



**Available For Lease**

**Excellent opportunities available at prime  
Pittsburgh office park location**



# Parkway Center East



Exciting opportunities are available at One, Two, and Three Parkway Center East with suites ranging from 985 SF to 26,280 SF.



## One Parkway East

2050 Ardmore Blvd. Pittsburgh, PA

- 6,215 sf availability with private entrance located off the parking lot
- \$16.00/PSF
- Ample parking
- Prime visibility from Ardmore Blvd.



## Two Parkway East

2030 Ardmore Blvd. Pittsburgh, PA

### Availabilities:

- Suite 150: 1,658 sf - \$15.00/PSF
- Suite 160: 4,079 sf - \$15.00/PSF
- Suite 200: 3,835 sf (Medical Office Space) - \$15.00/NN
- Suite 250: 6,562 sf - \$16.00/PSF
- Suite 300: 6,563 sf - \$18.00/PSF
- Suite 380 - \$16.00/PSF

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# Parkway Center East



## Three Parkway East

2020 Ardmore Blvd. Pittsburgh, PA

- Suites ranging from 700 SF - 27K SF with full floor opportunity
- Exterior signage opportunities with excellent visibility from Ardmore Blvd.
- Ample parking available
- Close proximity to I-376, "Miracle Mile" amenities, Monroeville, Murrysville, Squirrel Hill, Bloomfield, Strip District & Downtown
- Renovation opportunities available

## Location Amenities



Public Transportation (PAT Bus Service)



On-site retail services and surrounding area



Proximity to downtown (10 minutes)

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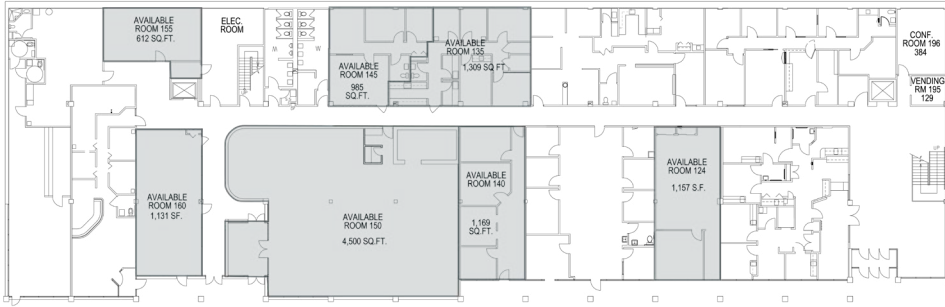
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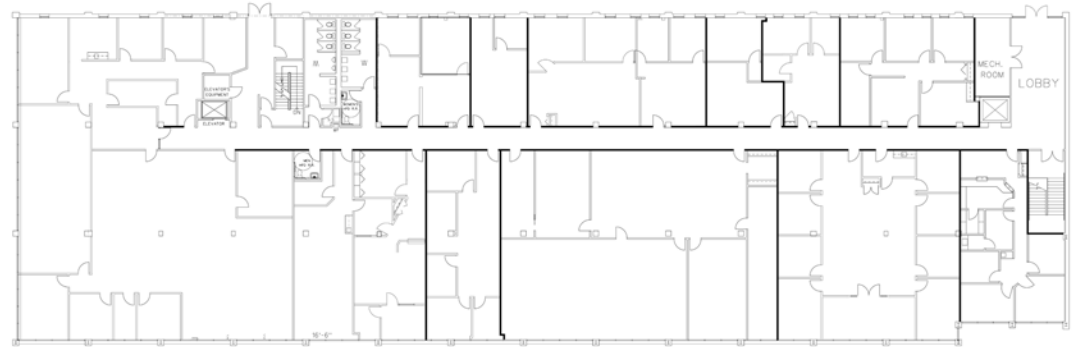
# Select Availabilities



## Three Parkway Center First Floor | 2,296 total RSF



## Three Parkway Center Second Floor | 26,280 RSF



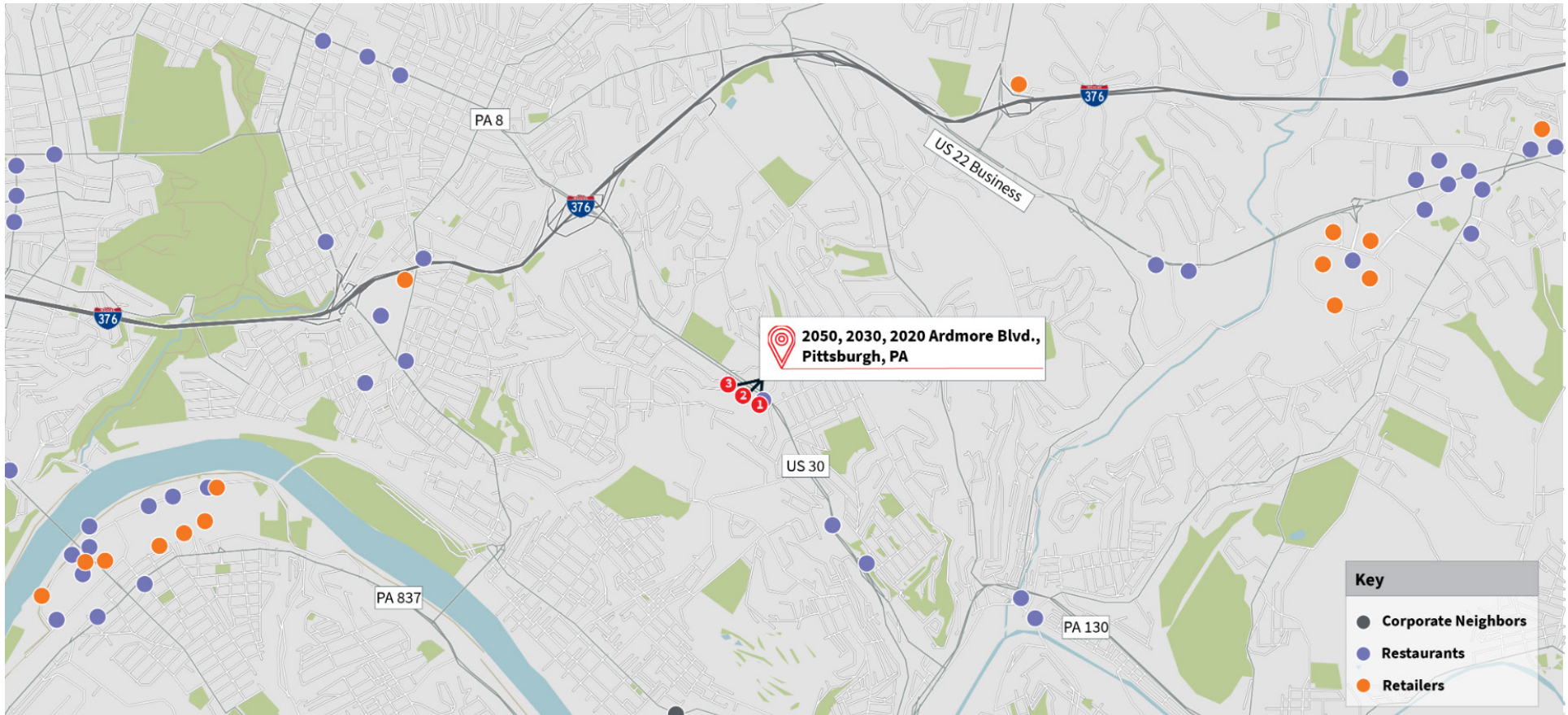
## Three Parkway Center Third Floor | 15,447 RSF



# Prime Location



Parkway Center East is in a prime location just 10 minutes from downtown Pittsburgh, allowing access to multiple local amenities and transportation options.



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