

OFFICE FOR LEASE

THE HARTLEY ROSE BLDG

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HISTORIC PROFESSIONAL SPACE IN
PITTSBURGH'S CENTRAL BUSINESS DISTRICT

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AN OFFICE WITH historic charm



Located on the fringe of Pittsburgh’s CBD in the Firstside district, The Hartley Rose Building is home to multiple longstanding and established tenants working in public administration, healthcare, and professional services. Offering a centralized location boasting beautifully restored exposed brick and timber construction, The Hartley Rose Building provides users with 3,000-square-foot opportunities within walking distance of numerous Downtown amenities, public transit stops, and parking options.

2ND FLOOR: 3,000 SF
3RD FLOOR: 3,000 SF
6TH FLOOR: 3,000 SF

BUILDING INFORMATION

RBA: 14,913 SF
STORIES: 7
CONSTRUCTION: MASONRY
YEAR BUILT: 1903
ZONING: GT-C
TENANCY: MULTI



- + AGGRESSIVE RENTAL RATES & TERMS
- + SEPARATE HVAC SYSTEMS ON EACH FLOOR
- + FURNISHINGS AVAILABLE ON 2ND & 3RD FLOORS
- + UPDATED HVAC AND MECHANICAL SYSTEMS
- + DIRECT ELEVATOR SERVICE TO EACH FLOOR

NEARBY PARKING

ALLIES GARAGE: 0.1 MILES **\$29/DAY**
FORBES GARAGE: 0.2 MILES **\$28/DAY**
FIRST AVENUE GARAGE & STATION: 0.3 MILES **\$13/DAY**
FORBES & GRANT ST. LOT: 0.2 MILES **\$36/DAY**



2nd Floor Office Opportunity

- SF AVAILABLE: 3,000
- PRIVATE OFFICES: 4
- FURNISHINGS: Available

SUITE DESCRIPTION

Office-intensive space charmingly built out to include exposed brick, beam, and ductwork complemented by large windows, modern drop lighting fixtures, and quality wooden furnishings.

- + EXPANSIVE CORNER EXECUTIVE OFFICE
- + THREE PARTITIONED OFFICE SPACES
- + AMPLY LIT CONFERENCE ROOM
- + BREAK AREA WITH KITCHENETTE
- + SIZABLE STORAGE/COPY/IT ROOM
- + PRIVATE MEN/WOMEN'S RESTROOMS



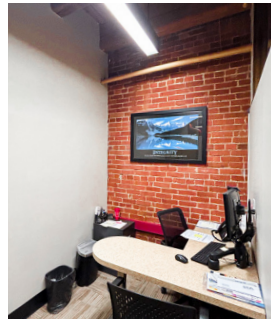


3rd Floor Office Opportunity

- **SF AVAILABLE:** 3,000
- **PARTITIONED SPACES:** 6
- **FURNISHINGS:** Available

SUITE DESCRIPTION

This second-generation dental office offers a waiting area and reception counter, six partitioned exam spaces, an open lab area, a private office, meeting room, and print/copy space.



- + SIX PARTITIONED EXAM AREAS
- + WAITING AREA & RECEPTION COUNTER
- + OPEN LAB SPACE
- + CONFERENCE/MEETING ROOM
- + MEDICAL CABINETRY IN-PLACE
- + PRIVATE MEN/WOMEN'S RESTROOMS



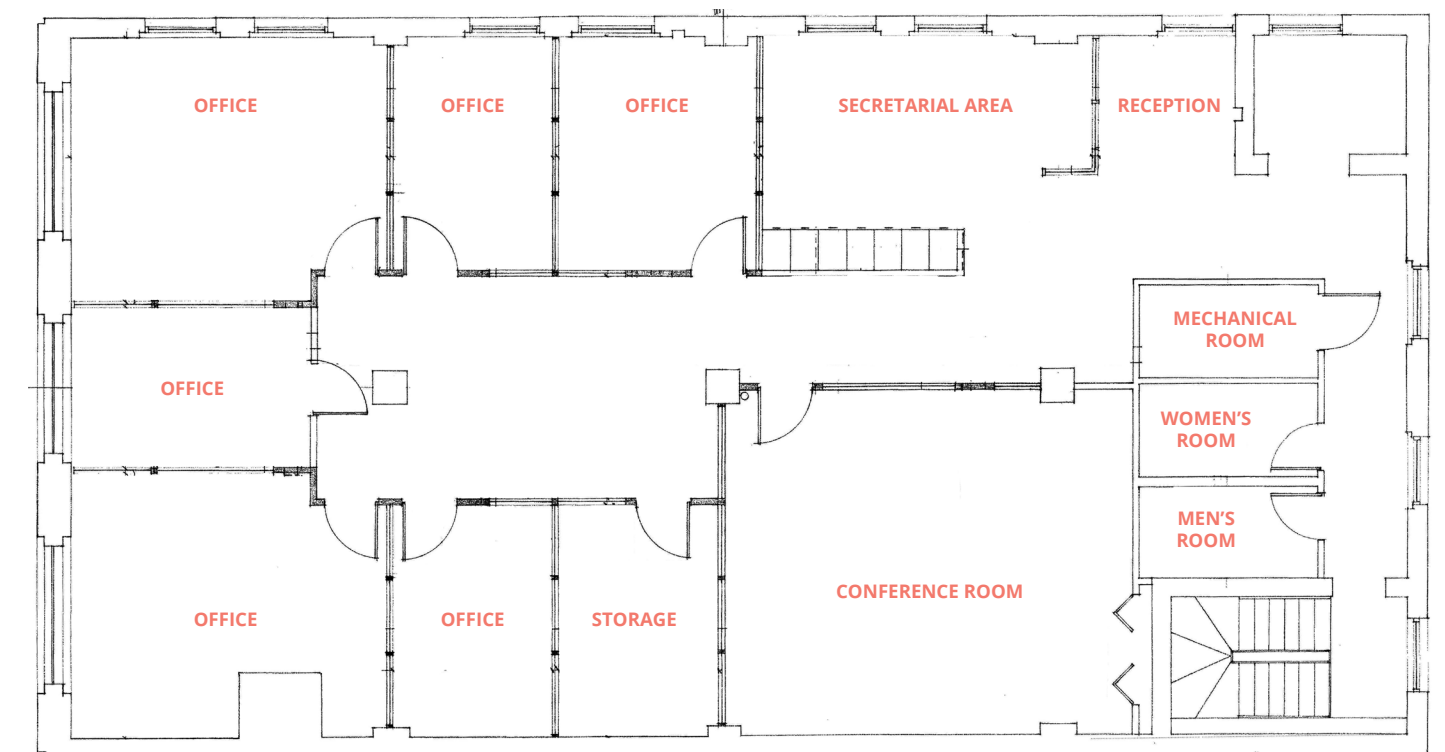
6th Floor Office Opportunity

- **SF AVAILABLE:** 3,000
- **PARTITIONED SPACES:** 6
- **FURNISHINGS:** Available

SUITE DESCRIPTION

Formerly occupied by a law firm, this sixth-story office space provides tenants with a reception area, conference room, secretarial office, multiple partitioned private offices, and storage area.

- + SIX PARTITIONED OFFICE SPACES
- + RECEPTION & SECRETARIAL SPACES
- + CONFERENCE/MEETING ROOM
- + DESIGNATED STORAGE AREA
- + PRIVATE MEN/WOMEN'S RESTROOMS
- + BUILT-IN CABINETRY & STORAGE



What's nearby

Located on the fringe of Pittsburgh's Central Business District, the Hartley Rose Building offers convenient and near-immediate proximity to all of Downtown's entertainment, dining, and shopping amenities while retaining easy access to I-376 and the Boulevard of the Allies. Enjoy nearby parks, numerous restaurants, multiple cafes, riverside views, public transit stops, and several parking options within a 10-minute walk of your office space!



1 Market Square, a renovated public square housing over ten restaurants and three coffee shops that also hosts seasonal events, a summer-long farmer's market, and live music.



2 The Monongahela Wharf offers paid parking and access to the Three Rivers Heritage trail, a paved walking path that leads to Point State Park.



3 Target is a 5-minute walk away for everyday convenience needs and office supplies.



4 One Oxford Centre houses a Starbucks location and several restaurants on its ground floor in a food-court style dining space, open M-F.



5 Firstside Park, located across the street, offers outdoor seating amidst landscaped greenery.



Click here to view a comprehensive map of Downtown's amenities!

VISIT PITTSBURGH



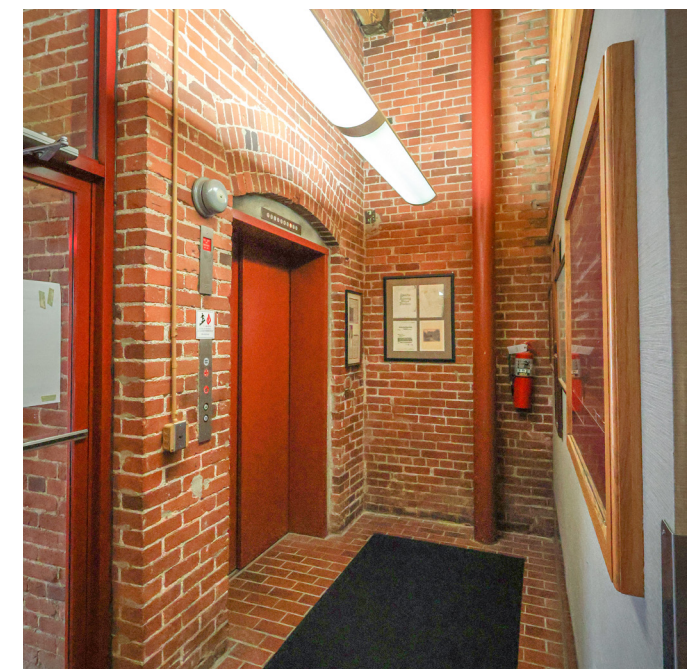
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GET IN TOUCH WITH OUR LISTING AGENT
TO SCHEDULE A TOUR OF THE BUILDING.



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