

## OFFICE SPACE FOR LEASE

BOYCE PLAZA I

**1035 BOYCE ROAD**

PITTSBURGH, PA 15241

## AVAILABLE SPACE

- 1st: 1,088 SF $\pm$
- 2nd: 1,502 SF $\pm$   
1,317 SF $\pm$   
1,297 SF $\pm$

### NEWLY RENOVATED!

Improvements to Restrooms, Hallways,  
Common Kitchen and Common Conference Room

**LEASE PRICE: \$18.95 PSF FS**



**CBRE**

Please contact:

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# 1035 BOYCE ROAD



## AMENITIES

- Two-Story Office Building
- Common Area Kitchen and Conference Room
- Boyce Road Signage
- 1.5 miles to Rt. 19; 3.8 miles to I-79
- Property Manager on Site
- Signage Available
- Verizon Fiber Internet Available

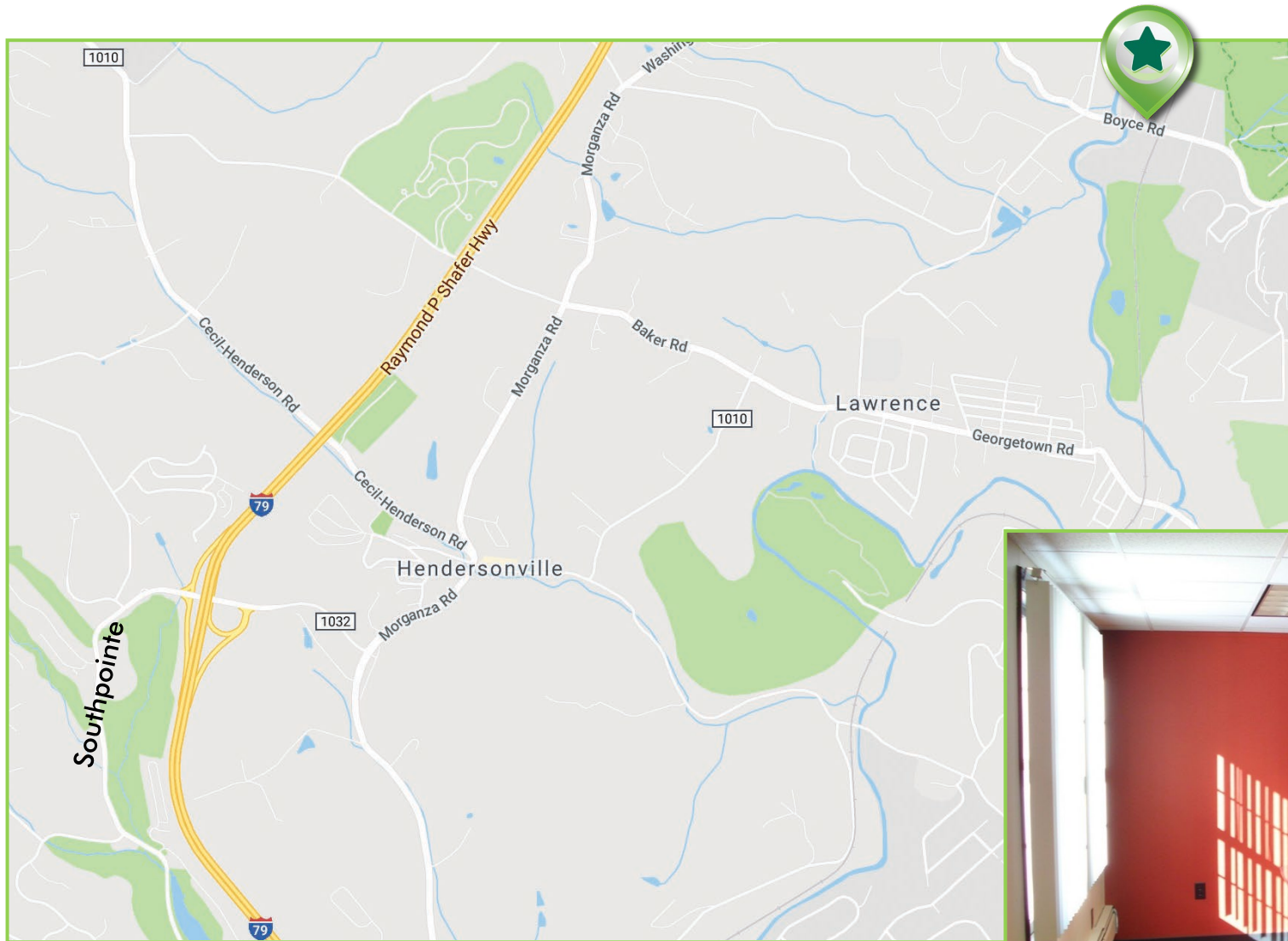




# 1035 BOYCE ROAD

## RENOVATIONS INCLUDE:

- New HVAC System
- Updated Common Areas
- Parking Lot Improvements
- Refreshed Landscaping
- New Paint & Carpet in Every Office Suite
- Beautiful Common Area Kitchen & Conference Room



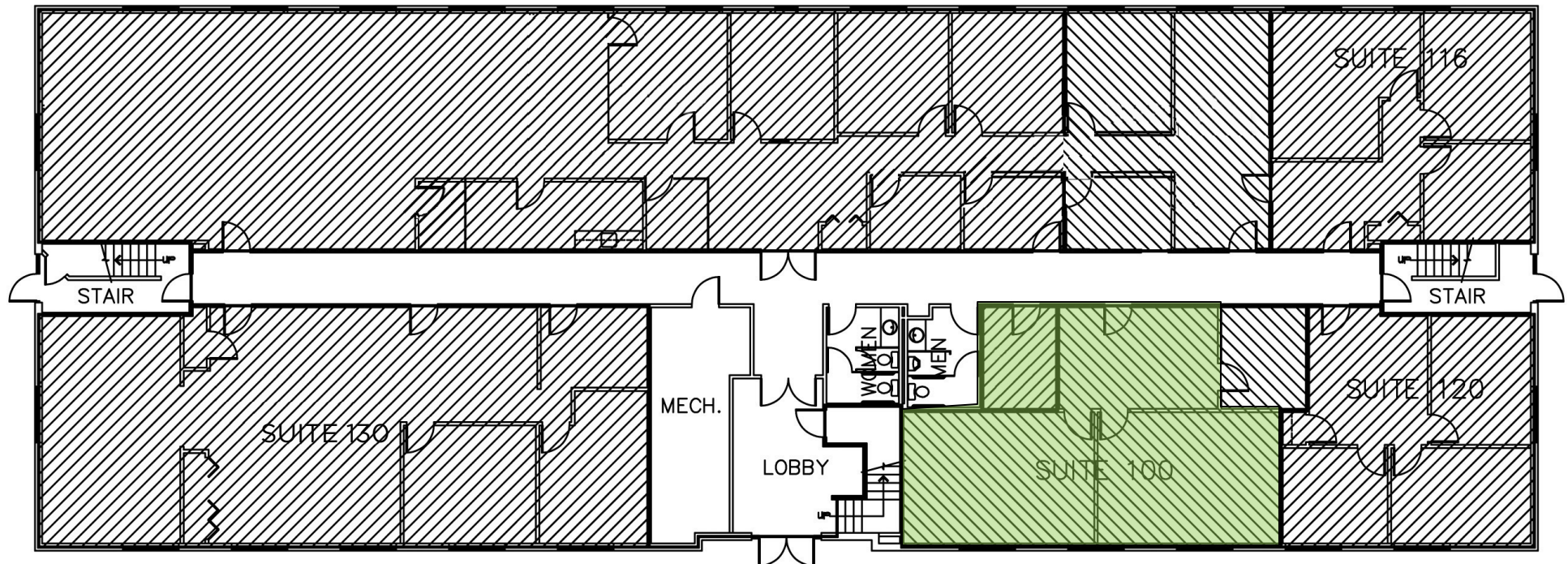
Common Area Kitchen



Common Area Conference Room



US Steel Tower | 301 Grant Street, Suite 4000 | Pittsburgh, PA 15219  
cbre.com

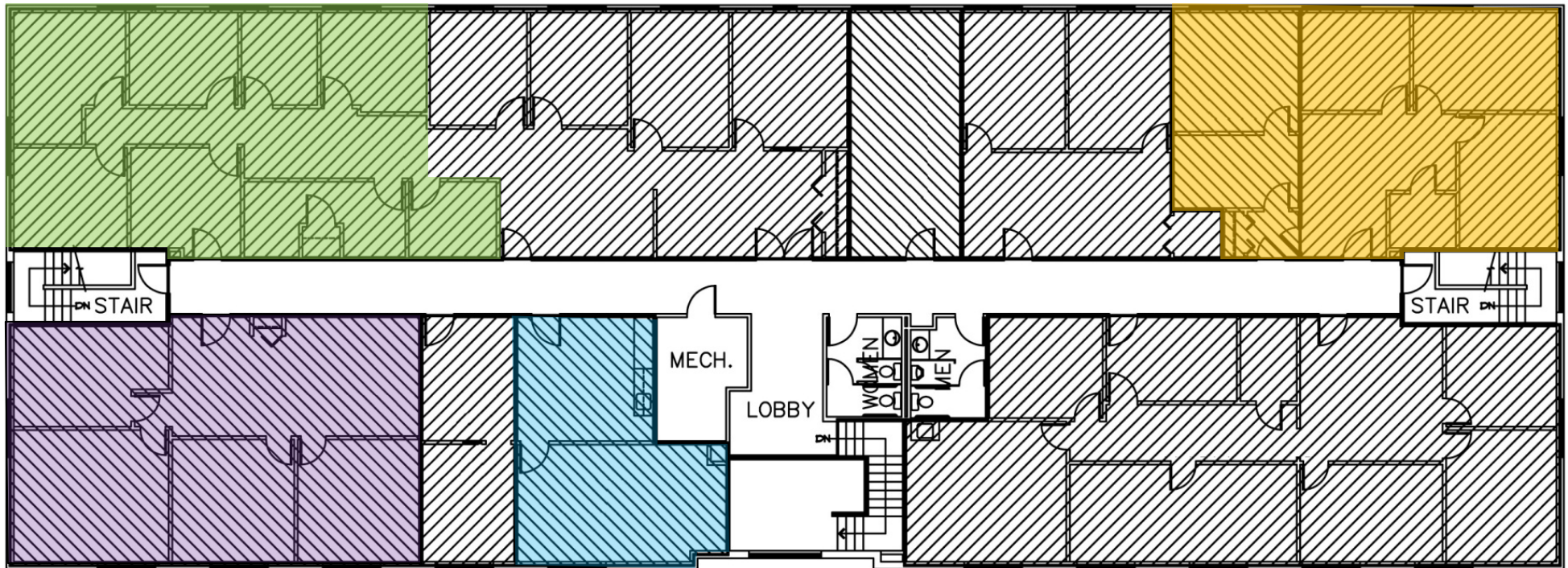


**1,088 SF**  
**Available Immediately**



**1,502 SF**  
Available 6/1/2022

**1,297 SF**  
Available 6/1/2022



**1,317 SF**  
Available Immediately

**Common  
Kitchen**