

# ALPHA MANOR I

564 ALPHA DRIVE, PITTSBURGH, PA 15238

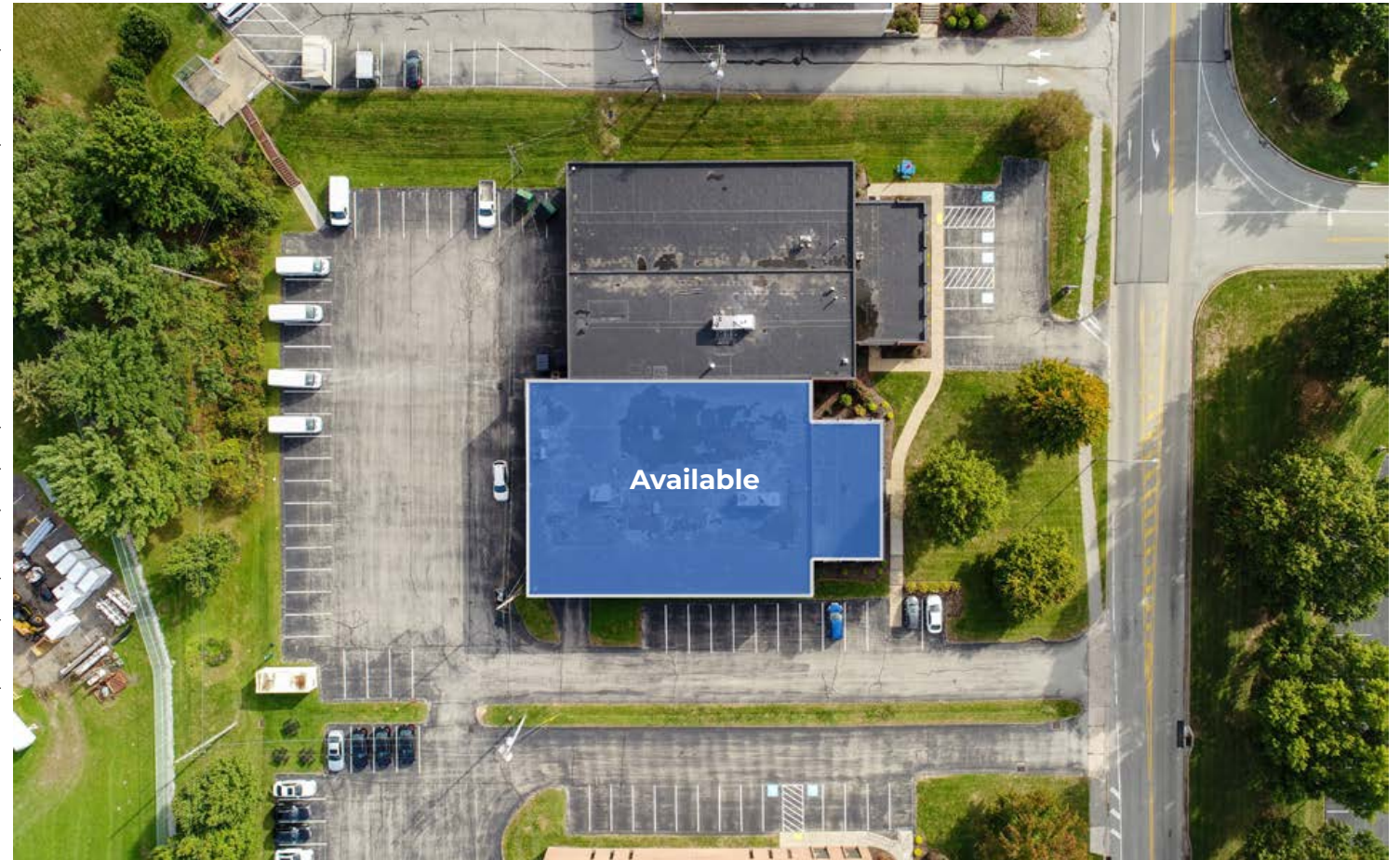
**RIDC**  
O'HARA INDUSTRIAL PARK

**HANNA**  
LANGHOLZ WILSON ELLIS

## Alpha Manor I

564 Alpha Drive, Pittsburgh, PA 15238

<b>SF</b>	9,963 SF office / flex suite <ul style="list-style-type: none"> <li>• 7,850 SF Office</li> <li>• 2,113 SF Warehouse / Assembly Area</li> </ul>
<b>Layout Features</b>	<ul style="list-style-type: none"> <li>• Reception area</li> <li>• 12 private offices along perimeter</li> <li>• 3 conference rooms</li> <li>• 1 full set of restrooms</li> <li>• 1 kitchenette</li> <li>• 1 refreshment station</li> <li>• Copy/Print/Storage center</li> <li>• Server room</li> <li>• Open office space throughout remaining space</li> <li>• Flex/light manufacturing space</li> </ul>
<b>Power</b>	480v, 3Phase
<b>HVAC</b>	2 RTU's
<b>Access</b>	Two dock-high doors (8' x 10'), One grade-level door (10' x 8')
<b>Celling Heights</b>	15' 9" clear
<b>Parking</b>	Access to 28 spaces (2.73 spaces per 1,000 RSF) <ul style="list-style-type: none"> <li>• 13 spaces outside suite entrance</li> </ul>



# Dock Access and Parking



# Floor Plan



# Regional Amenities & Neighborhood

## Food and Drink

Atria's, 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, Evolutionary Fitness, 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

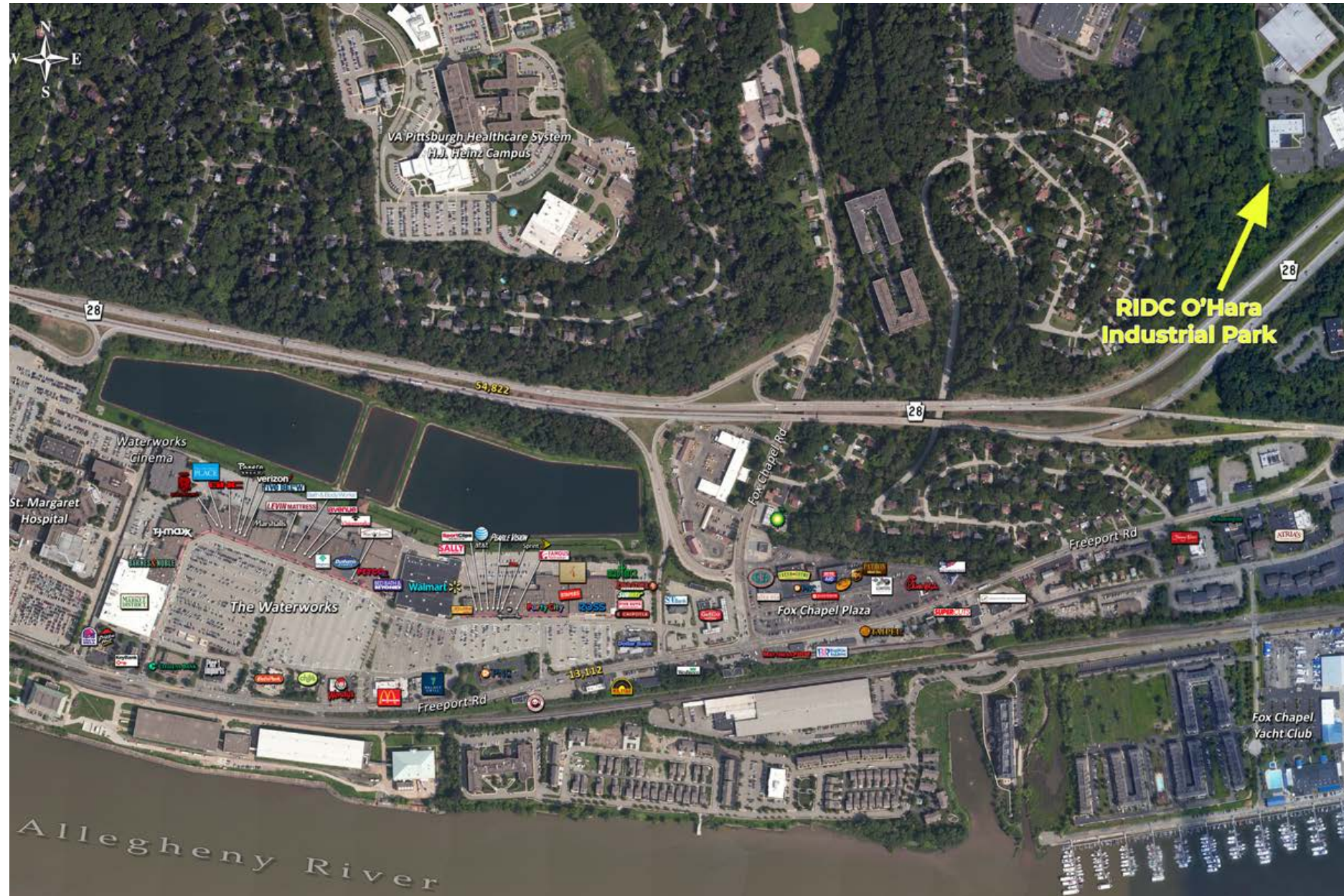
GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

## Big Box Retailers

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

## Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports



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