

Allegheny Health Network leases space in former Verizon property

Feb 7, 2023, 12:58pm EST



FourPenn Partners, LLC

An office building formerly occupied by Verizon at 200 Allegheny Drive in Marshall Township.

FourPenn Partners is close to filling up a North Hills office building vacated by Verizon that it bought just before the pandemic hit.

The Ross-based real estate investment firm announced that Allegheny Health Network has leased 15,789 square feet of the second floor of 200 Allegheny Drive in the Thorn Hill RIDC Business Park in Marshall Township.

AHN's Regional Home Health & Hospice will be using the new office as a training facility and expects to move in this summer.

FourPenn originally bought the 53,000-square-foot building on a 8.44-acre site in February 2020, taking on what had become a fully vacant building after Verizon had consolidated out of the building and others in the middle of the last decade.

After buying what was a single-tenant building for \$3.45 million in a 1031 exchange, FourPenn has invested to upgrade the building, refinishing the parking lot as well as renovating the lobby, restrooms and common areas. AHN joins Venture Engineering in the building, which leases the entire 25,000-square-foot first floor for its headquarters.

Pat Greene of CBRE represented the property on behalf of FourPenn Partners.



Tim Schooley

Reporter - *Pittsburgh Business Times*