

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text is a horizontal bar with three segments of color: yellow, red, and blue.

Colliers

Accelerating success.

The background of the entire advertisement is a photograph of the Forbes Allies Center. It is a multi-story building with a white upper section and a tan lower section. A prominent feature is a tall, cylindrical copper-clad tower on the left side. The building has numerous windows, some with dark frames and others with lighter frames. The roof is a mix of flat and gabled sections. The building is surrounded by greenery, including trees and bushes in the foreground and background. The sky is blue with some clouds.

FORBES ALLIES CENTER

3109 Forbes Avenue, Pittsburgh PA 15213
MEDICAL OFFICE SPACE FOR LEASE

3109 Forbes Avenue

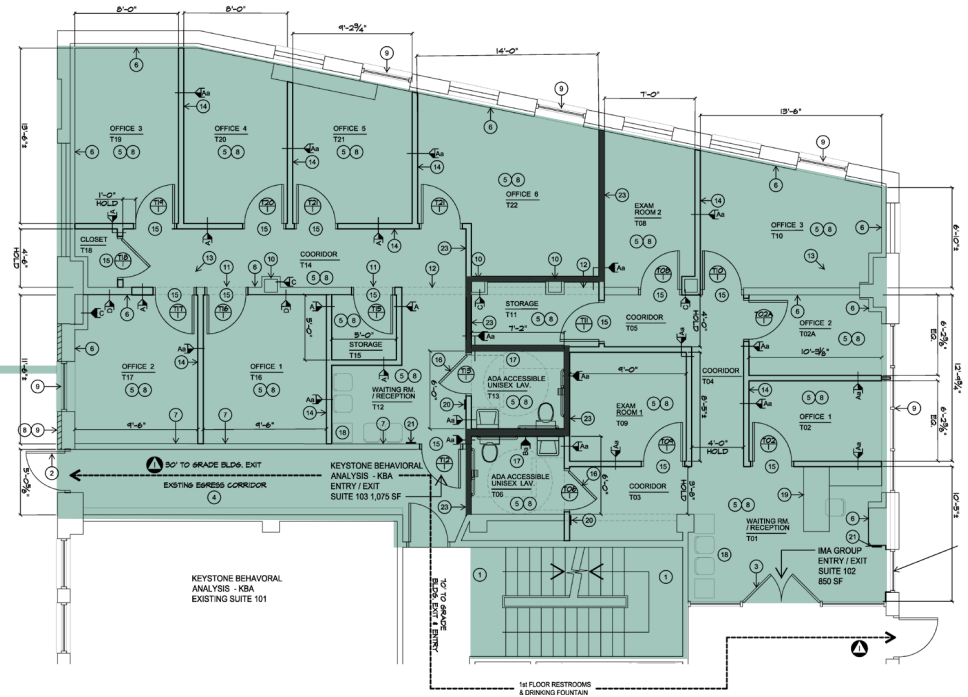
PROPERTY FEATURES

- 1st floor vacancies for lease: 1,925 SF and 1,161 SF
- 2nd floor medical office space for lease: 7,050 RSF
 - *Full floor availability with large waiting area*
 - *Perimeter exam rooms and in-suite x-ray room*
 - *Private in-suite restrooms*
- Property located directly off of Oakland exit
- Onsite parking available for tenants
- Near immediate access to I-376 and Route 22
- Within 0.5 mile radius of medical institutions:
 - *UPMC Magee-Womens Hospital*
 - *University of Pittsburgh Medical Center*
 - *UPMC Montefiore*



1ST STORY FLOOR PLAN

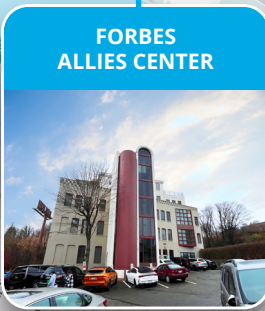
1,925 SF available
1,161 SF available



2ND STORY FLOOR PLAN

7,050 RSF available
(Full floor opportunity)

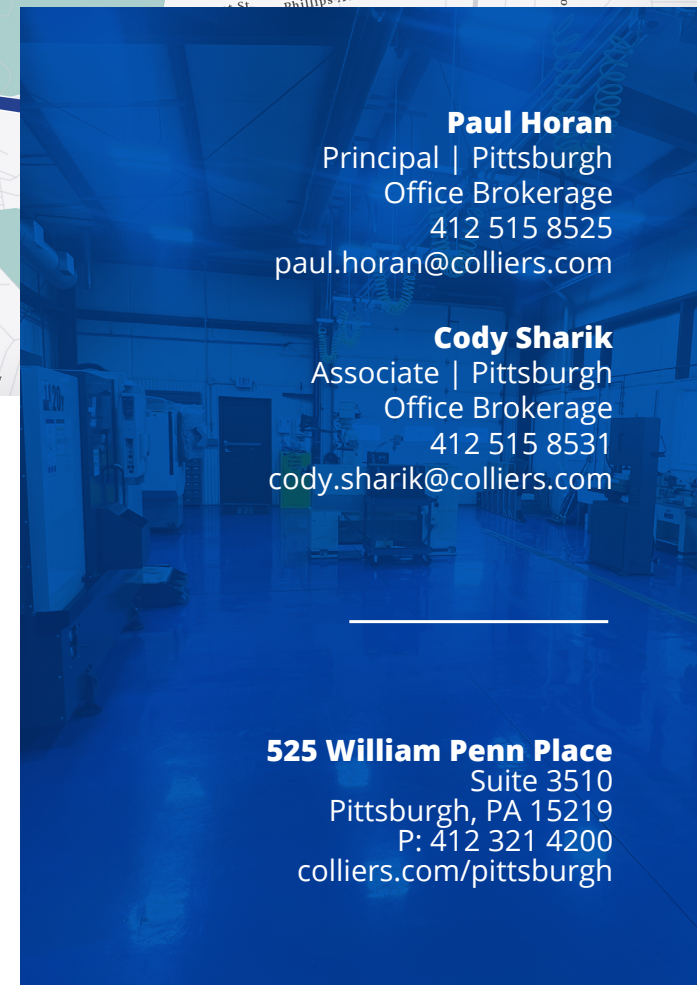




Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Pittsburgh.**



Paul Horan
Principal | Pittsburgh
Office Brokerage
412 515 8525
paul.horan@colliers.com

Cody Sharik
Associate | Pittsburgh
Office Brokerage
412 515 8531
cody.sharik@colliers.com

525 William Penn Place
Suite 3510
Pittsburgh, PA 15219
P: 412 321 4200
colliers.com/pittsburgh