

# BUNCHER™

REALTY SERVICES

Buy. Sell. Lease. Buncher.

For Sale - Office/Lab Space Building  
35,000 ± Square Feet  
North Side - City of Pittsburgh  
1020 Madison Avenue  
Pittsburgh, PA 15212  
\$4,500,000



## STRATEGIC LOCATION

Will be sold vacant; currently owner-occupied; suitable for owner-occupier or investor. Short walk to the North Side's famous East Ohio Street shopping district with an eclectic mix of shops, restaurants, bars, brew pubs, and Allegheny Commons city park. Minutes to Pittsburgh's Central Business District; seconds to I-279 and I-376

- ☑ Complete renovation in 1999; extremely well-built
- ☑ Zoning - NDO (Neighborhood Office District) - City of Pittsburgh
- ☑ Located along a major public transportation route
- ☑ Newly renovated Café on the 4th Floor



For More Information or to Schedule a Tour Please Contact:

Gregg Broujos, Broker of Record

gbroujos@buncherrealty.com

412.422.9900 Ext. 227

One Waterfront Place, 1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222

Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.

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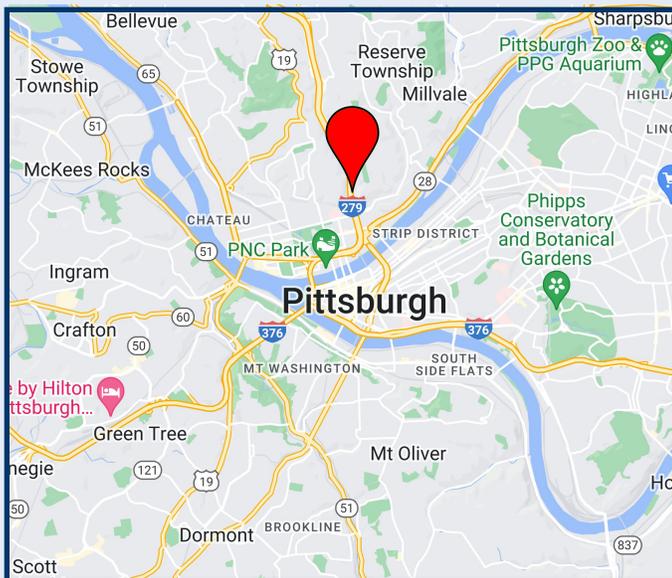
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## PROPERTY HIGHLIGHTS

- ✔ Highly visible signage opportunity facing I-579/I-279 and 83,000+ cars per day
- ✔ Complete renovation in 1999; extremely well-built and well-maintained
- ✔ Upper floors are a combination of private offices and open work space
- ✔ Newly renovated Café on the 4th Floor
- ✔ 1 passenger elevator / wet sprinkler system
- ✔ 60+ on-site parking spaces



## LOCATION HIGHLIGHTS

- ✔ 19 miles to Pittsburgh International Airport and 5 miles to the University of Pittsburgh and Carnegie Mellon University
- ✔ Short walk to the North Side's famous East Ohio Street shopping district with an eclectic mix of shops, restaurants, bars, brew pubs, and Allegheny Commons city park
- ✔ Minutes to Pittsburgh's Central Business District; seconds to I-279 and I-376
- ✔ Located along major public transportation route
- ✔ Highly visible signage opportunity facing I-579/I-279 and 83,000+ cars per day

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