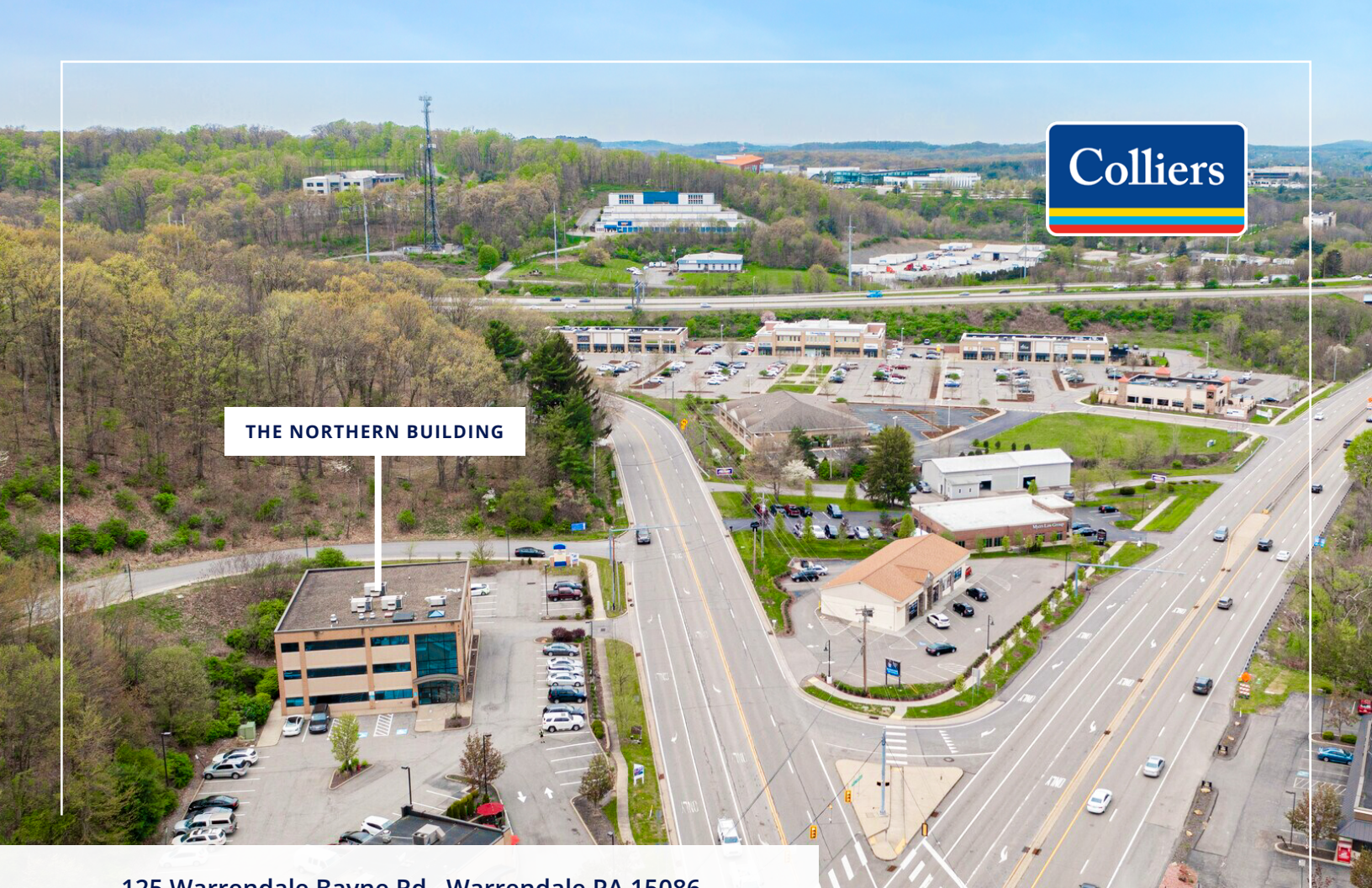




Colliers

THE NORTHERN BUILDING

125 Warrendale Bayne Rd., Warrendale PA 15086

Retail and office space with **new retail facade**

Retail and office availabilities for lease in The Northern Building:
a three-story professional building with onsite parking located at a busy
signalized intersection in Pittsburgh's North Hills submarket.

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Property Overview

Address	125 Warrendale Bayne Road	
Building Name	The Northern Building	
Building Description	Three-story brick construction with an open glass atrium housing a common lobby and stairwell connecting all stories	
Zoning	Route 19 Boulevard District (RB)	
Suggested Uses	Physical therapy, medical spa, salon services, financial services, legal services	
Year Built	2003	
Year Renovated	2026, new retail facade installed on ground level	
Property Type	Office, Retail	
Building Size	16,500 SF	
Available Square Footage	Floor 1	5,000 SF <i>(subdividable)</i>
	Floor 2	5,000 SF <i>(subdividable)</i>
	Floor 3	5,000 SF <i>(subdividable)</i>
	Total	15,000 SF
Signage	Tenant monument signage facing Route 19	
Parking	30 onsite spaces, 2 ADA-designated spaces at entry	
Elevator Service	Accessible on each floor	
Term	Negotiable	
Rental Rate	Available upon request	

Property Highlights



Flexible and customizable first floor plan



Easily access via lighted intersection



Highly visible location receiving 20,000 in ADT



Free and ample onsite parking available



NEW RETAIL FACADE



LARGE WINDOWS



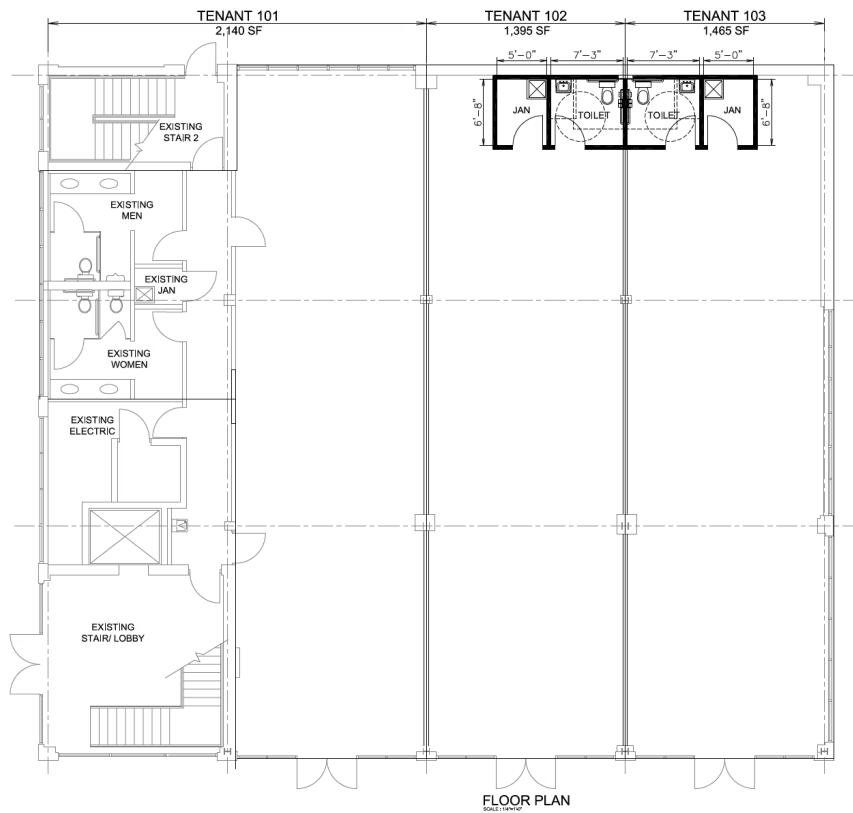
SIGNAGE ALONG RT. 19



ADA PARKING & ACCESS

Floor Plan

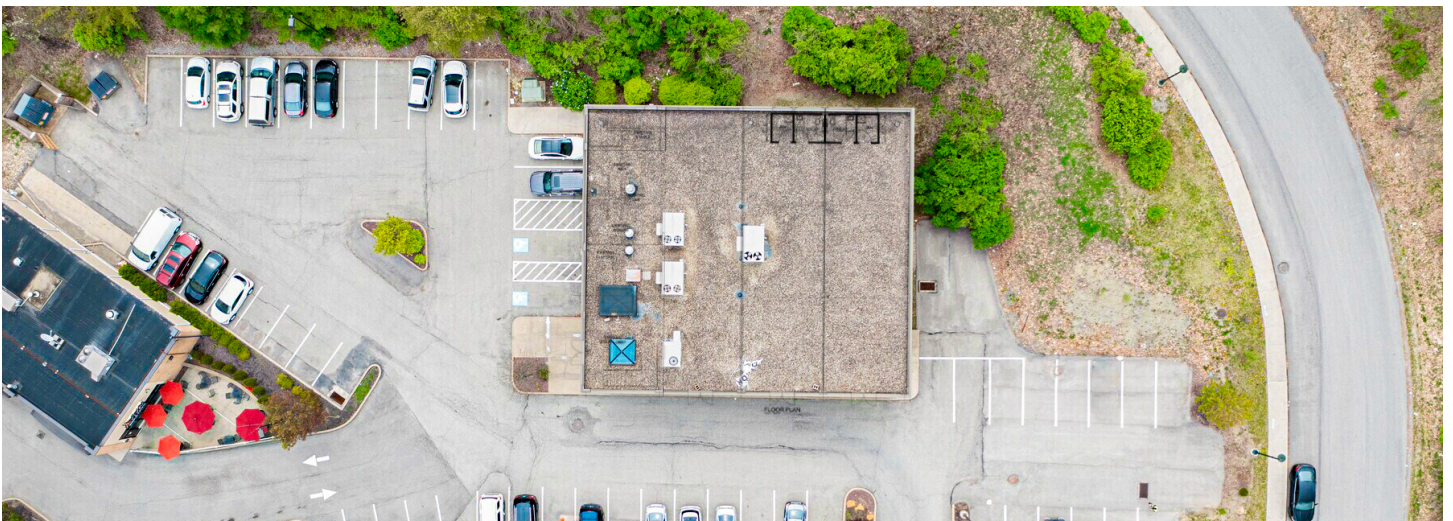
Floor 1 | 5,000 SF Retail Space



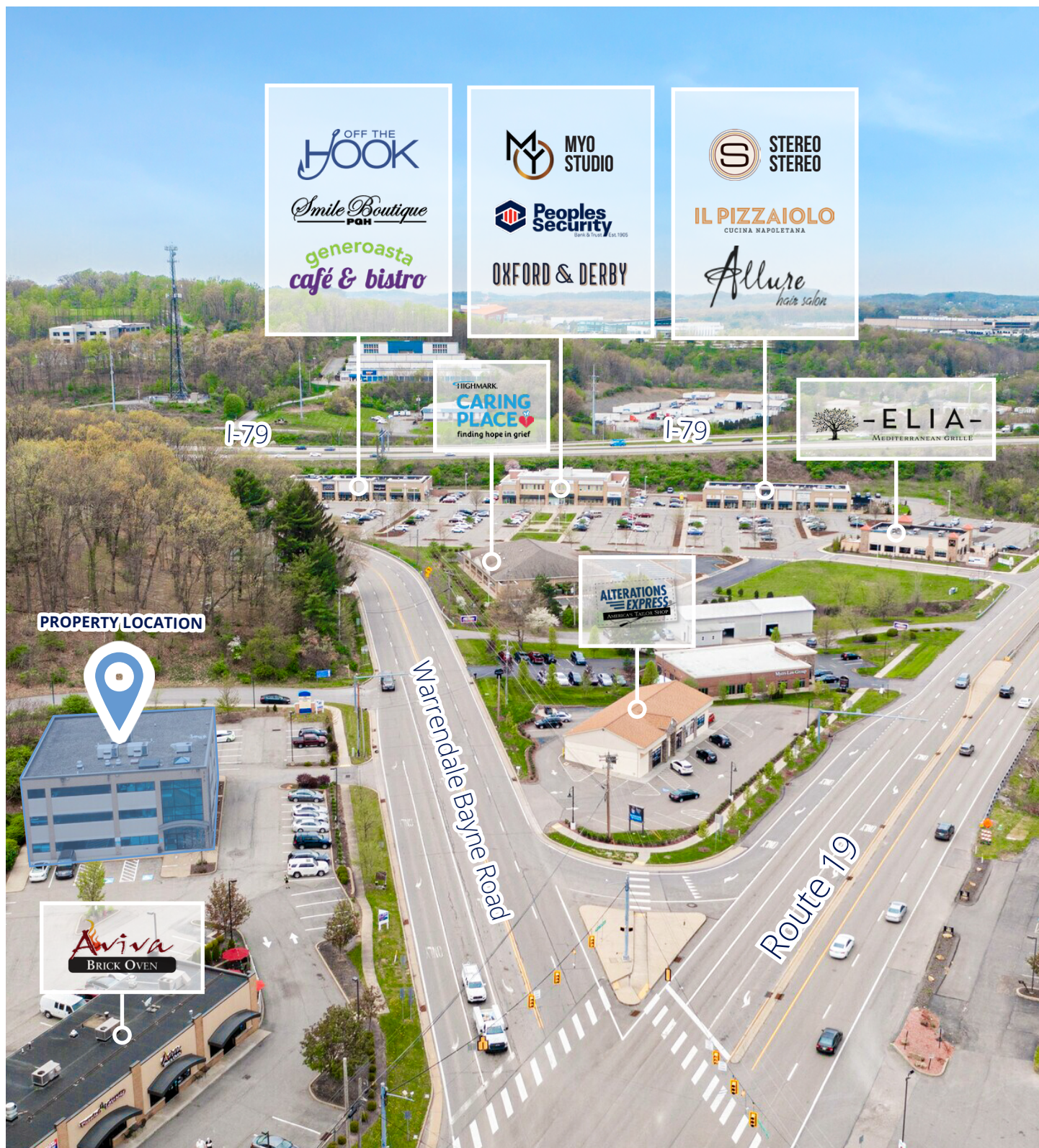
Full-Floor Opportunity

Subdivision options available

- Up to 5,000 total sq. ft. for lease
- Minimum of 1,395 sq. ft. available
- Private restroom for all options
- Private entry for all options
- Janitorial storage for all options
- Floor-to-ceiling windows
- Customizable interior
- Additional office space available on floors 2 and 3 if desired



Neighboring Traffic Drivers



Location & Access

125 Warrendale Bayne Road

This property is located in Warrendale, PA: a Pittsburgh suburb located in the North Hills' Marshall Township. Commuting tenants will benefit from direct access to Route 19 and 6-minute proximity to the I-79 and I-76 interchange.

125 Warrendale Bayne Rd. is surrounded by an affluent residential population, and is within a 7-minute drive of luxury residential complexes Ascent 430, Park at Marshall, and the Christopher Wren Apartments & Townhomes.

Cranberry Township's retail corridor is just 3.5 miles north of the property, ensuring a steady surrounding consumer base and easy access to additional amenities for employees and guests.

Destination Drivetimes

Warrendale Park & Ride	3-minute drive
Cranberry Township	9-minute drive
Downtown Pittsburgh	21-minute drive
Oakland Submarket	25-minute drive
Robinson Township	23-minute drive
Pittsburgh Intl. Airport	28-minute drive



3-Mile Demographics



2026
Population

31,908



2031 Projected
Population

32,460



Average
HH Income

\$206,698



Total Area
Businesses

2,394



Total Number of
Housing Units

13,073



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