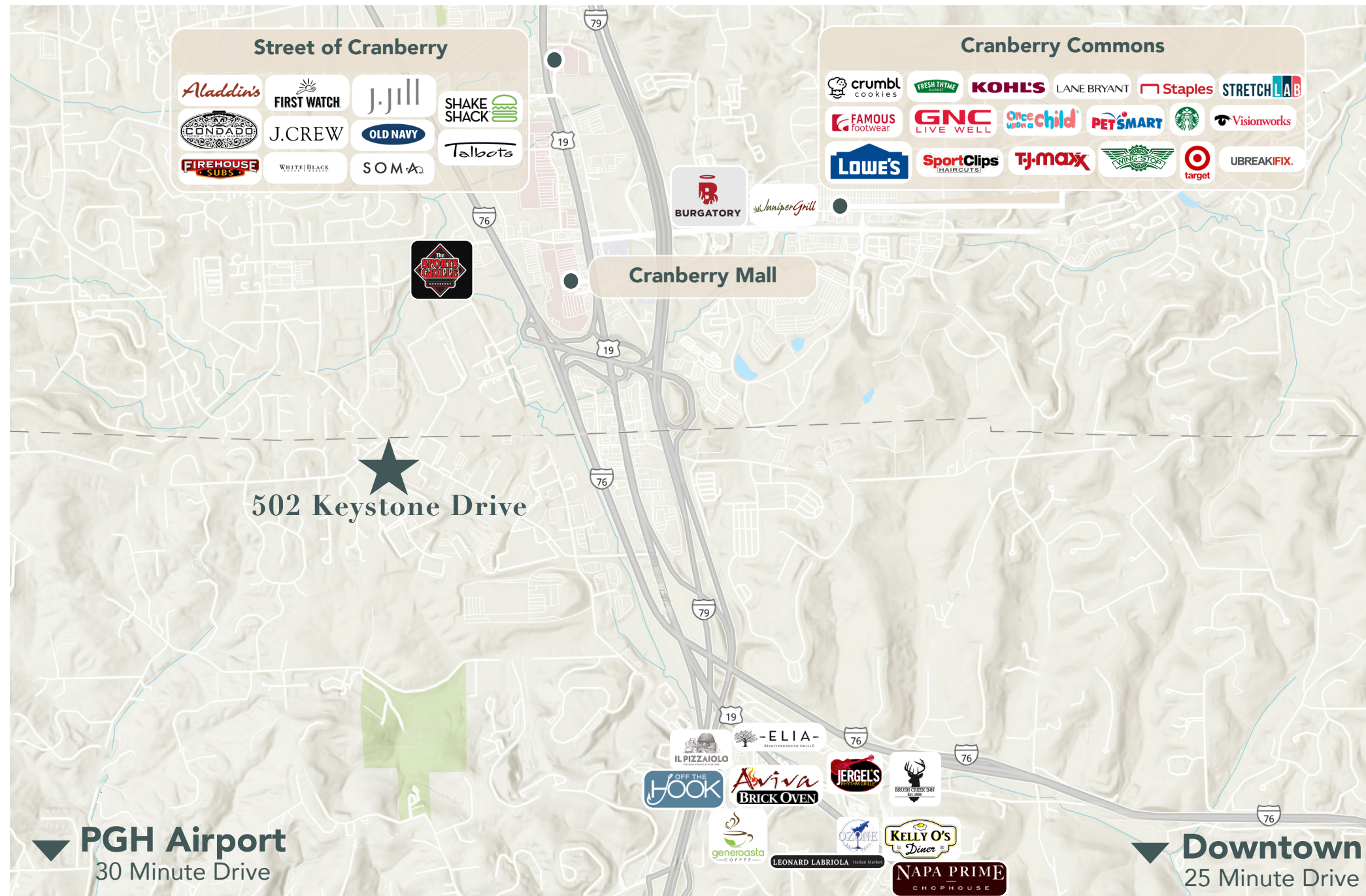


High-Quality Interior Finishes

Warm wood tones, modern lighting fixtures, and clean, neutral finishes throughout

Area Amenities

Located in one of Pittsburgh region's most desirable office submarkets, known for its accessibility, convenient access to major regional highways including **I-79**, the **Pennsylvania Turnpike** and **Route 19**.



Demographics 30 Minute Drive-Time



Total Population: 560,290



Household Income: \$123,763



Employees: 304,553



Households: 239,091