OFFICE SPACE FOR LEASE

BOYCE PLAZA I

CBRE

1035 BOYCE ROAD

PITTSBURGH, PA 15241

AVAILABLE SPACE

- 1st: 1,088 SF<u>+</u>
- 2nd: 1,502 SF<u>+</u> 1,317 SF<u>+</u> 1,297 SF<u>+</u>

RENOVATIONS UNDERWAY!

Improvements to Restrooms, Hallways, Common Kitchen and Common Conference Room to be completed by March.



Please contact:

NICOLE CLACKSON ROSSMAN

Senior Associate 412.471.3385 nicole.clackson@cbre.com

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





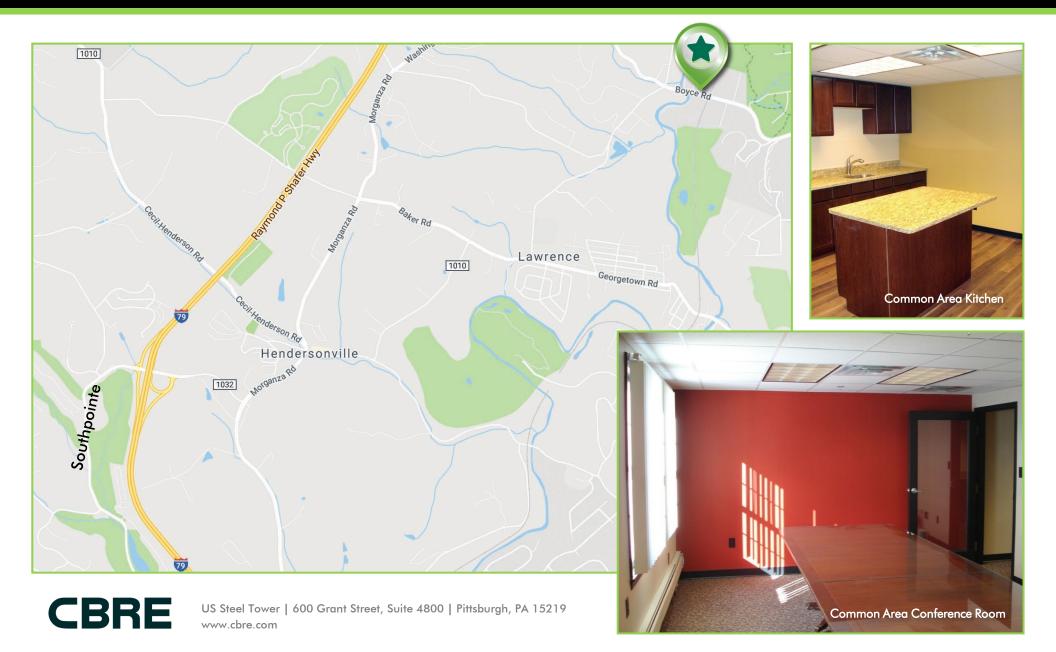




1035 BOYCE ROAD

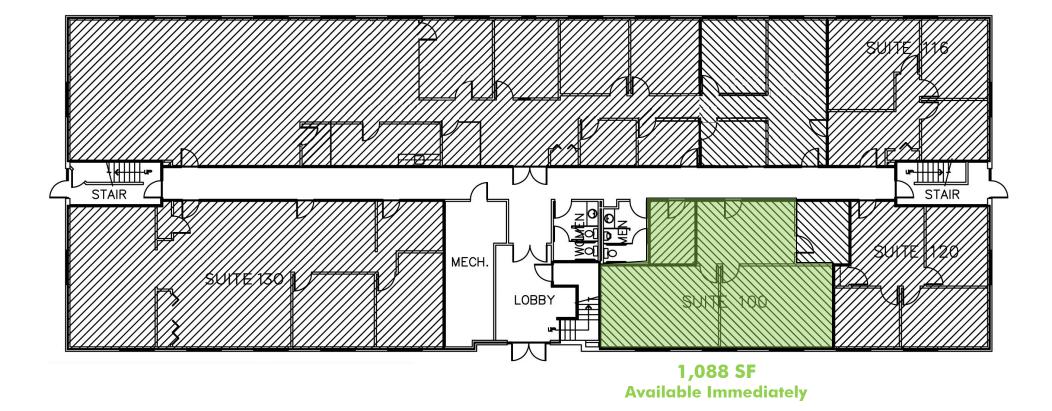
RENOVATIONS INCLUDE:

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



1035 BOYCE ROAD

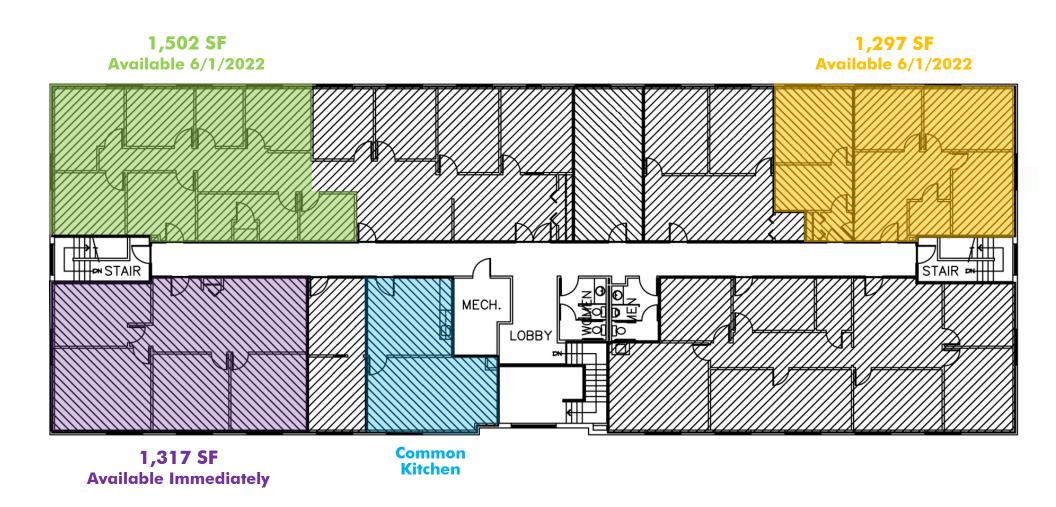




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