



## PROPERTY HIGHLIGHTS

- 14,000 sf of usable space plus a bonus 3,000 sf on the 2nd and 3 floor
- CAM/Taxes - TBD and Negotiable rent
- Available Immediately
- 8 spaces plus on-street
- Office, medical, showroom, and flex
- High ceilings
- Wide open floor plan with glass fronted offices on the perimeter.
- Perfect for office, retail, flex or a car dealership showroom due to the wide open first floor, glassed in sales offices surrounding sales floor including an automobile ramp from rear of property into the main show-room/floor area.

**MEDICAL | FLEX |  
OFFICE | SHOWROOM**

**14,000 Sq. Ft.  
Space Available**

**4749 BAUM BOULEVARD  
PITTSBURGH, PA 15206  
SHADYSIDE/OAKLAND AREA**

**LORI MORAN**

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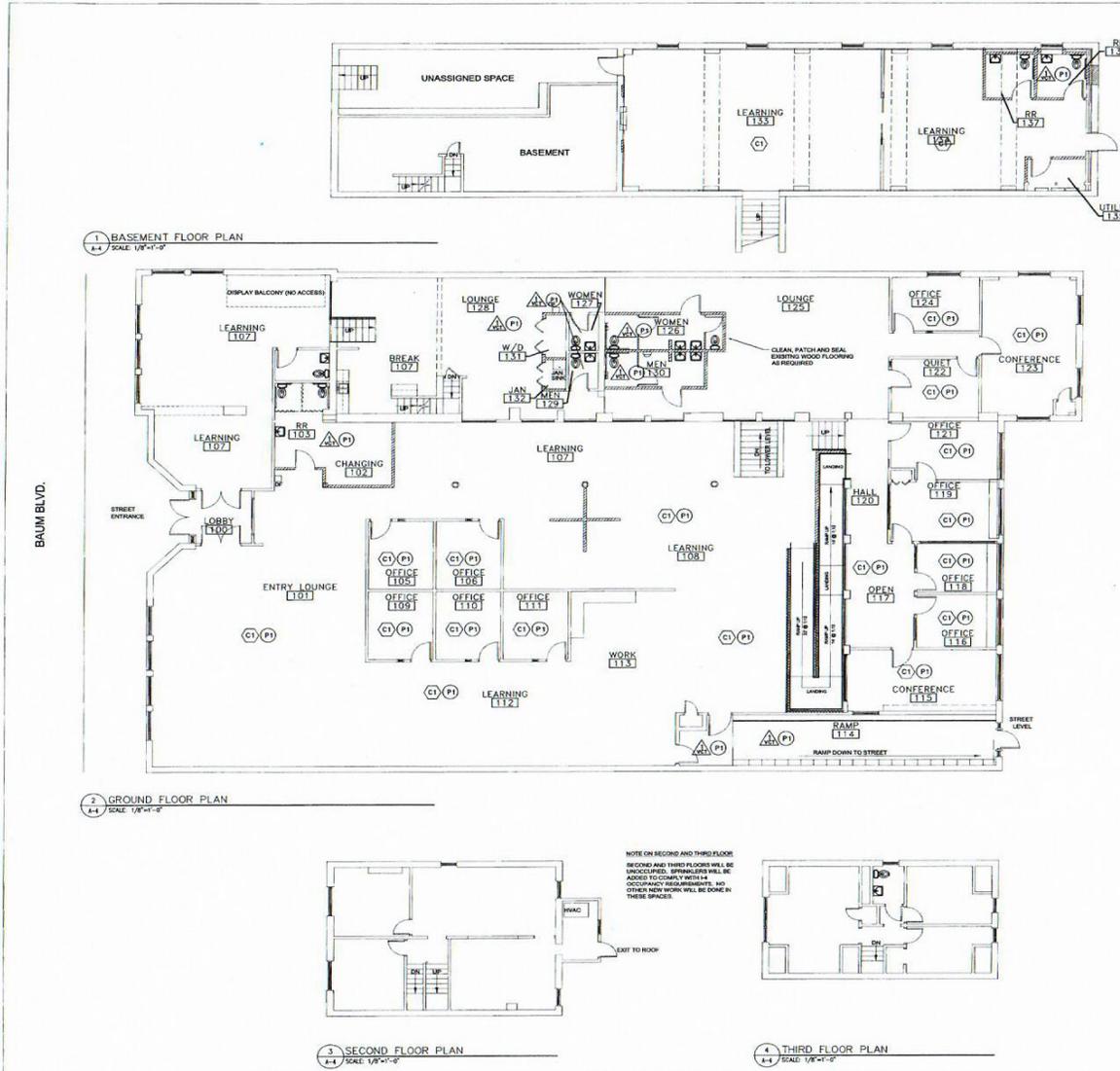
600 Grant Street  
44th Floor  
Pittsburgh, PA 15219  
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[ballymoneyrealestate.com](http://ballymoneyrealestate.com)

**BALLYMONEY**  
REAL ESTATE







**FINISH PLAN LEGEND**

- (C) CARPET TO BE SELECTED DIRECT GLUE.
- (VCT) VCT - AS MANUFACTURED BY ARMSTRONG COMMERCIAL FLOORING IMPERIAL TEXTURE STANDARD "DUSSELOY" COLOR TO BE SELECTED. 18" x 12" T.L.E. USE RECOMMENDED ADHESIVE.
- (RR) 4" CARPET BASE TO MATCH CARPET SCHEDULED.
- (RUB) RUBBER BASE - AS MANUFACTURED BY JOHNSONITE COLOR TO BE SELECTED. TOPSET WITH TOE. USE RECOMMENDED ADHESIVE.
- (P) PAINT # 1 - AS MANUFACTURED BY SHERWIN WILLIAMS COLOR TO BE SELECTED. 2 COATS OF SATIN FINISH PRIMER 200. PROVIDE TINTED PRIMER ON NEW WALLS AND EXISTING WALLS WHERE REQUIRED.
- (COUNTERTOPS) PLASTIC LAMINATE - AS MANUFACTURED BY WILSONART. COLOR TO BE SELECTED.
- (CABINETS) PREMANUFACTURED CABINETS - TO BE SELECTED. SINK BASE TO COMPLY WITH ANSI ADA COMPLIANCE.

**FINISH NOTES**

1. PATCH, CLEAN, PREP REPAIR ALL REMAINING SURFACES TO RECEIVE NEW FINISH MATERIAL AS SCHEDULED.
2. EXISTING ACoustICAL CEILING TILE AND GRID TO REMAIN. REPAIR OR REPLACE AND DAMAGED MATERIALS AS REQUIRED.
3. EXISTING WINDOW BLINDS TO BE INSPECTED REPAIRED OR REPLACED WHERE NEEDED.
4. RE-USE EXISTING DOORS FROM DEMOLITION WHERE POSSIBLE. RE-FINISH AREAS WHERE REQUIRED.
5. DOORS AND FRAMES TO BE REPAINTED OR STAIN WHERE REQUIRED.

**APPROVED FOR CONSTRUCTION**  
City of Pittsburgh  
City of Public Safety  
Department of Public Inspection  
Bureau of Building Inspection  
JUN 13 2014  
2:02 PM  
John J. ...  
City Engineer

Not to be used for any other project at the building site, even if the project is of the Code official, or an authorized representative at an allowable time. All work shall conform to these approved plans for which a permit is issued.

NO.	DATE	DESCRIPTION



4749 BAUM BLVD.  
PITTSBURGH, PA 15213  
MERCY INTELLECTUAL SERVICES



MERCY INTELLECTUAL SERVICES  
CONSTRUCTION DOCUMENTS  
4749 BAUM BLVD.  
PITTSBURGH, PA 15213  
FINISH PLAN

DATE: 1-17-2014  
DRAWN BY: CEO  
CHECKED BY:  
APPROVED BY:  
DRAWING NO: **A-4**

