

THE STABLES AT HARTWOOD



**PRIME SPACE
FOR LEASE**

HIGHLIGHTS

- New Class 'A' Space
- 1,500 - 7,500 SF available
- Ideal for Retail / Office / Medical users
- 13'-26' clear ceiling height/column free
- Parking: 7.5/1,000 SF
- Conveniently located in a strong corridor within proximity to SR 8, SR 28 and PA Turnpike
- 44,028 daily traffic count in a 0.75 mi radius



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CUSHMAN & WAKEFIELD
310 Grant Street, Suite 1825, Pittsburgh, PA
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PROPERTY DETAILS



BUILDING SPECS

Building Materials	Steel, metal and masonry
Dimensions	200' x 60', column free
Roof	Metal
Clear Height	13' - 26'
Flooring	Concrete
HVAC	1 ton/350 usable sq. ft.
Sprinklers	Wet system with upturned heads
Lighting	20 candle-foot
Drywall	Perimeter furring and drywall taped and spackled up to 10 feet
Electric	1-200 amp panel (distribution and fixtures by tenant)
Bathroom	One built-out bathroom



79,103
POPULATION



33,833
HOUSEHOLDS



\$121,837
AVERAGE INCOME



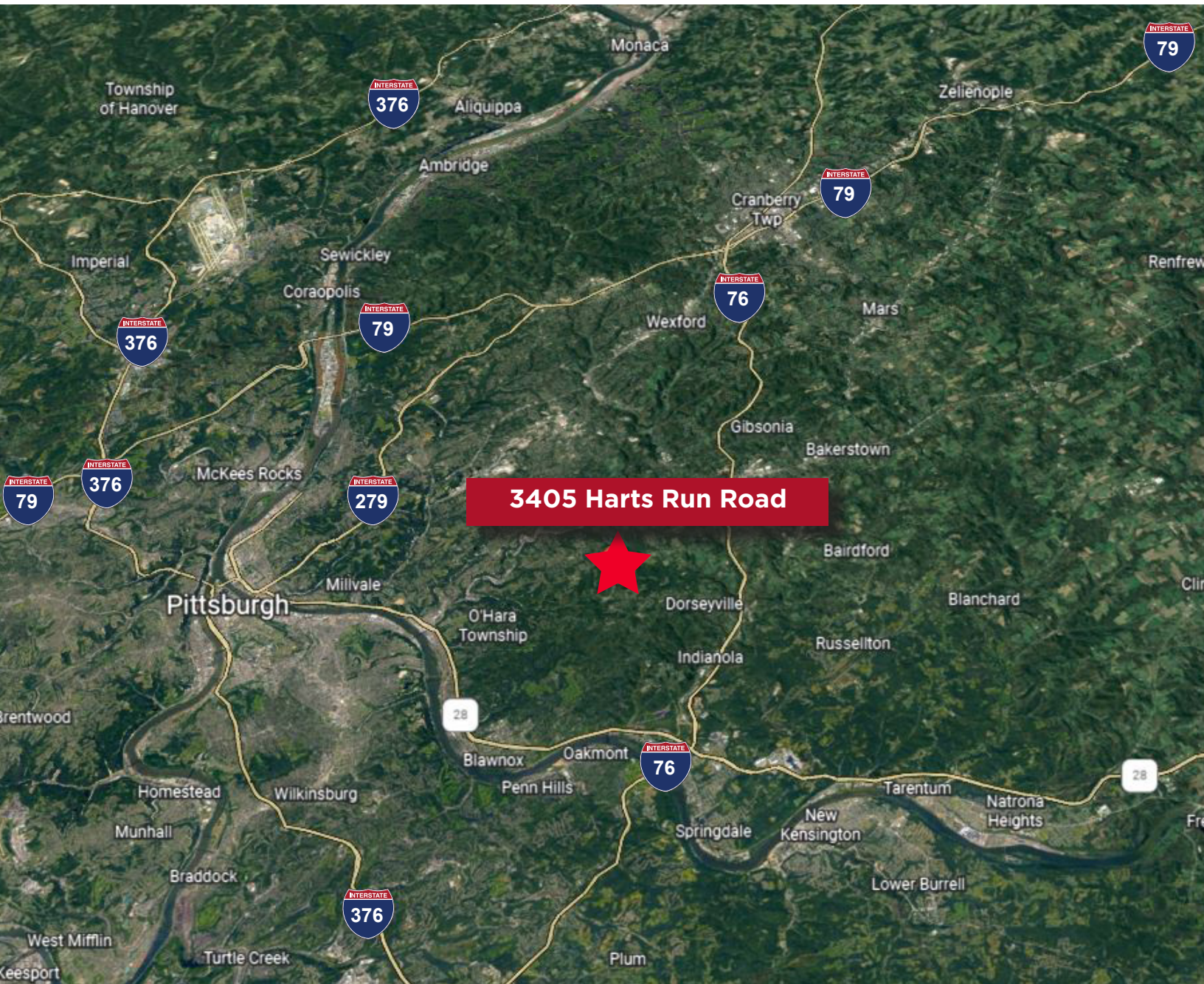
46.6
MEDIAN AGE



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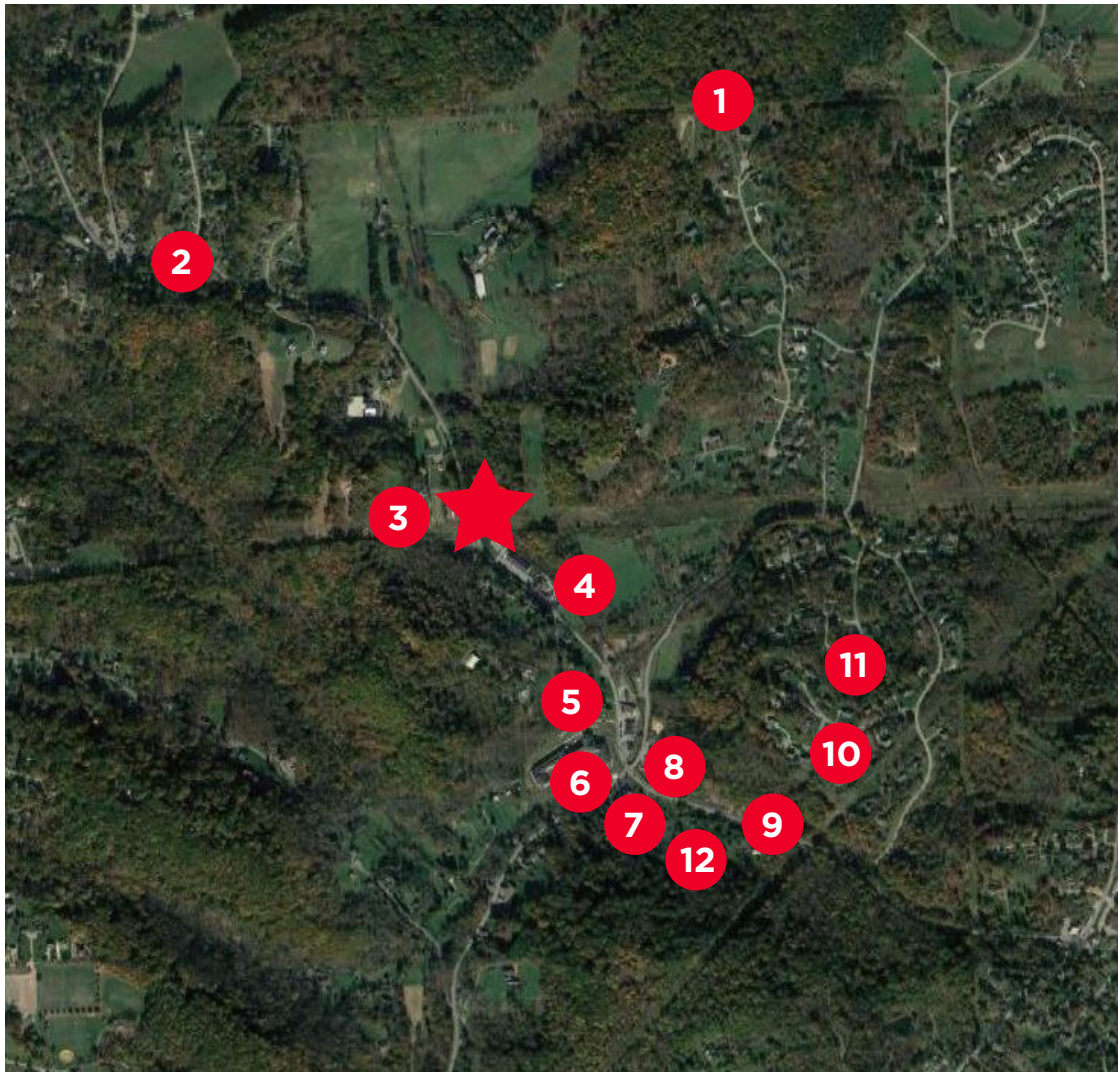
LOCATION



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AREA AMENITIES



NEIGHBORS	
1	Hartwood Acres
2	Hartwood Wine Cave
3	Hartwood Restaurant & Whispers Pub
4	Dewey's Auto Body
5	Harmony at Harts Run
6	Churn on Harts Run Road

NEIGHBORS	
7	Hartwood Town Centre
8	Dive Bar & Grille
9	The Spot Pittsburgh
10	Red Gables Farm
11	Tribe 412 Fitness
12	Harts Run Fitness

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FLOOR PLAN

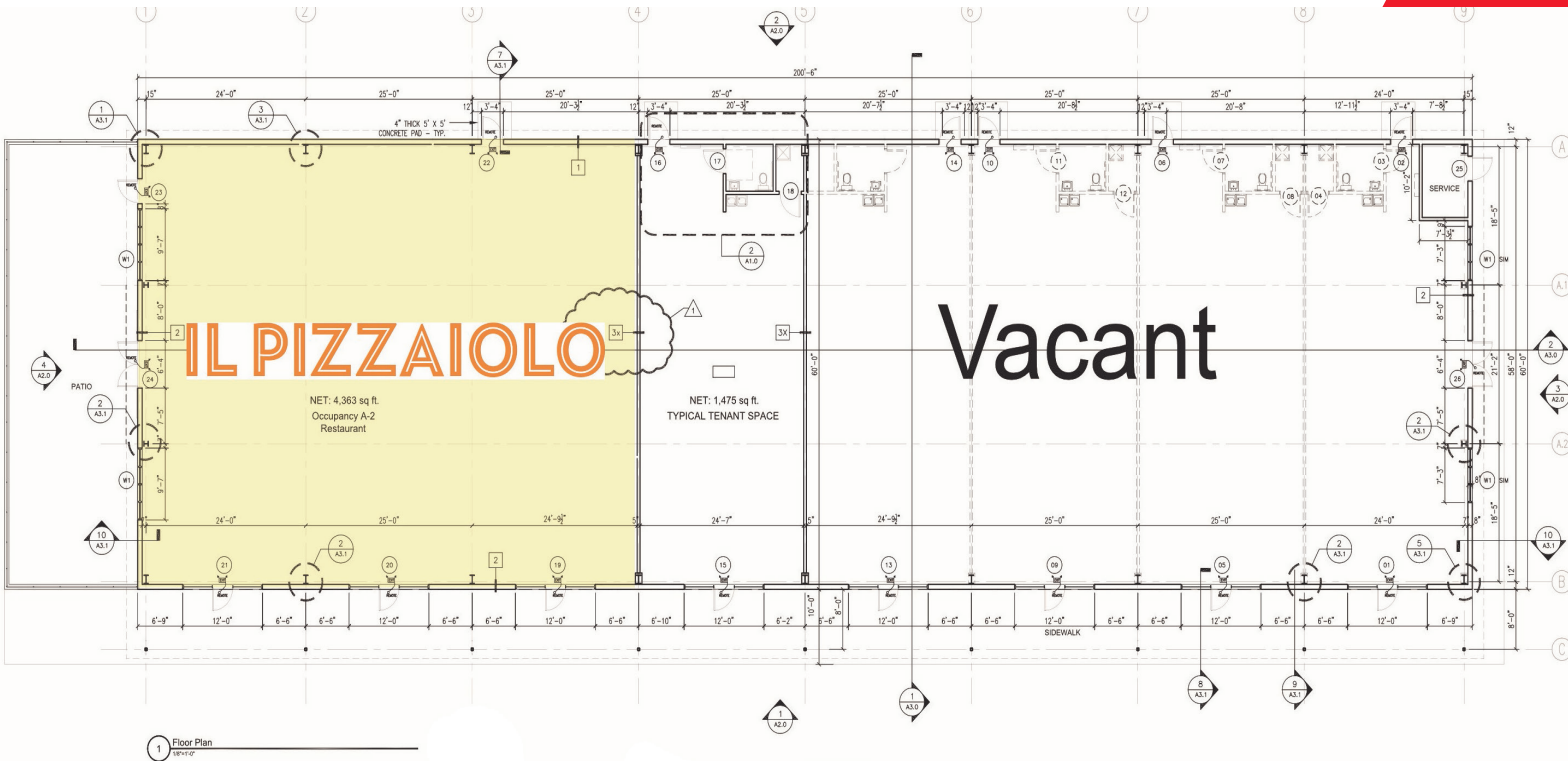


BUILDING SIZE

12,000 SF

AVAILABILITY

1,500 - 7,500 RSF



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