

# OFFICE SPACE FOR LEASE

BOYCE PLAZA I

**1035 BOYCE ROAD**

PITTSBURGH, PA 15241

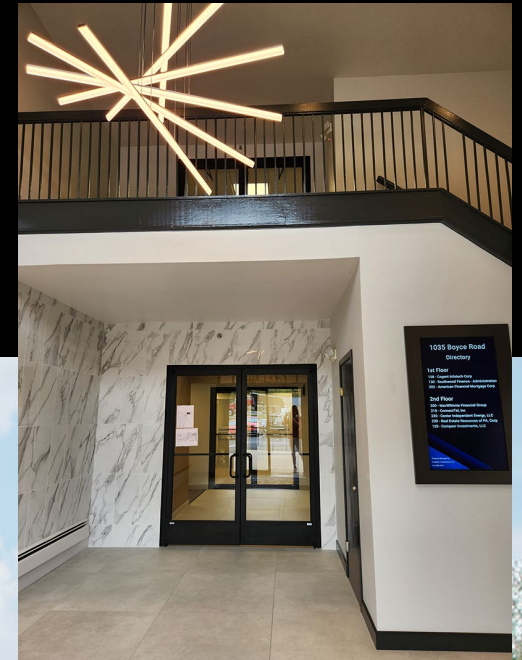
## AVAILABLE SPACE

2<sup>nd</sup> Floor: 1,317 SF $\pm$

### NEWLY RENOVATED!

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

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



Please contact:

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# 1035 BOYCE ROAD



Common Area Conference Room

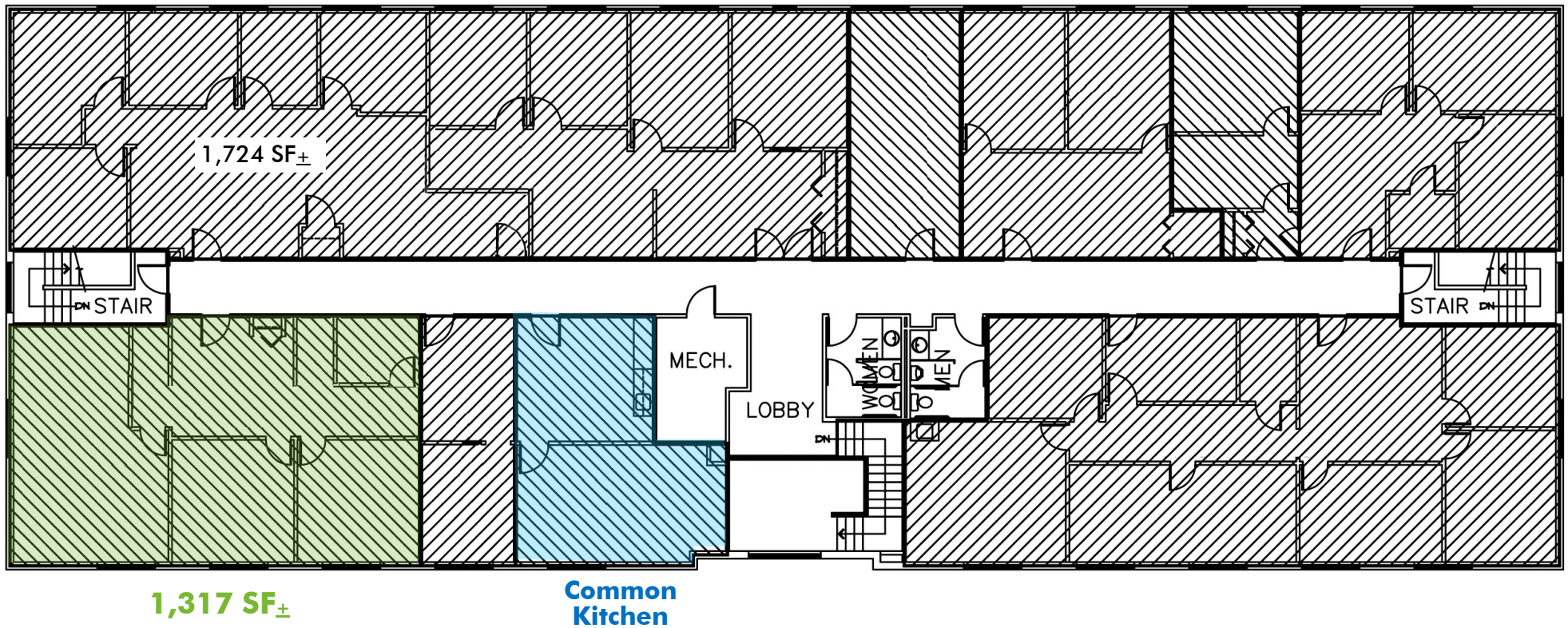


Common Area Kitchen



## AMENITIES

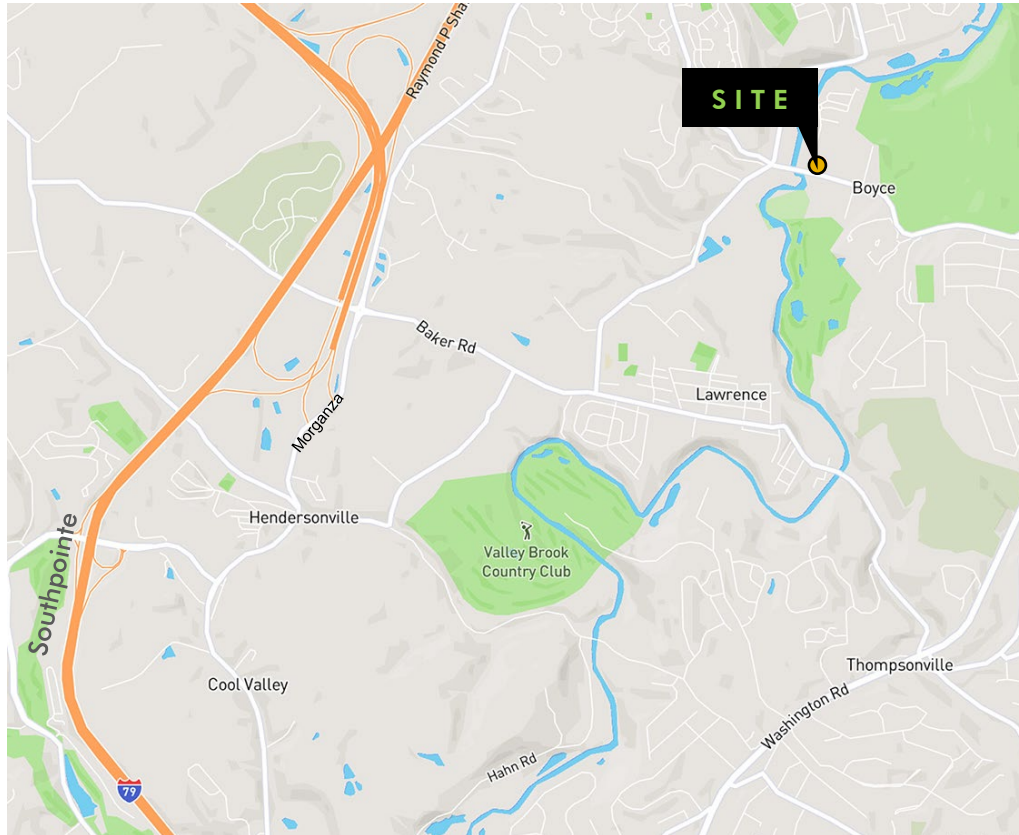
- Two-Story Office Building
- Common Area Kitchen and Conference Room
- Boyce Road Signage
- 1.5 miles to Rt. 19; 3.8 miles to I-79
- Property Manager on Site
- Signage Available
- Verizon Fiber Internet Available



# 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



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