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REALTY SERVICES

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For Sale or Lease

Located in one of Pittsburgh's Premier Business Parks

Price Reduced: $3,650,000

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

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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

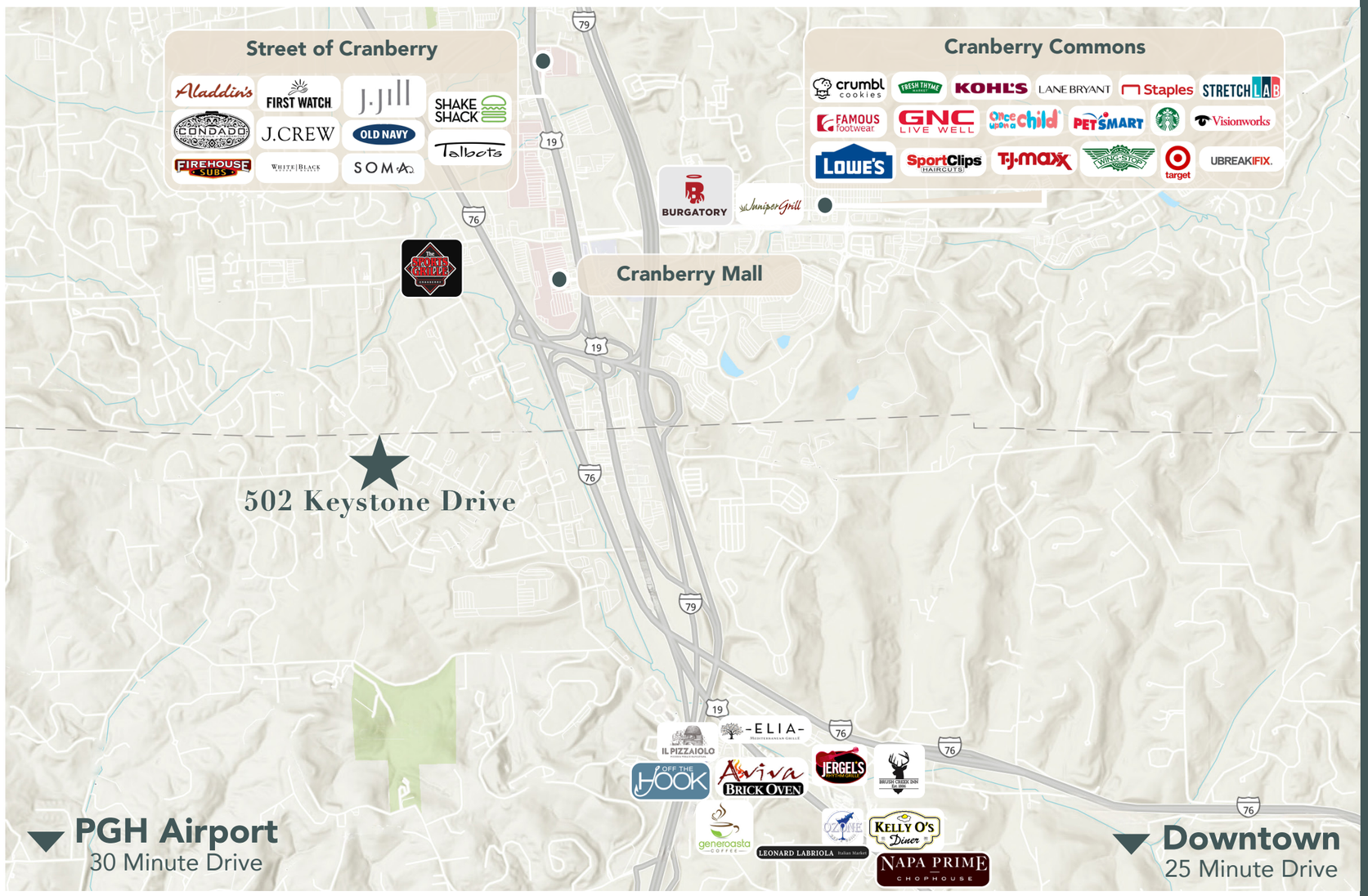
Dedicated conference room(s)
Kitchenette/break area
Private outdoor areas
Thoughtfully designed shared common spaces

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