



A L L I A N C E
REAL ESTATE ASSOCIATES LLC



MICROBAC LABORATORIES, INC.

Gristmill Corporate Center
101 Bellevue Road
Pittsburgh, PA 15229

SQUARE FEET

6,141

CLIENT

Microbac Laboratories, Inc. operates one of the world's most diversified commercial testing and analytical laboratory groups. Each day, Microbac's laboratories deliver to thousands of clients the information their businesses need. Based in Pittsburgh, Microbac has 26 labs in 15 states and conducts lab services for air quality, fuels, industrial products, vitamins, cosmetics, agro chemical, pharmaceutical, food science, consumer products and research services.

RESULT

Microbac's growth required they move their headquarters. The goal was to keep the drive time for employees approximately the same, yet find a new corporate home that was not an institutional box. Alliance set up building tours so buildings could be evaluated. One building in particular met their goal. By leasing the top floor of the building, they were able to use abundant light and skylights to create a unique work environment.

SAVINGS

Alliance, in working in concert with Microbac and the landlord, was able to structure a deal where the amount of space leased was stair-stepped, thereby allowing Microbac to grow into the space and provide a rent schedule it could afford.