

CYPHER PROFESSIONAL BUILDING



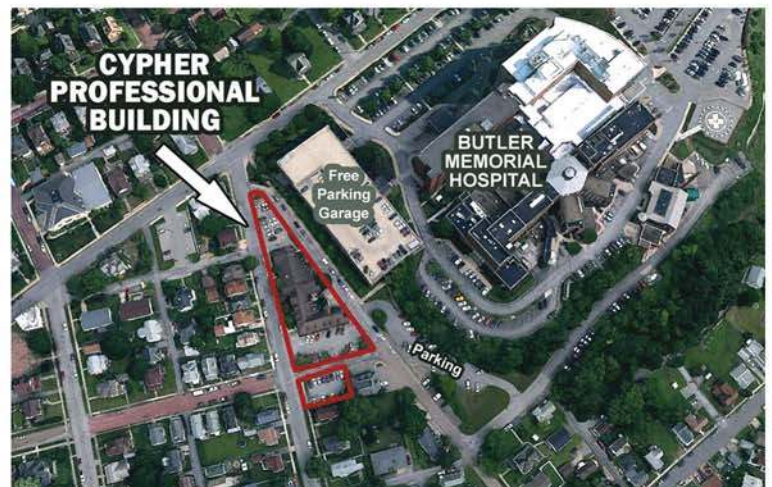
AVAILABLE FOR LEASE:
Suite 106 - 1,350 SF

901 East Brady Street, Butler
Butler County, PA 16001

Highlights

- Three floor Medical office building
- Adjacent to Butler Memorial Hospital
- Minutes from the heart of Butler and Route 8
- 63 on-site free parking spaces with 5 handicap accessible spaces and additional free parking in the adjacent hospital parking garage

Total Square Footage: 24,783



www.unionrealestate.com
412-288-7800

Ed Kernisky | Senior Vice President
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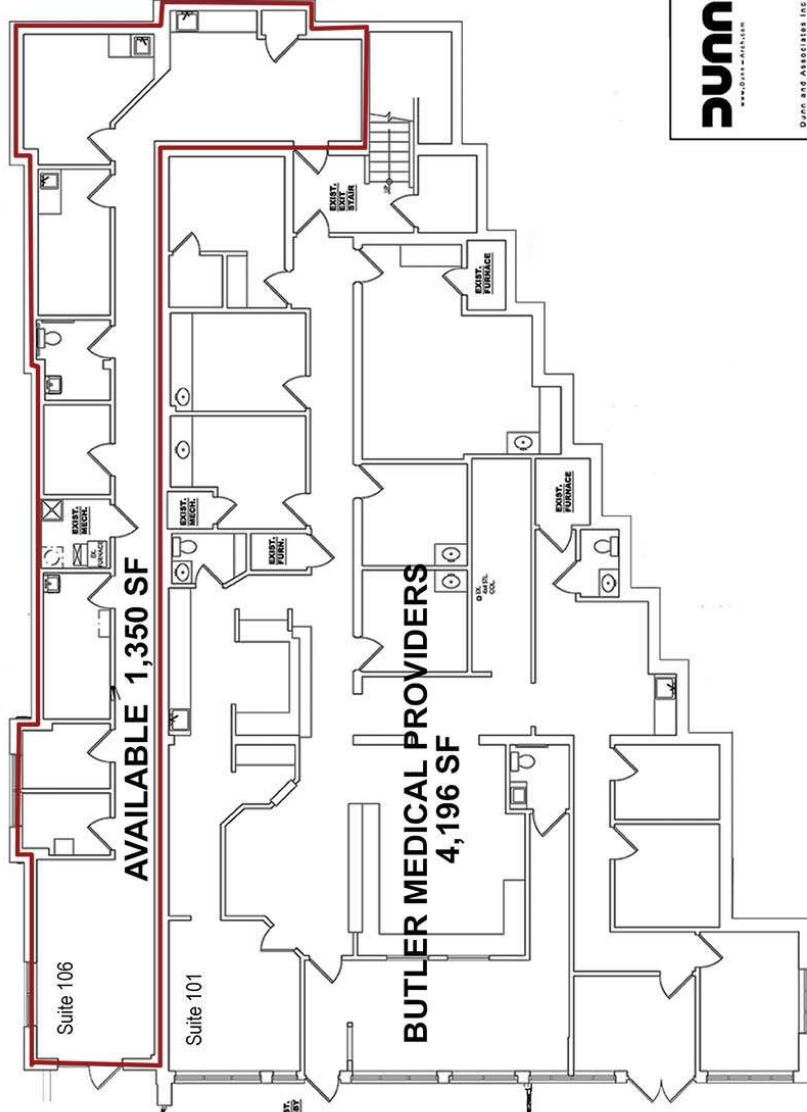
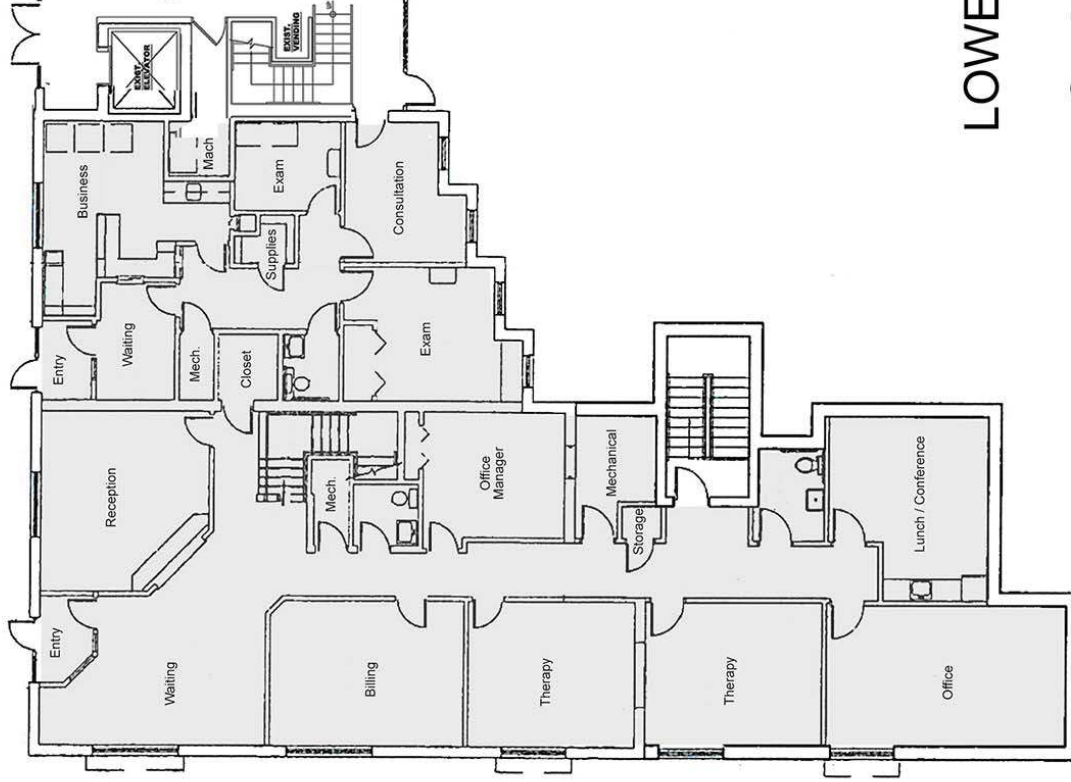
Joe Hodson | Vice President - Commercial Leasing
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One Oxford Centre | 301 Grant Street | Suite 1250 | Pittsburgh, PA 15219

PROPERTY MANAGEMENT • BROKERAGE SERVICES • THIRD-PARTY MANAGEMENT • TENANT REPRESENTATION

All information is deemed reliable, but is not guaranteed and should be independently verified. The presentation of this information is submitted subject to errors, omissions, change of price or conditions prior to lease.

PBS MENTAL HEALTH ASSOCIATES, P.C.
7,182 SF (includes main & lower level)



Dunn
REAL ESTATE ASSOCIATES, INC.
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 1515 FORBES AVE.
 PITTSBURGH, PA 15217
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PROJECT NUMBER: 2042
 DATE: 10/08/2008
 DRAWN BY: [signature]
 P.L.C. [signature]

**EXISTING
CONDITIONS AT
LOWER LEVEL**
**CYPHER
BUILDING**
 901 EAST BRADY STREET
 BUTLER, PA 15001

union
 Real Estate
 UNION REAL ESTATE COMPANY
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LOWER LEVEL FLOOR PLAN

Cypher Professional Building

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