



LEASING OPPORTUNITY

TWIN TOWERS

4955 Steubenville Pike
Pittsburgh, PA 15205



SUITES AVAILABLE

- ± 2,600 SF on Ground Floor
- ± 4,800 SF on Third Floor
- ± 1,900 SF on Second Floor- **LEASED**

PROPERTY HIGHLIGHTS

- Major building upgrades recently completed, including: painted building exterior, complete remodel for all bathrooms, parking lot resurfaced, updated lobby, and two new HVAC units
- Located on Route 60 at the Crafton/Robinson exit of I-79
- Easy access to I-79 and I-376
- Surrounded by many retail/dining/lodging options, and just minutes away from the hustle and bustle of Robinson Township
- Pylon signage available
- Life Safety System includes fire alarms, heat/smoke detectors and emergency lighting
- Free, abundant parking
- Spacious, suburban setting
- Generous lease terms, aggressive tenant improvement allowances and in-house space planning and construction services

Massaro
PROPERTIES, LLC
www.massaroproperties.com

FOR FURTHER INFORMATION CONTACT:

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Example build-out: lobby/waiting room



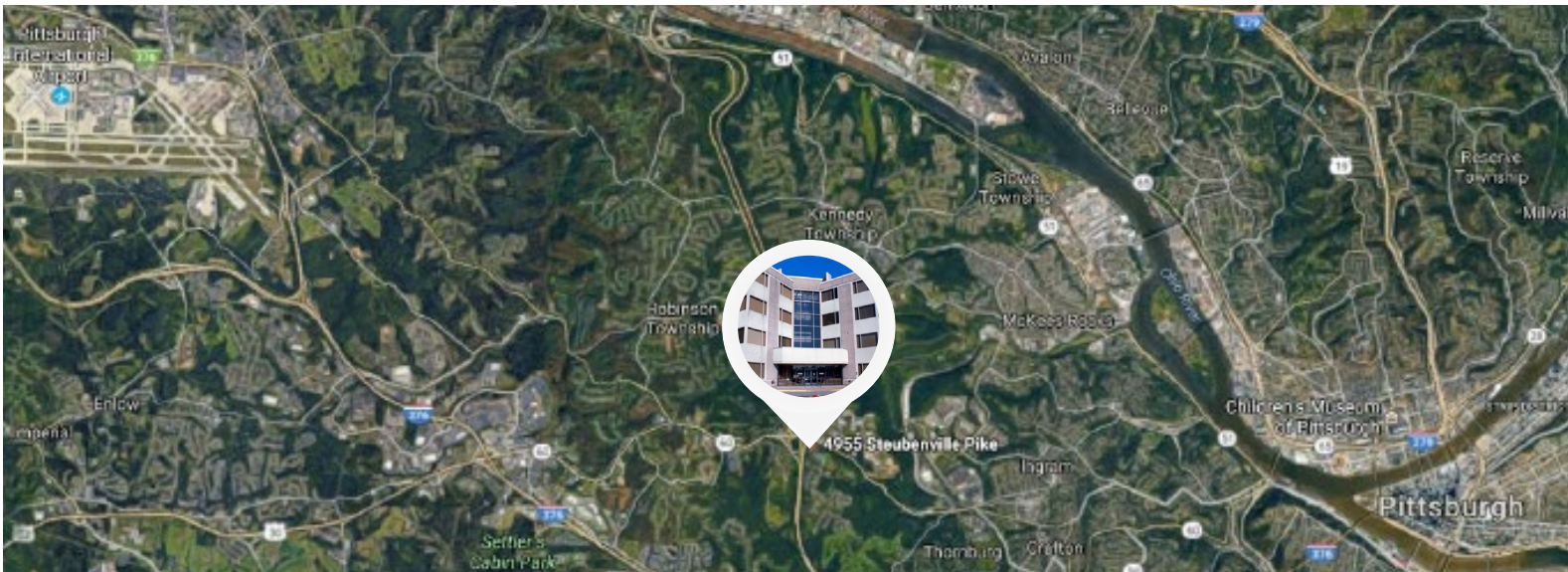
Example build-out: open office area



Example build-out: kitchen/break room



Nearby attractions: Robinson Town Center/The Mall at Robinson



This statement, with the data it contains, is given with the understanding that all negotiations regarding the lease or purchase of the property described herein shall be channeled through this office. The information provided, while not guaranteed, has been obtained from the sources believed to be reliable. It is submitted subject to change or withdrawal without notice.