



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR LEASE

SSA Security Building

475 Ardmore Blvd, Pittsburgh, PA 15221

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Office space for lease

475 Ardmore Blvd, Pittsburgh, PA 15221



Property Description

4,400 SF of space available. Retail, Office or Medical use.

Property Highlights

- 19,800 SF Bldg | SSA Security Headquarters
- 4,400 SF
- Retail / Office / Medical
- Great Visibility, right off of I 376 exit ramp
- Newer Construction, built in 2015
- Energy Efficient Construction

Location Description

On Ardmore Blvd, right off of the I 376 off ramp.

Offering Summary

Lease Rate:	\$18.50 SF/yr (MG)
Available SF:	4,400 SF
Lot Size:	1.21 Acres
Building Size:	19,800 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	7,661	29,639	52,048
Total Population	16,276	62,457	112,942
Average HH Income	\$51,316	\$50,363	\$51,549

**AVISON
YOUNG**

Robert Delmonico

Associate

D 412 944 2129

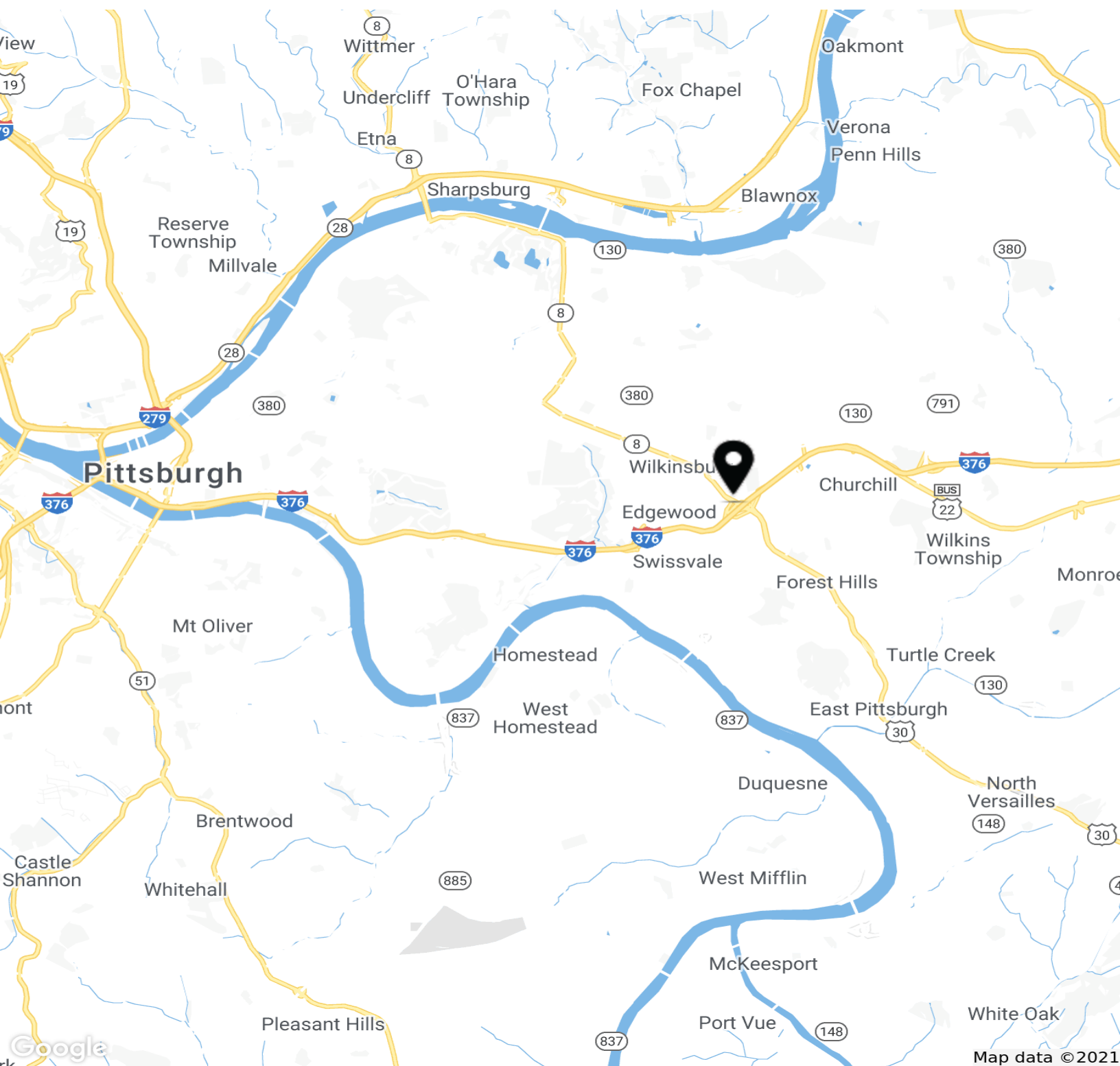
robert.delmonico@avisonyoung.com

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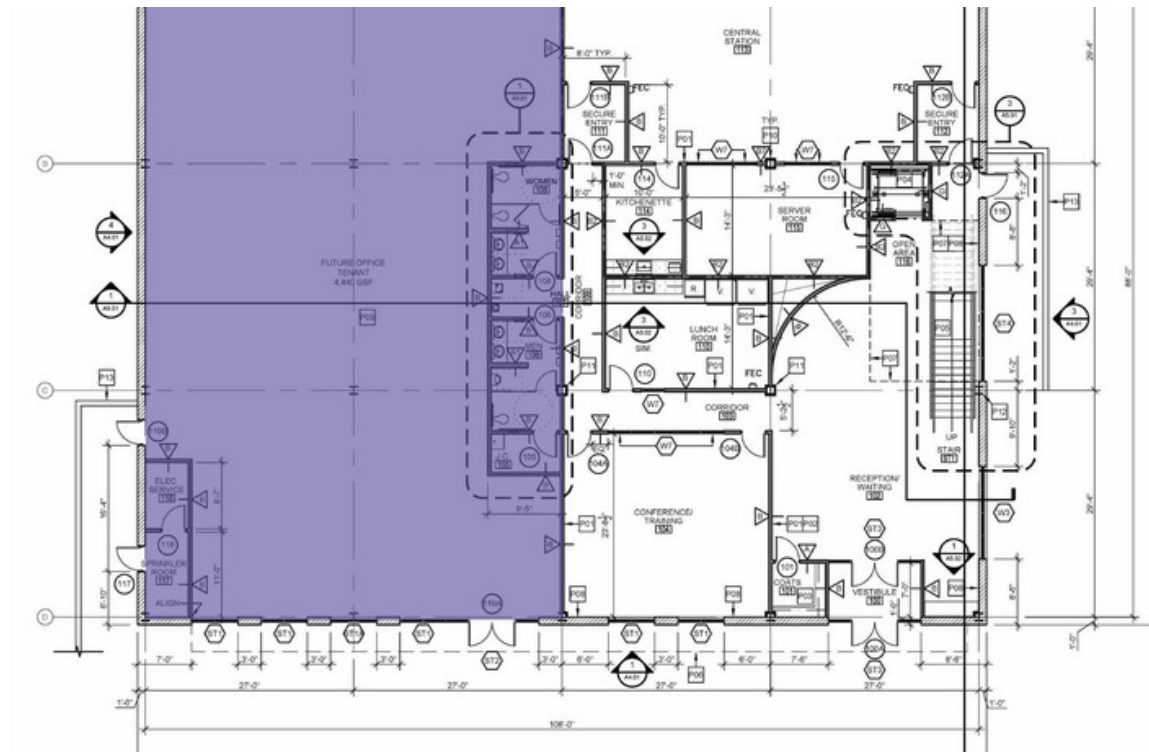
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