

# 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](http://www.unionrealestate.com)  
412-288-7800

One Oxford Centre | 301 Grant Street | Suite 1250 | Pittsburgh, PA 15219

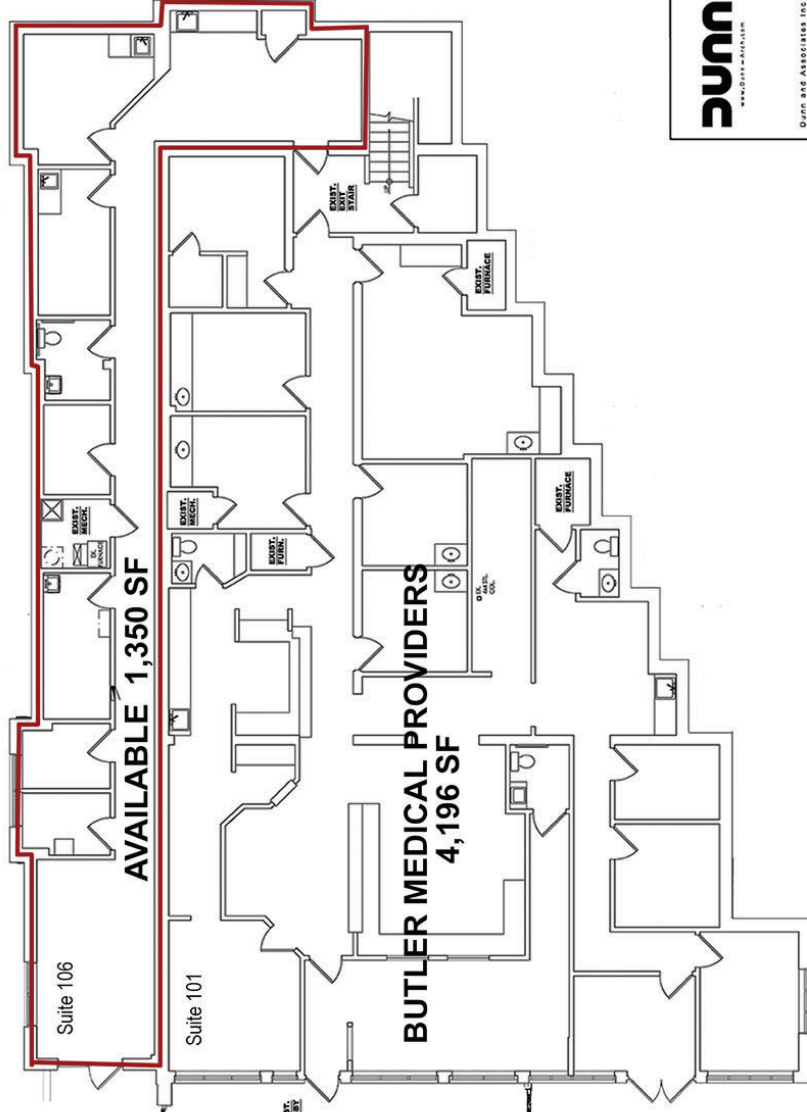
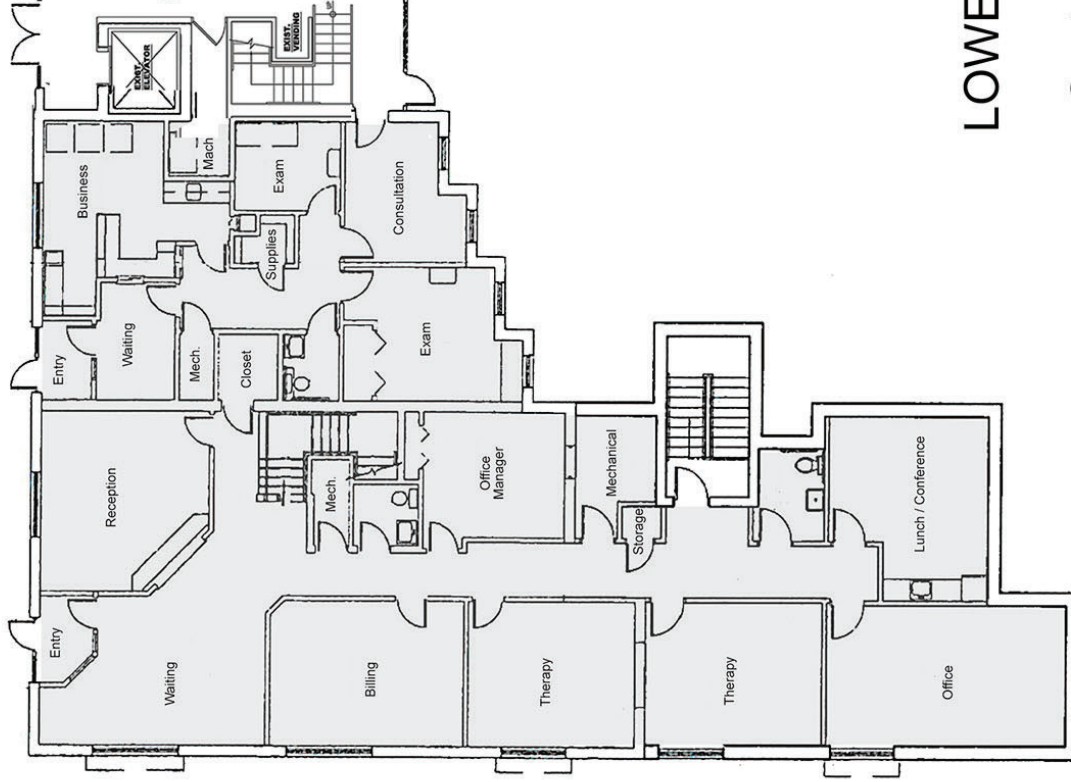
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PROPERTY MANAGEMENT • BROKERAGE SERVICES • THIRD-PARTY MANAGEMENT • TENANT REPRESENTATION

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)



**AVAILABLE 1,350 SF**

**BUTLER MEDICAL PROVIDERS**  
4,196 SF

**LOWER LEVEL FLOOR PLAN**

**Cypher Professional Building**

901 East Brady Street, Butler, PA

**Dunn**  
 REAL ESTATE  
 412-422-4822  
 1515 FORBES AVE.  
 PITTSBURGH, PA 15217  
 F: 412-422-4206

PROJECT NUMBER: 2042  
 DATE: 10/20/2009  
 DRAWN BY: vnt/cphm/sv101-plm  
 FILE:

**EXISTING  
CONDITIONS AT  
LOWER LEVEL**  
**CYPHER  
BUILDING**  
 901 EAST BRADY STREET  
 BUTLER, PA 16001

**union**  
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