

ALPHA MANOR II

566-570 ALPHA DRIVE, PITTSBURGH, PA 15238

**RIDC**
O'HARA INDUSTRIAL PARK

**HANNA**
LANGHOLZ WILSON ELLIS

Alpha Manor II

566-570 Alpha Drive, Pittsburgh, PA 15238

Available Suites

Two, non-contiguous spaces available

566 Alpha Drive

- 12,485 SF office/flex
1,850 SF office
10,635 SF warehouse
- 2, 8' x 8' tailgate loading doors
- Interior is fully demolished
- Prime painted and ready for tenant improvements
- Immediate availability

570 Alpha Drive

- 4,000 SF office/flex
- "As Is" configuration:
2,750 SF office
1,320 SF warehouse
- 2 Front offices
- Conference room and 3 separate rooms in rear
- The above interior can be reconfigured with up to 3,075 SF warehouse
- 2 Full sets of restrooms
- 1, 10' x 12' drive-in loading door (electric)
- Immediate availability

LEASED

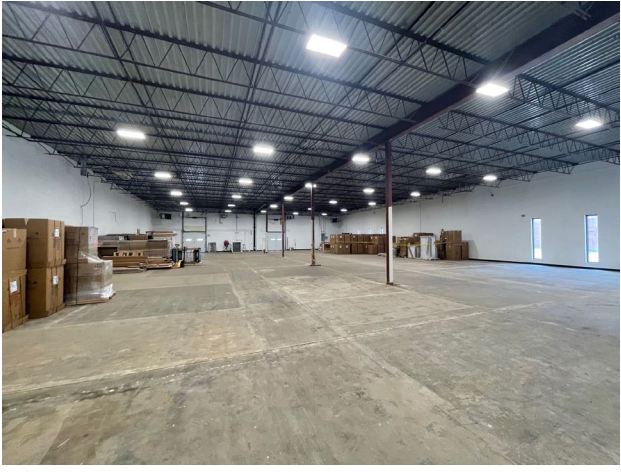
Power	120/208V Service
Sprinklers	None
HVAC	Premises will be delivered w/ new HVAC systems
Ceiling Heights	16' - 4" Clear
Column Spacing	39' x 22'
Parking	44 parking spaces (2.16:1 RSF)



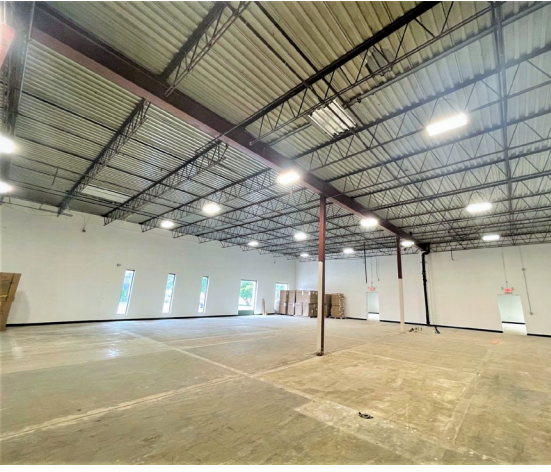
Unit 566



Interior Office Area



Interior Warehouse



Regional Amenities & Neighborhood

Food and Drink

Chick-Fil-A, Jimmy Wan's Restaurant and Lounge, Tai Pei, Zoup, Alta Via, Mad Mex, Chipotle, Walnut Grill, Panera Bread, Ichiban Hibachi & Sushi Bar, Starbucks, Coffee Tree Roasters, Patron Mexican Grille, Cornerstone Restaurant & Bar, Caliente Pizza & Draft House, Bella Christie & Lil' Z's Sweet Boutique, Moondogs Pub, Baskin Robbins, Oakmont Bakery, Dancing Gnome Brewery, Hitchhiker Brewing & Tap Room

Lifestyle

A Place to Grow Learning Center, PetCo, Giant Eagle Market District, Lauri Ann West Community Center, Supercuts, United States Postal Service, Guardian Self Storage, Mattress Firm, MedExpress

Financial

Huntington Bank, First National Bank, PNC Bank, S&T Bank, Dollar Bank, Wesbanco, Key Bank

Hospitality

Comfort Inn & Suites, Hampton Inn & Suites, Holiday Inn Express

Convenience/Gas

GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

Big Box Retailers

Ross Dress For Less, Bed, Bath & Beyond, TJ Maxx, Target

Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports



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