

OPEN HEARTH BUILDING CITY CENTER OF DUQUESNE

DUQUESNE, PA



RIDC

WWW.RIDC.ORG

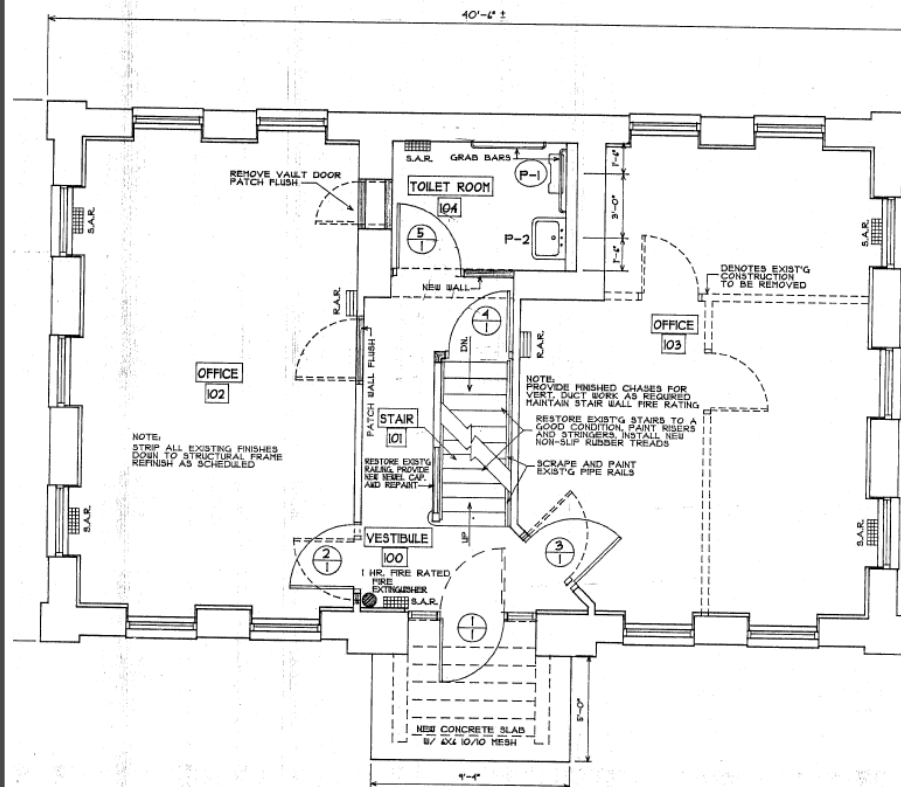
Regional Industrial Development Corporation

3 S. LINDEN ST

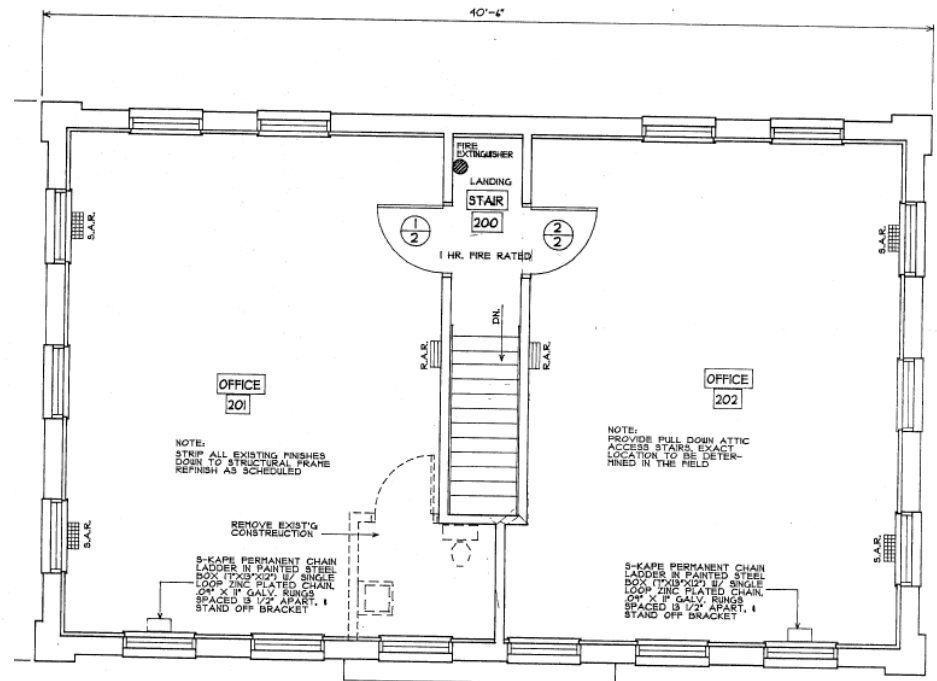
- 1,800 SF SINGLE TENANT
- HISTORIC OFFICE BUILDING
- TI ALLOWANCE AVAILABLE
- FLEXIBLE FLOOR PLAN
- AMPLE ON-SITE PARKING
- LANDLORD MANAGED
- SIGNAGE OPPORTUNITY
- ACCESS TO PA-837



3 S. LINDEN ST - EXISTING FLOOR PLAN



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

ABOUT THE PARK

After taking control of former Duquesne Steel Works site in 1987, Allegheny County asked RIDC to acquire and redevelop the 240-acre site in conjunction with the McKeesport Area Recovery Plan. RIDC embarked on redeveloping this site when the adaptation of existing industrial sites was not common, and the framework we developed for tackling this site led to new state legislation. Since then, we have renovated six existing buildings and recently built a new 30,000 SF flex building with 10,000 SF still available. RIDC's City Center of Duquesne is home to 15 companies, employing nearly 700 people.

NEARBY AMENITIES

Restaurants

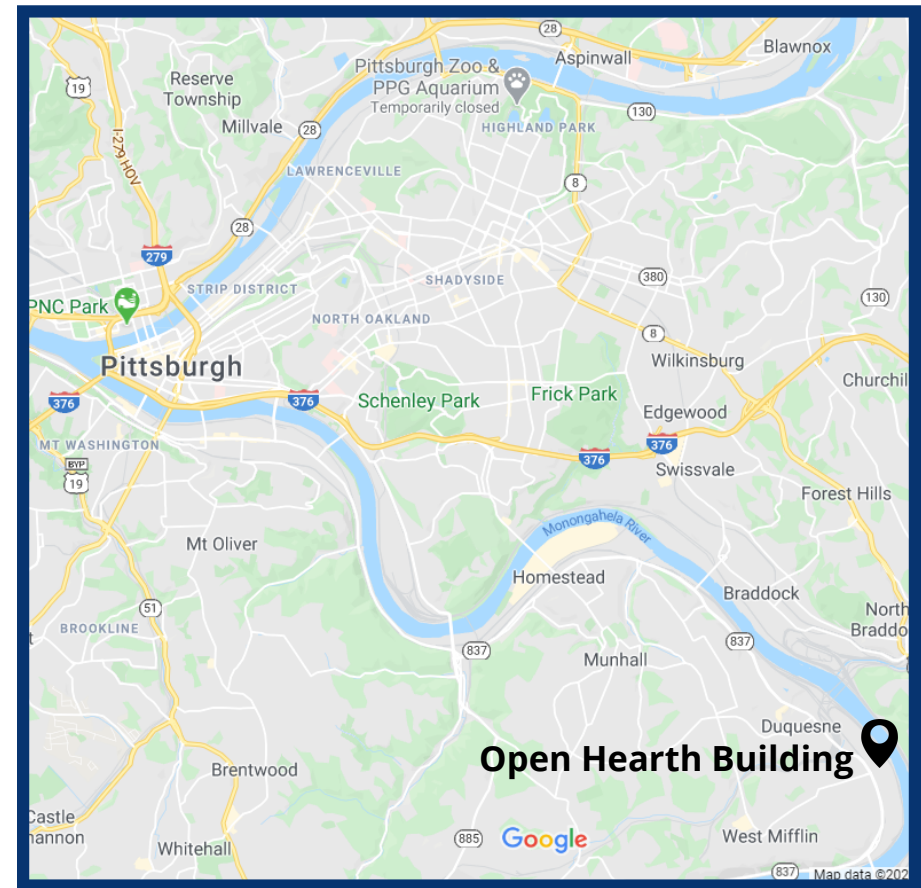
Superior Motors
Primanti Brothers
Randy's Beer Barrel
Homeville Trolley Stop
Wolf's Pub
Asian House
Papa John's Pizza
And Many More!

Lodging

Holiday Inn Express Pgh East
Hampton Inn Waterfront
Courtyard By Marriott
Residence Inn Monroeville
Double Tree Monroeville

Entertainment

Kennywood Amusement Park
Brew Gentleman Craft Brewery
Great Allegheny Passage
Westwood Golf Course



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