

**FOR LEASE**

# HIGH TOWER OFFICE CAMPUS

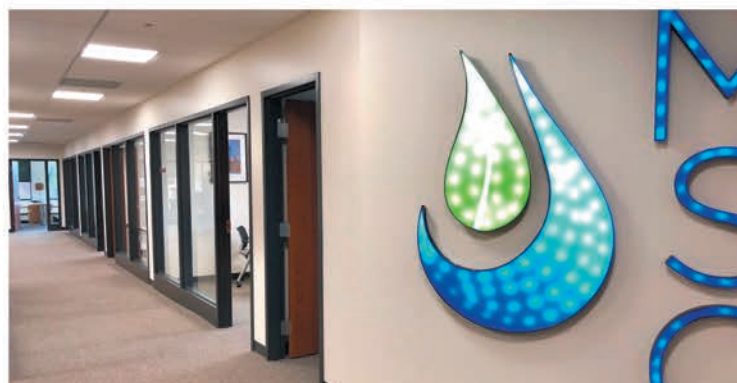
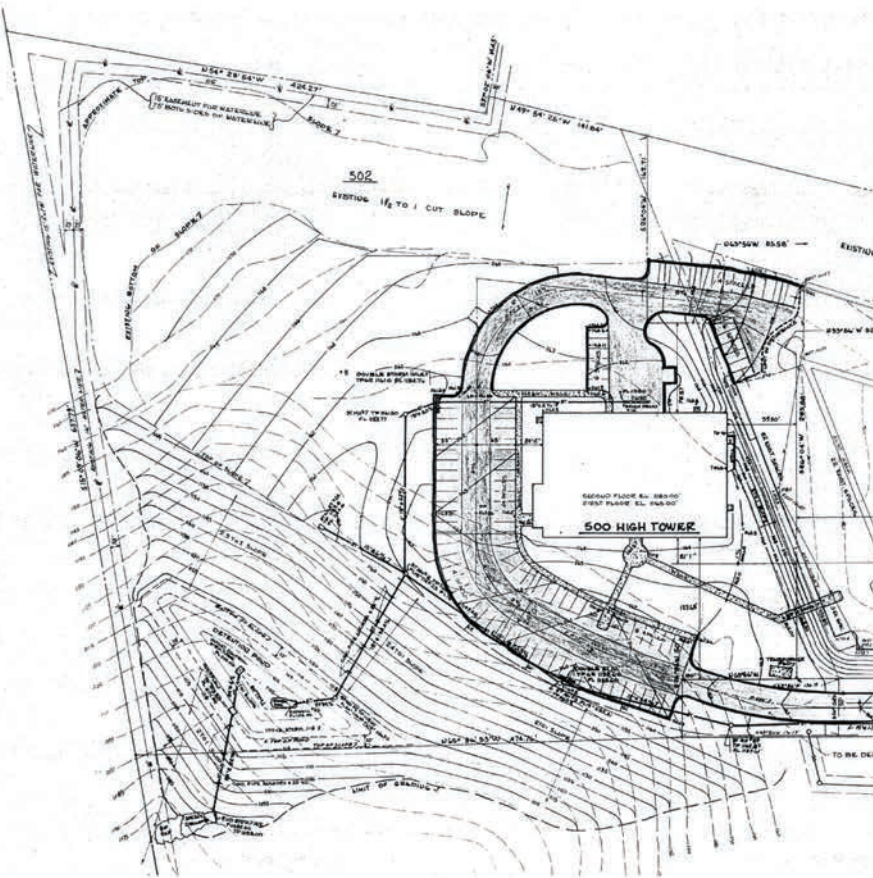
500 Mosites Way, Pittsburgh, PA 15205



**31,696 TOTAL RSF**

1<sup>st</sup> Floor - 15,800 sf - 12'9" ceiling | 2<sup>nd</sup> Floor - 15,895 - office sf





## Flex Office Building - Ideal for Office, Lab, Technology, Robotics, Advanced Manufacturing , Wet Lab, AI

7.5326 Acre Site – Pad ready land for building expansion or expanded parking lot to 5/1,000 SF parking

- New Roof
- New HVAC
- Shell condition
- Renovated Exterior
- Build – to – Suit
- New Road Pavement Spring 2019
- Ceiling 12' 9" on 1st floor
- Loading Dock
- Power: 3000 AMP, 277/480 Volt, 3 Phase, 4W (300A) and 120/208 Volt, 3 Phase, 4W (1200A) power distribution
- Clean Certification to meet BNL Equipment Release Standard
- Zoned – C4 – Planned Office Limited Industrial
- Robinson Township – Montour School District

### Coming this spring:

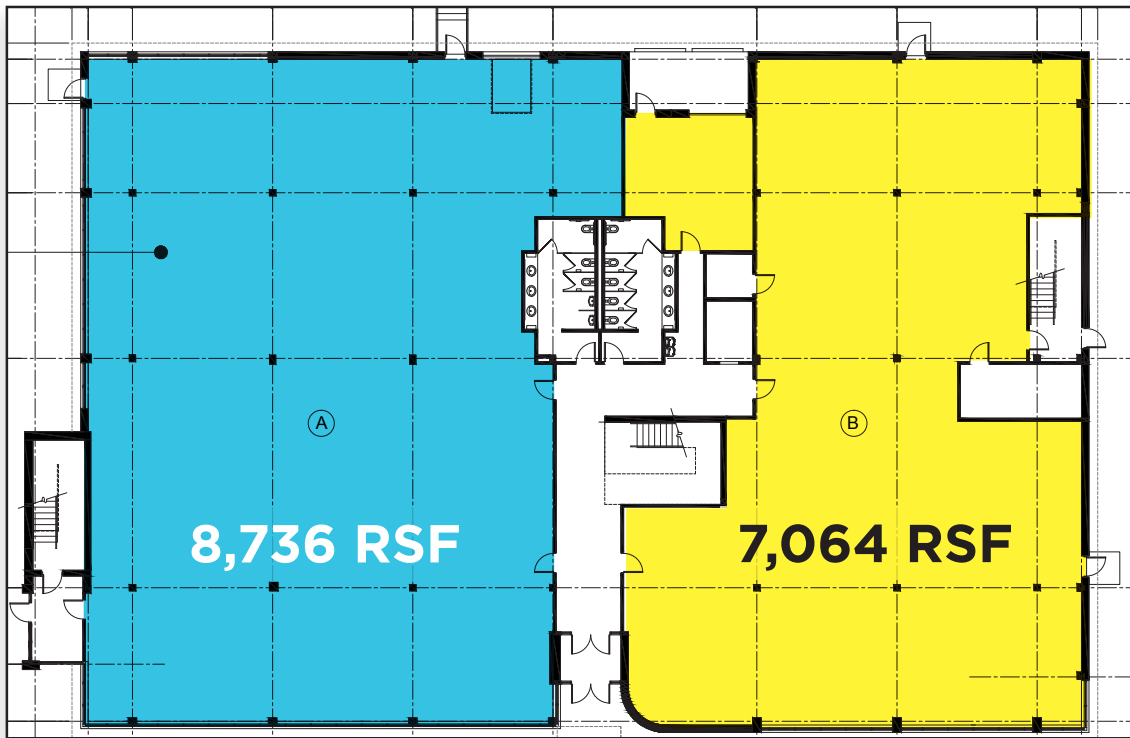
- Outdoor patio with seating and firepit
- Arborist work on the Landscaping



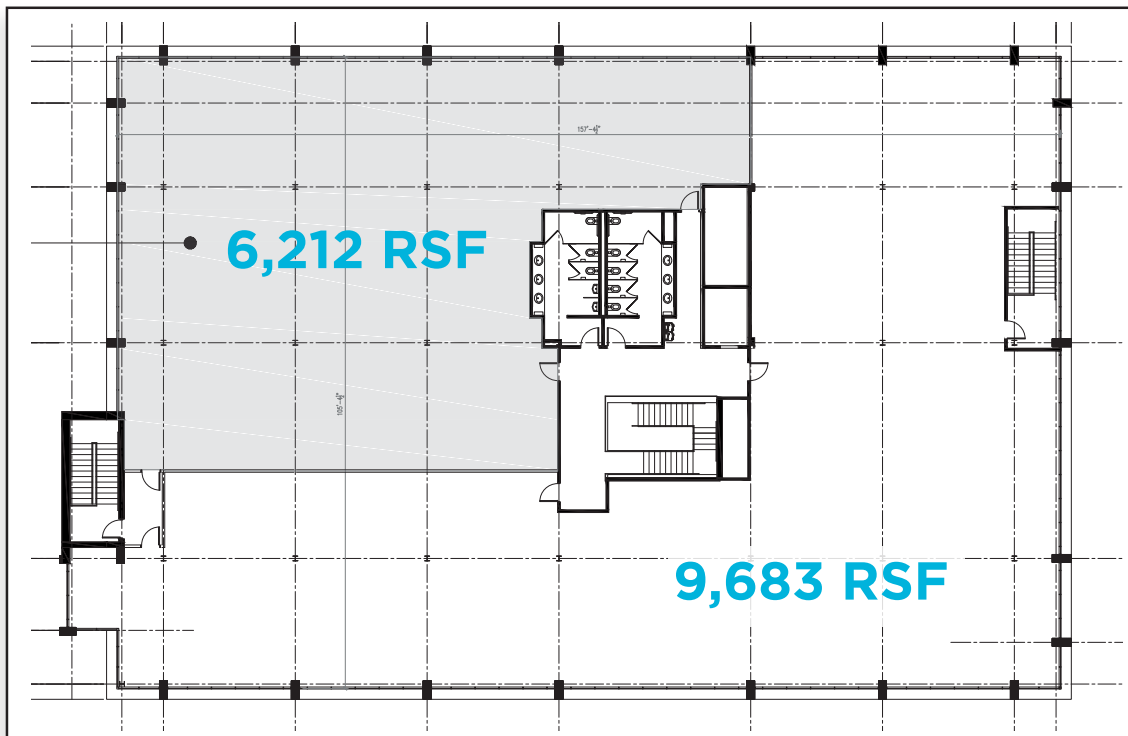
**KELLEY HOOVER HECKATHORNE**

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**1<sup>st</sup> FLOOR AVAILABLE**  
15,800 RSF



**2<sup>nd</sup> FLOOR AVAILABLE**  
15,895 RSF

**31,696 TOTAL RSF**

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5 Miles to Pgh International Airport



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