

NEWLY REPOSITIONED 5400 Campbells Run Road

Building One, Pittsburgh, PA 15205

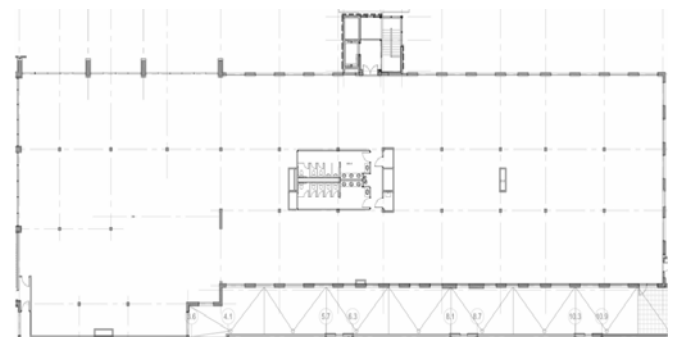
Central Parkway West Location



Building Information

19,017 Rentable Square Feet Available
No Add-on-Factor: RSF = Usable SF
\$19.00/RSF – Full Service Rate
Second (2nd Floor) – Subdividable

- Private Parking Lot : 5/1000 ratio
- Convenient to Pittsburgh CBD, Airport, I-79, I-279
- Private Entrance
- Fitness Center
- Proximity to all Robinson area amenities
- Signage Available



NAI Pittsburgh
Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

contact information

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CREATING VALUE

SAMPSON·MORRIS GROUP

Developers - Managers

5400 Campbells Run Road

Building One, Pittsburgh, PA 15205



FINANCIAL COMPARISON WITH TYPICAL PARKWAY WEST OFFICE BUILDING



Property	5400 Campbells Run Road, Building One	Building X, Parkway West Corridor
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Rentable SF	19,017	21,870
Usable SF	19,017	19,017
Add-on Factor	0%	15%
Lease Term (Months)	60	60
Class of Building	A	A
Parking Ratio	5/1000	4/1000
Deal Points:		
Type of Lease	Full Service	Full Service
Starting Rent	\$19.00	\$19.00
Average Monthly Occupancy Cost	\$30,110.25	\$34,626.79
Average Annual Occupancy Cost	\$361,323.00	\$415,521.45
Differential Avg. Annual Occ. Cost	-\$54,198.45	\$54,198.45
Effective Avg. Rent/USF	\$19.00	\$21.85
Planned Headcount (200usf/ee)	95	95
Cost per Headcount/psf/yr	\$3,800.00	\$4,370.00
Differential Avg Cost per HdCt	-\$570.00	\$570.00
Allocated Pkg Spaces	95	88
Differential b/tw HdCt & Parking	0	-7



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