

Sharpsburg Business Park

Colliers

307 23rd Street Ext., Sharpsburg, PA 15215

20,514 SF

Flex/Office Space

10,524 SF

Endcap Flex/Office Space

8,774 SF

Endcap Flex/Office Space

Contact Us

John Bilyak, SIOR, CCIM

Market Leader, Principal | Pittsburgh

Industrial Brokerage

Direct: +1 412 515 8522

john.bilyak@colliers.com

Cody Hunt

Senior Associate | Pittsburgh

Industrial Brokerage

Direct: +1 412 515 8533

cody.hunt@colliers.com

525 William Penn Place

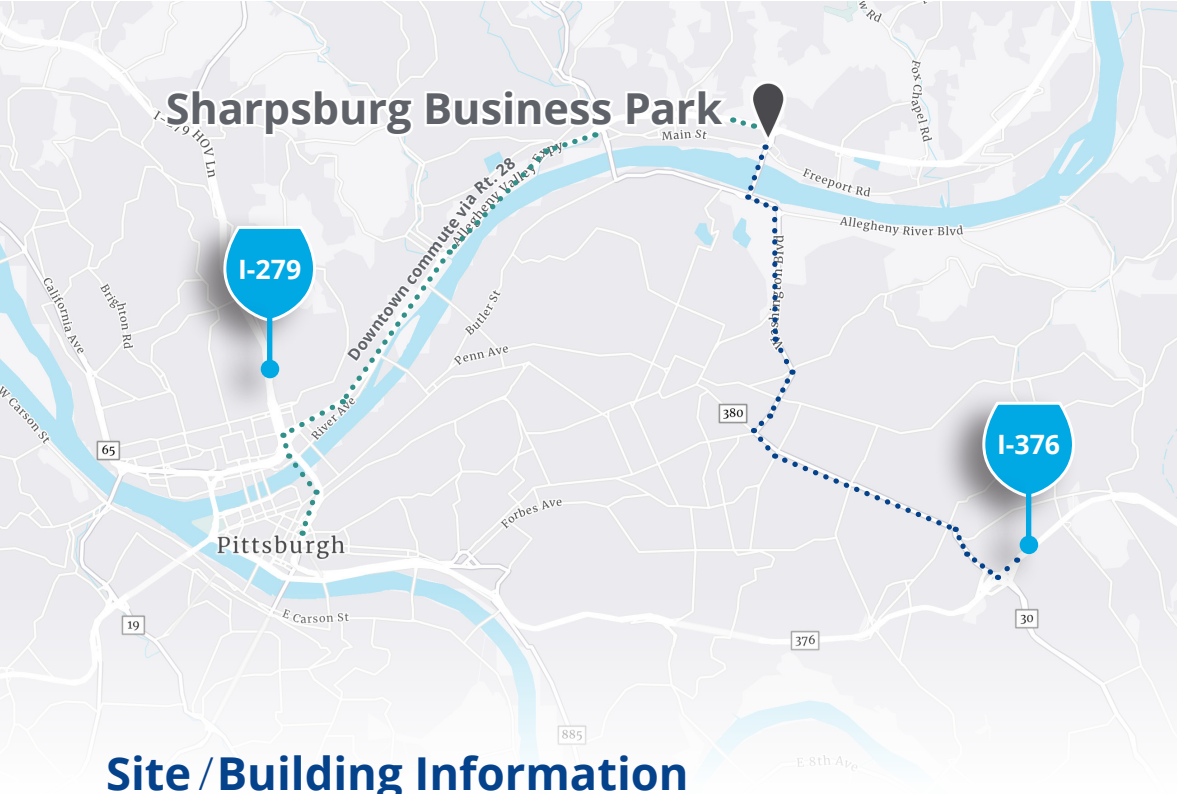
Suite 3510

Pittsburgh, PA 15219

P: +1 412 321 4200

colliers.com/pittsburgh





Site / Building Information

Suites Available: **20,514 SF**, **10,524 SF**, and **8,774 SF**

14'-18' clear ceiling heights

Drive-in access with **dock capability**

Modern, efficient design with **no common area factor**

Fiber optics provided by Verizon

Oversized windows, **abundant natural light**

Two separate end cap units available

Dedicated parking lot with up to **5:1 parking ratio**

Near **immediate access** to Rt. 28, Rt. 8, and Rt. 130

7-mile commute from Downtown Pittsburgh



ASKING RATE
\$21.00 / SF
MODIFIED GROSS

Accessible location, ★★★★star flex space

Sharpsburg Business Park is conveniently located just off Route 28 and within a 7-mile radius of Downtown Pittsburgh, Carnegie Mellon University, University of Pittsburgh, UPMC, and the regions' growing tech hub: Robotics Row.



SITE PLAN

Vacancy #3 | 8,774 SF

20,514 SF

10,524 SF

8,774 SF

SITE PLAN

This architectural floor plan shows the first floor of a building. The layout includes a large central hall with various rooms and corridors. Key areas are labeled with text such as 'MUSEUM OF THE FUTURE', 'RECEPTION', 'EXHIBITION', 'OFFICE', 'RESTROOM', 'ELEVATOR', and 'STAIR'. The plan also features a grid system for reference, with letters A through J along the top and bottom edges, and numbers 1 through 10 along the left and right edges. The drawing is a detailed technical sketch, likely a hand-drawn or computer-generated plan, showing walls, doors, and furniture placement.

Architectural floor plan of the first floor of a building. The plan includes the following rooms and dimensions:

- SALES: 114' x 114'
- CONFERENCE: 114' x 114'
- RECEPTION: 114' x 114'
- CENTER HALL: 114' x 114'
- STORAGE: 114' x 114'
- RESTROOM: 114' x 114'
- KITCHEN: 114' x 114'
- DINING: 114' x 114'
- LIVING: 114' x 114'
- BEDROOM: 114' x 114'
- BATHROOM: 114' x 114'
- HALLWAY: 114' x 114'
- STAIRCASE: 114' x 114'
- GARAGE: 114' x 114'

The plan also shows various doors, windows, and furniture. Key features include:

- INSTALL SALVAGED STOREFRONT DOOR
- PROG. M.D. 114'
- REST ROOM 114'
- CONFERENCE ROOM 114'
- RECEPTION 114'
- CENTER HALL 114'
- STORAGE 114'
- RESTROOM 114'
- KITCHEN 114'
- DINING 114'
- LIVING 114'
- BEDROOM 114'
- BATHROOM 114'
- HALLWAY 114'
- STAIRCASE 114'
- GARAGE 114'

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