

# For Lease

**3,000 - 10,000 SF**  
Office Space



## Beacon I

44 Abele Road, Bridgeville, PA 15017

### Property Features

Beacon I is a solar-powered, Class A office building situated on top of the hill inside Abele Business Park. Beacon I is ideal for companies looking to upgrade their office to attract and retain employees and clients.

- Dedicated Client Experience Team
- Exclusive Access to Partner Perks Program
- High-End Suites
- Views Of South Fayette
- Furniture Available
- Solar Panel Powered
- Four Floors



**Nick Scalo**

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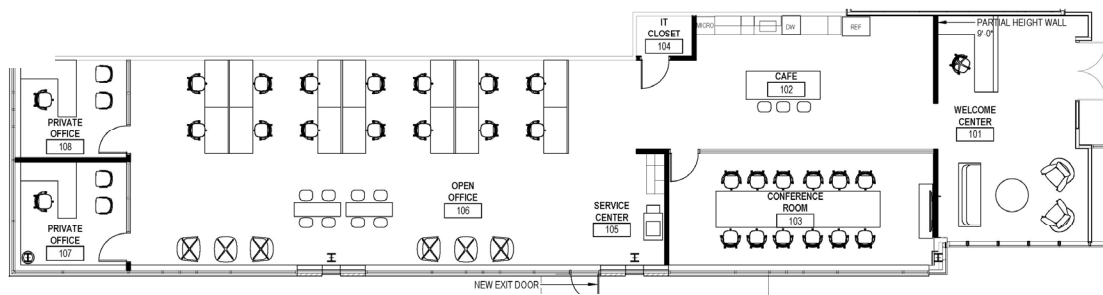
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**NAI Burns Scalo**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Suite 101 - 3,523 SF

- Move-In Ready
- Café
- Large Conference Room
- Private Offices
- Open Offices
- IT Closet



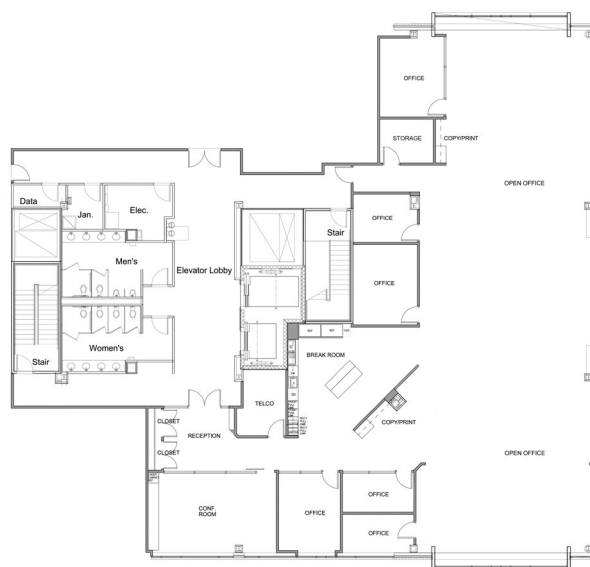
## Suite 103 - 5,960 SF

- Move-In Ready
- Café
- Large Conference Room
- Private Offices
- Open Offices



## Suite 300 - 7,022 SF

- Move-In Ready
- Café
- Large Conference Room
- Private Offices
- Open Offices









THE PIAZZA



BEACON I

ABELE BUSINESS PARK

BURSCA BUSINESS PARK

84 LUMBER

BJ's

NEWBURY MARKET

NEWBURY RESIDENT DEVELOPMENT

UPMC CHILDREN'S HOSPITAL OF PITTSBURGH

THE PIAZZA

FIRST WATCH  
FIVE GUYS  
SUPERCUTS

TESLA

CARVANA

TOPGOLF

Hampton

DUNKIN'

ExtraSpace Storage

MATTRESS Warehouse

ME

McDonald's

Starbucks

getGo

ALDI

Wash

H

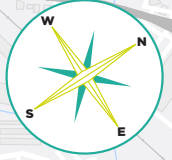
AN IHG HOTEL

Sola

RITE AID

UNITED STATES POSTAL SERVICE

RAINYARD



## Amenities

- 20 Minutes to Downtown Pittsburgh
- 10 Minutes to Pittsburgh International Airport

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