

FLEX SPACE FOR LEASE

103

TECHNOLOGY DRIVE

RIDC PARKWAY WEST
PITTSBURGH, PA 15275

 **TECH**

 **R&D**

 **LAB**



UP TO 42,522 RSF_± AVAILABLE

1st Floor Flex Space: 31,322 RSF_±

2nd Floor Office Space: 10,230 RSF_±

NEWLY RENOVATED!

CBRE

PROPERTY HIGHLIGHTS



Building Size: 54,750 SF±

Available Space:

1st Floor Flex Space: 31,322 RSF±

2nd Floor Office Space: 10,230 RSF±

Total Available: 42,552 RSF±



Parking Spaces: 157 (Expandable)



Loading Docks: 1 (9' x 13') with mechanical levelers



Drive-In Doors: 1



Electric: 1200 Amps, 120/208-volt
3-phase/4-wire



Raised Computer Floor



Fiber Internet: 4 Providers: AT&T, Crown
Communication, DOE, & Verizon



Generator: Diesel, entire building



Fire Sprinkler: Wet System



Zoning: BP - Business Park
Findlay Twp., Allegheny Co.



Total Taxes (2022): \$92,051.38 (\$1.68 PSF)



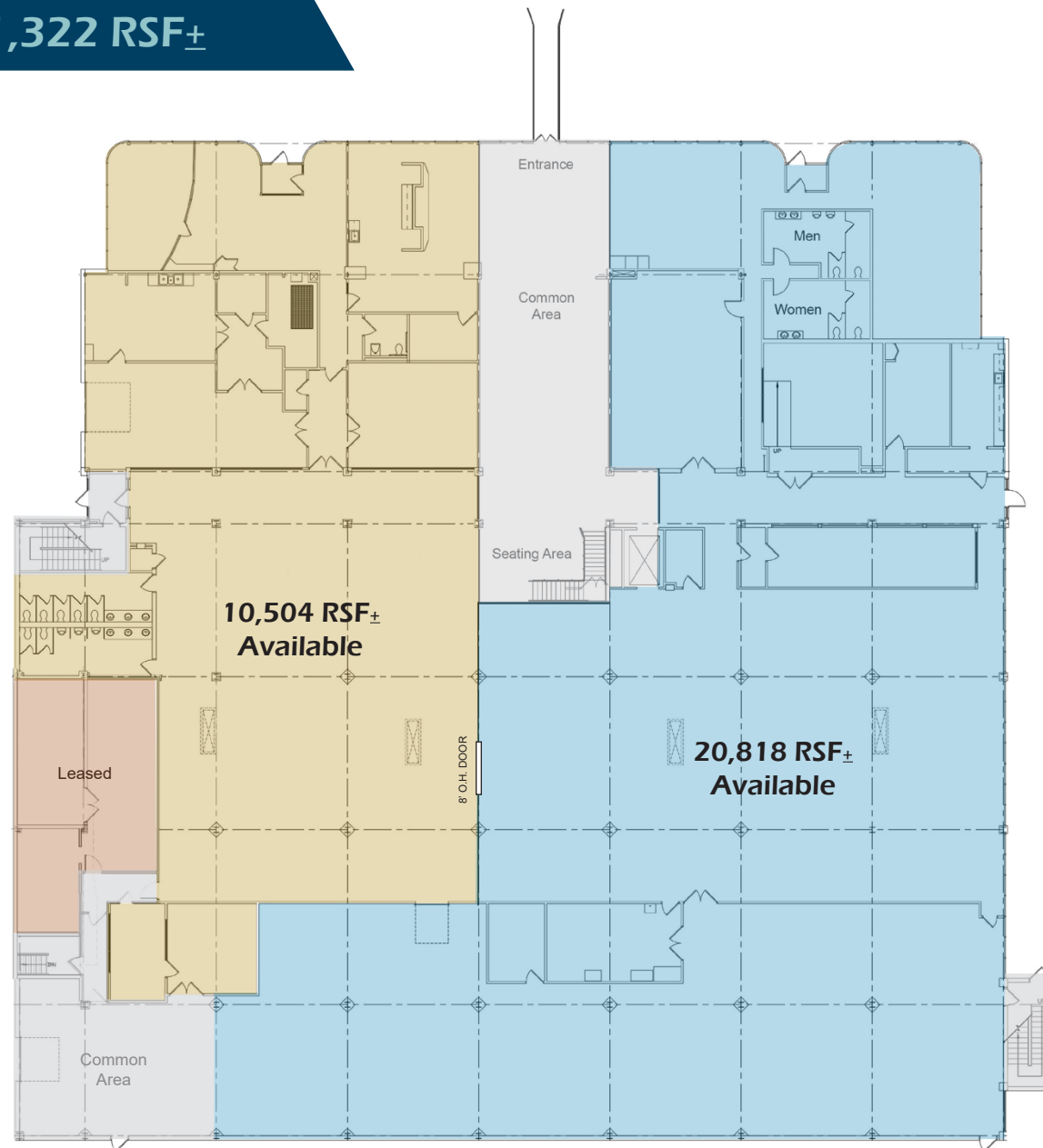
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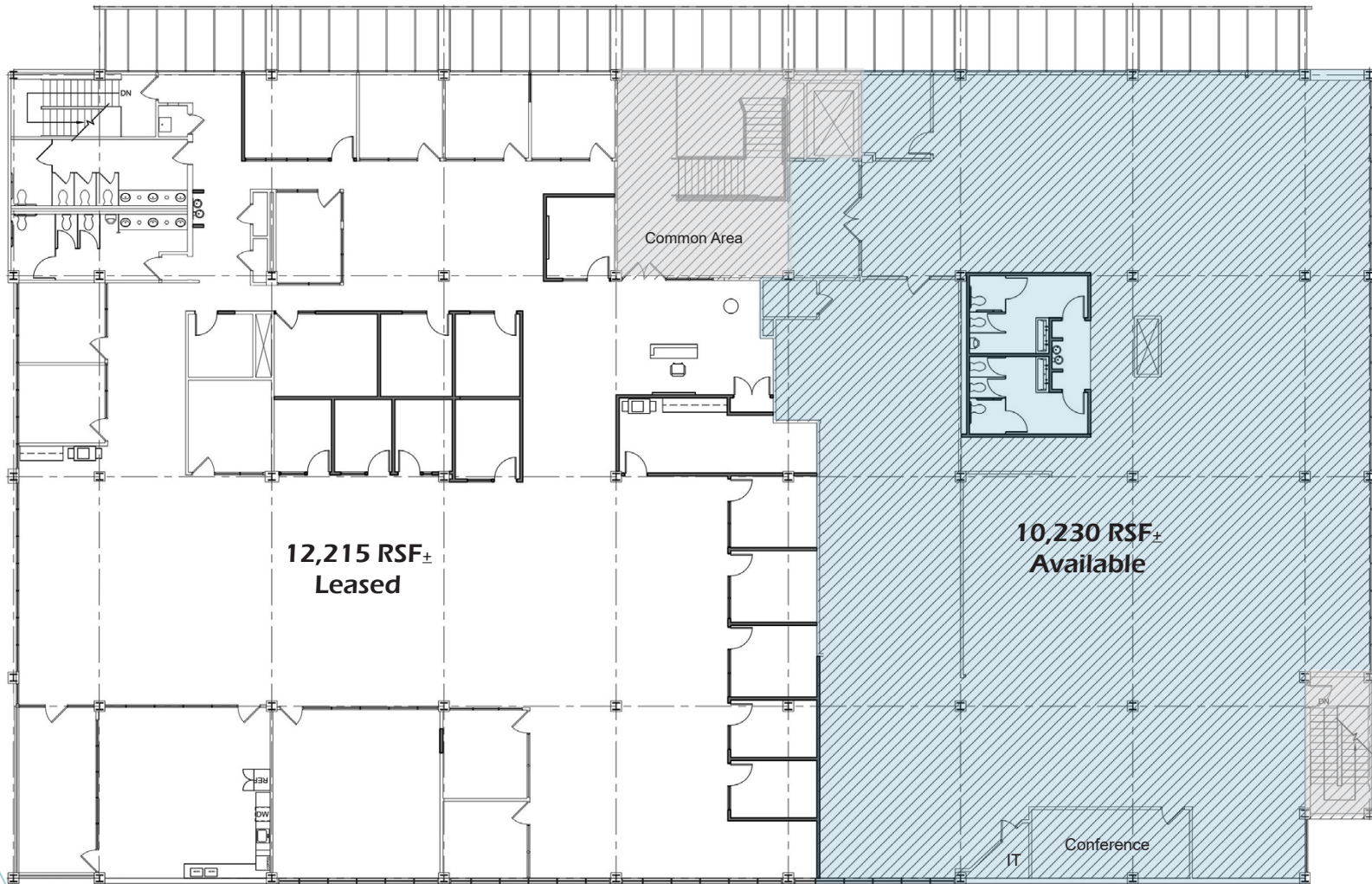
1ST FLOOR 31,322 RSF_±

Can Be Subdivided



2ND FLOOR 10,230 RSF_±

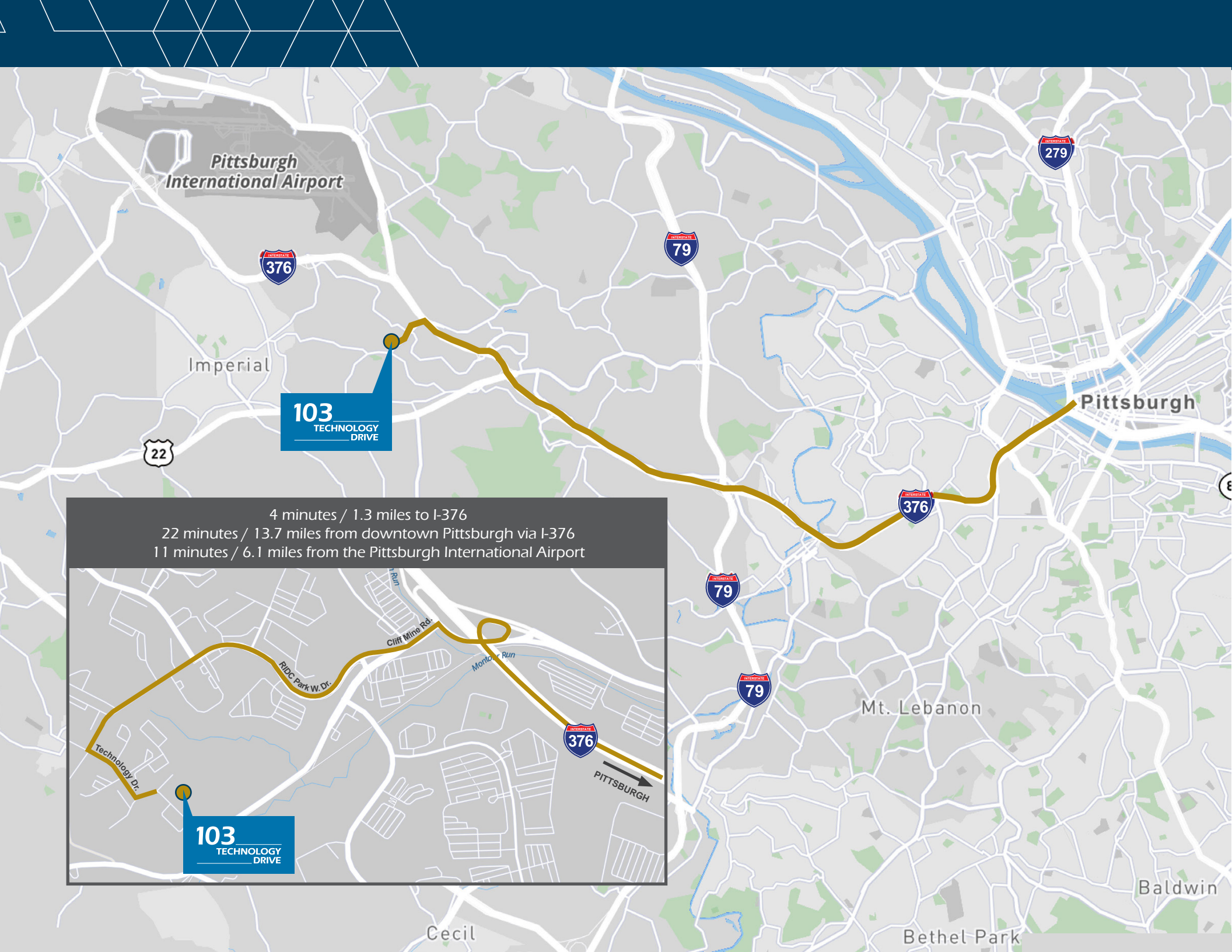
Can Be Subdivided



RETAIL MAP

103
TECHNOLOGY DRIVE
DRIVE





4 minutes / 1.3 miles to I-376
22 minutes / 13.7 miles from downtown Pittsburgh via I-376
11 minutes / 6.1 miles from the Pittsburgh International Airport



CONTACT US

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TECHNOLOGY
DRIVE

KIM CLACKSON

Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON

Senior Vice President
412.471.4069
matt.clackson@cbre.com

NICOLE CLACKSON ROSSMAN

Senior Associate
412.471.3385
nicole.clackson@cbre.com

CBRE, Inc. • One Oxford Centre • 301 Grant Street, Suite 4000 • Pittsburgh, PA 15219 • cbre.com

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