

THE TOWNHOUSES

522-540 ALPHA DRIVE, PITTSBURGH, PA 15238



**RIDC**
O'HARA INDUSTRIAL PARK

**HANNA**
LANGHOLZ WILSON ELLIS

The Townhouses

522-540 Alpha Drive, Pittsburgh, PA 15238

Space 1 Layout Features	4,906 RSF suite of conditioned shop/light manufacturing space Layout features: <ul style="list-style-type: none">• 1 full set of restrooms• 1 unisex restroom• Access to two (2) docks
Space 2 Layout Features	11,239 RSF suite of conditioned shop/light manufacturing space and office space Layout features: <ul style="list-style-type: none">• Multiple offices• 1 conference room• 1 full set of restrooms• Open office space• Conditioned storage space• Access to three (3) docks
Space 3 Layout Features	2,263 RSF suite of office and conditioned storage space Layout features: <ul style="list-style-type: none">• Drop ceiling throughout• 1 unisex restroom• 1 office• 1 open workspace• 1 small kitchenette• Access to one (1) dock
Power	480v, 3Phase
Ceiling Heights	15' 9" clear
Parking	<ul style="list-style-type: none">• Approximately 134 spaces for 51,181 SF building (2.62 spaces per 1,000 SF)



Parking & Dock Access



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

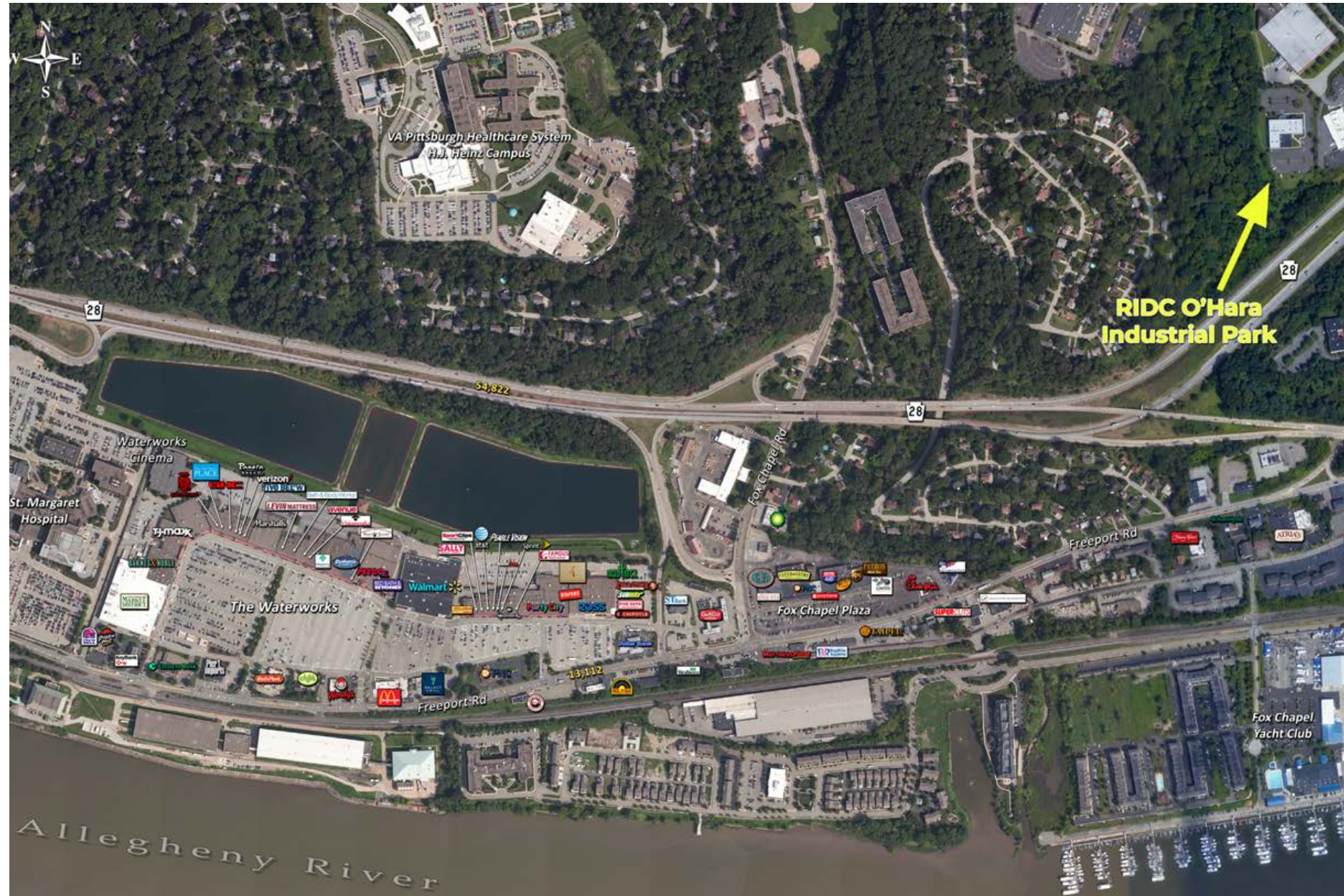
GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

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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