



# 100 ROSS STREET

Pittsburgh, PA 15222



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# LEASING OVERVIEW

## Summary

Asking Rent:	\$19.50/SF
Available Space:	9,817 RSF
Available:	Immediately
Lease Type:	Full Service



## Highlights

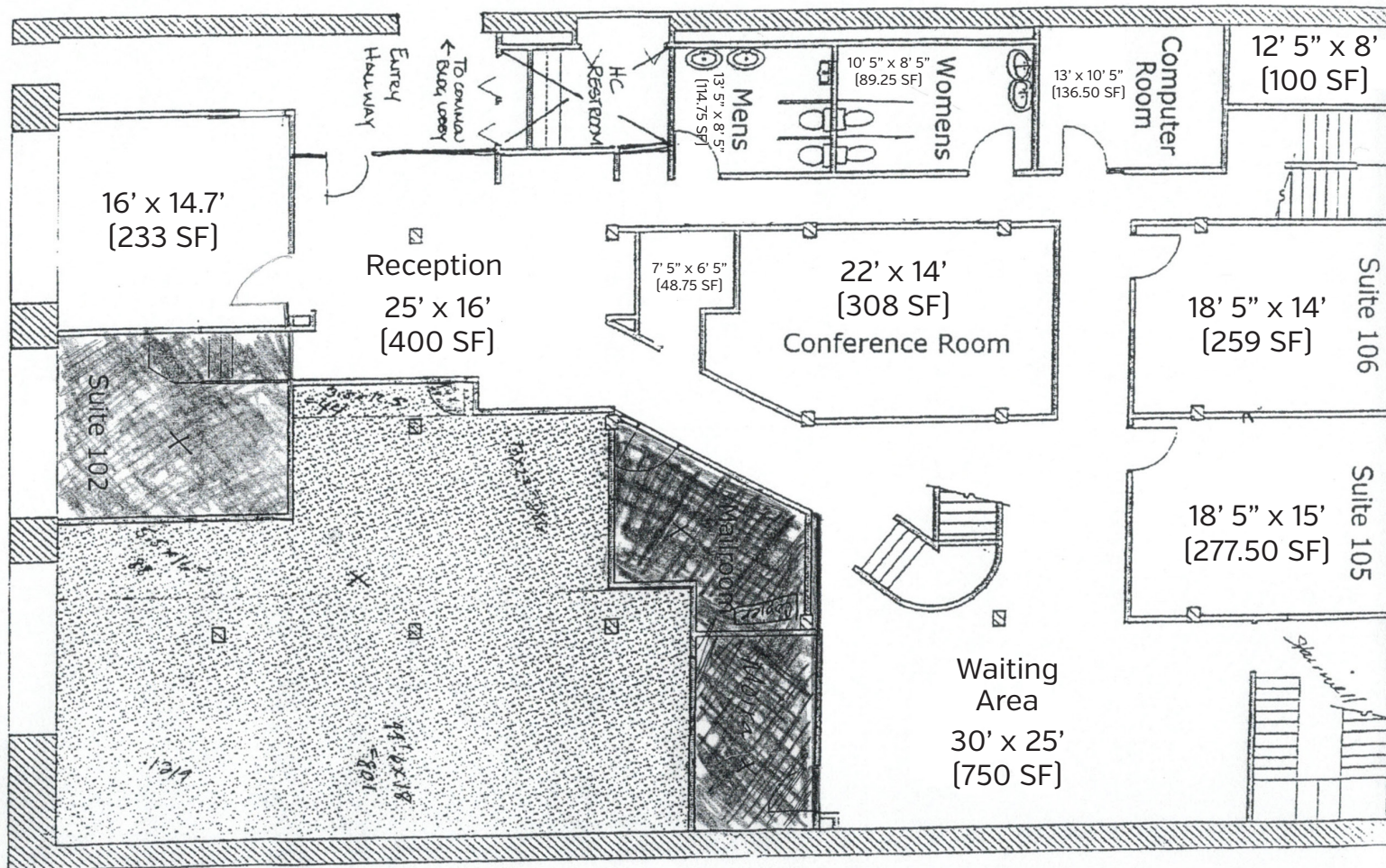
- Exceptionally located office building in Downtown Pittsburgh
- Easy access to Station Square, I-376 East & West and the Liberty Bridge
- Offices with great views of downtown with a large amount of windowed offices
- High speed internet capabilities
- Customizable updated office space available immediately
- Large Unique Office Layout with Mezzanine

# FLOOR PLAN

## 1ST FLOOR

### 1st Floor Overview

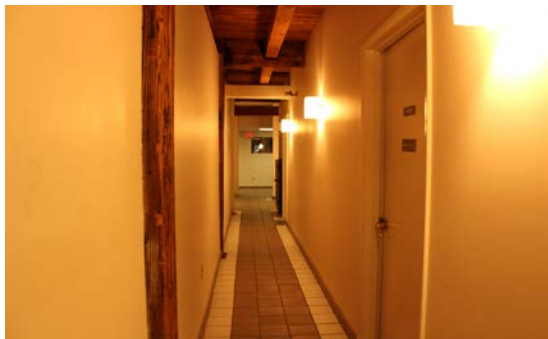
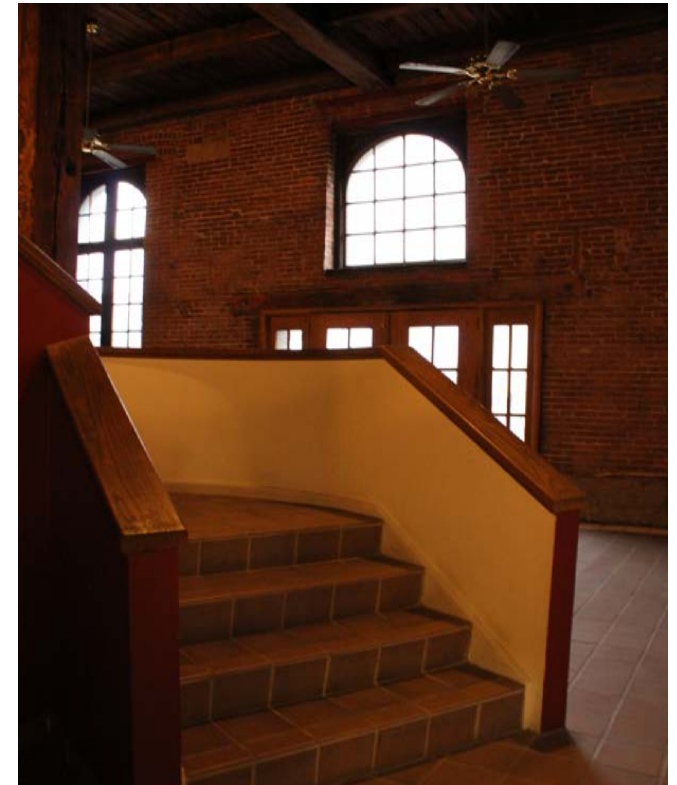
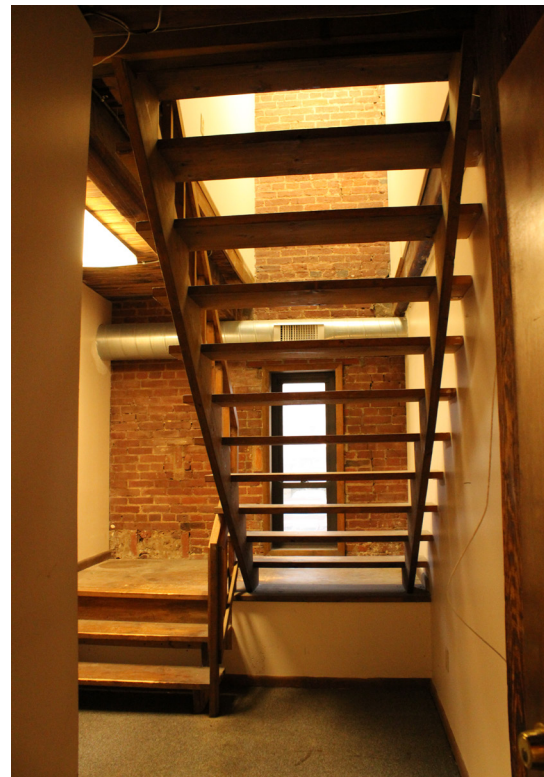
Asking Rent:	\$19.50/SF
Available Space:	3,887 RSF
Available:	Immediately
Lease Type:	Full Service



# PHOTOS

## 1ST FLOOR

Reception



# FLOOR PLAN

## 1ST FLOOR MEZZANINE - FRONT

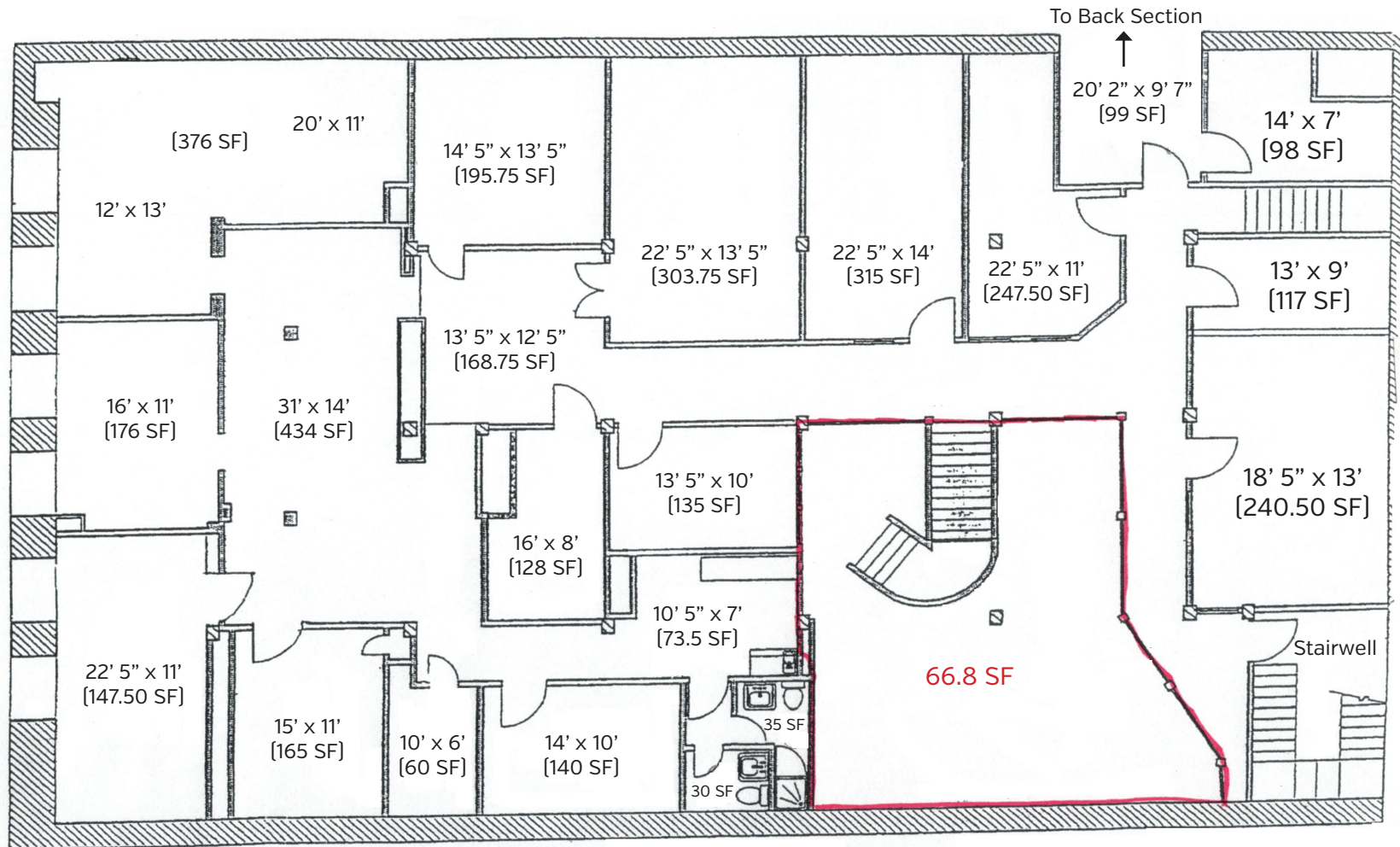
### 1st Floor Mezzanine Front Overview

Asking Rent: \$19.50/SF

Available Space: 4,799 RSF

Available: Immediately

Lease Type: Full Service



# PHOTOS

## 1ST FLOOR MEZZANINE - FRONT



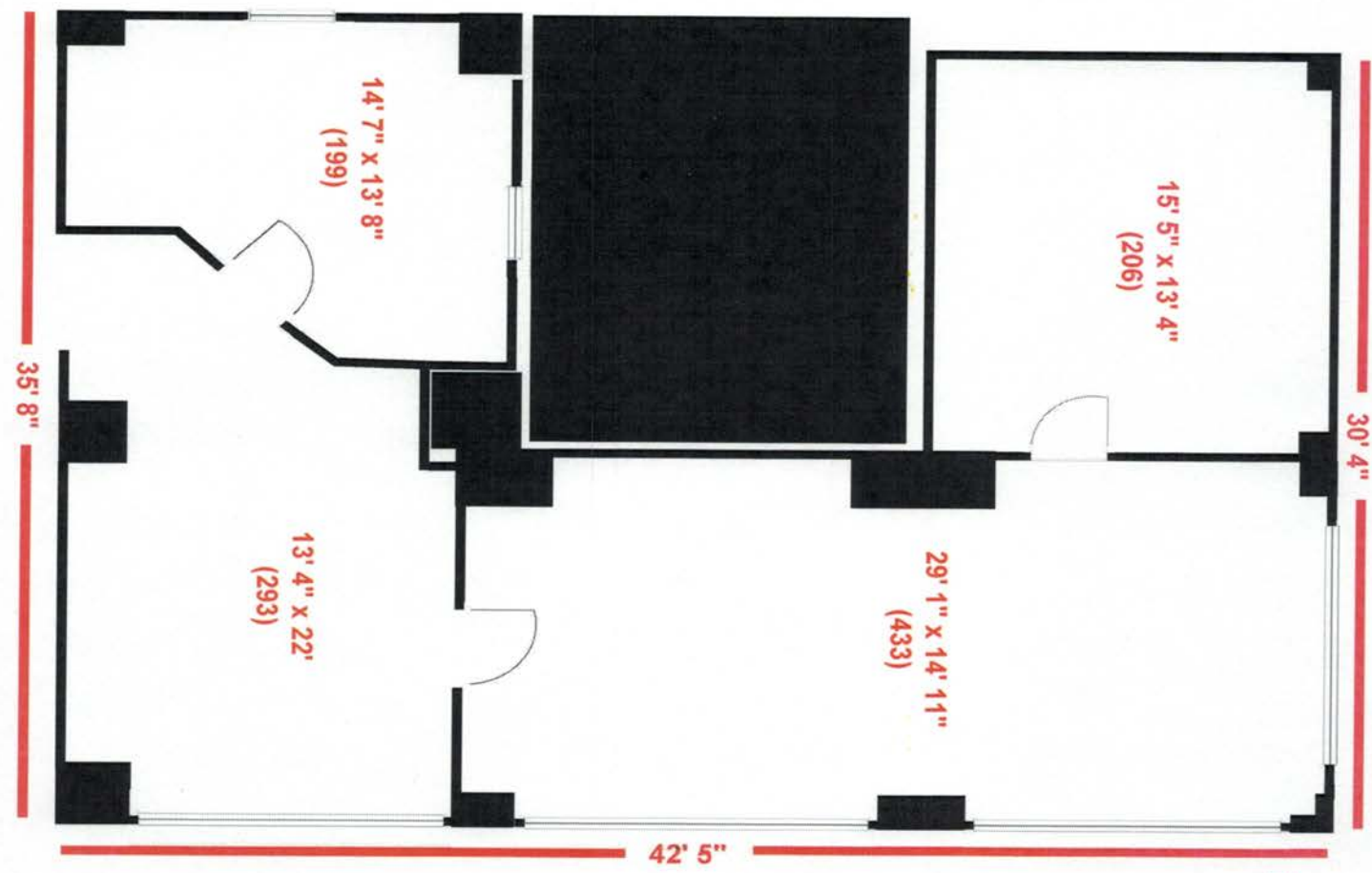


# FLOOR PLAN

## 1ST FLOOR MEZZANINE - BACK

### 1st Floor Mezzanine Back Overview

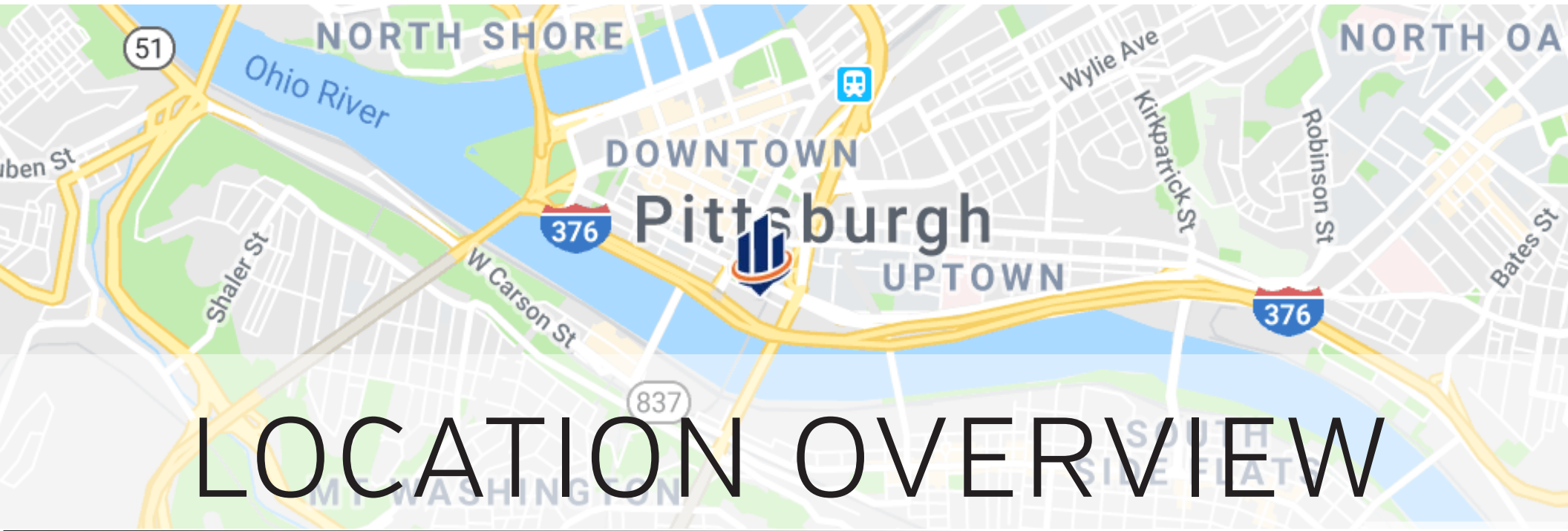
Asking Rent:	\$19.50/SF
Available Space:	1,131 RSF
Available:	Immediately
Lease Type:	Full Service



# PHOTOS

## 1ST FLOOR MEZZANINE - BACK





# LOCATION OVERVIEW

Downtown Pittsburgh, often referred to as the Golden Triangle or “Dahntahn” in eye dialect, and officially the Central Business District, is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The “triangle” is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.



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# DOWNTOWN PITTSBURGH PARKING MAP

## INDOOR LOTS

1. SP PLUS Gateway Center Garage (300)
2. PARKWAY United Steelworkers' Garage (112)
3. ALCO Eleven Stanwix Street Garage (170)
4. ALCO Parking - Town Place Garage (200)
5. PPA Wood Allies Garage (550)
6. ALCO Parking Corp. 3rd Ave (700)
7. PPA Third Avenue Garage (225)
8. INTERPARK Garage (360)
9. LAZ Parking - One Oxford Centre Garage (840)
10. INTERPARK Forbes Garage (1800)
11. PPA First Avenue Garage (1243)
12. ALCO Manor Garage (900)
13. ALCO BNY Mellon Center Parking Garage (220)
14. Chatham Center Garage (2100)
15. PPA Garage (430)
16. ALCO David Lawrence Convention Center (700)
17. AMB Westin Garage (100)
18. PPA Smithfield Liberty Garage (300)
19. PPA Ninth & Penn Garage (586)
20. PPA Mellon Square Garage (180)
21. ALCO Parking Corp. - Theater Square Garage (1000)
22. PPA Oliver Garage (140)
23. PARKWAY Freemartets Garage - 1 Oliver Plaza (325)
24. ALCO Three PNC Plaza Garage (380)
25. PPA Fort Duquesne & Sixth (370)
26. ALCO Parking - Sixth/Penn Garage (350)
27. ODC - Fifth Ave Plaza Garage (160)
28. INTERPARK Riverfront Center Garage (460)
29. Plaza Parking Services Inc. (300)

## OUTDOOR LOTS

1. Boulos Point State Parking Lot (145)
2. Boulos Parking Inc. 109 Blvd of the Allies (40)
3. D & P Valet - Poros Restaurant Market Square
4. Kall's Parking (35)
5. First Avenue Parking (45)
6. PPA Mon Wharf (160)
7. First Avenue Parking - Wood St (45)
8. K-7 Parking (20)
9. Boulos Parking Inc - 484 3rd Ave (50)
10. INTERPARK Forbes and Grant (124)
11. Boulos Parking Inc. - 593 3rd Ave (15)
12. Teris Parking - 542 2nd Ave (100)
13. Teris Parking - 665 3rd Ave (130)
14. Teris Parking - 305 Ross (25)
15. PPG Paints Arena - South Lot (600)
16. CAPCO PPG Paints Arena - West Lot (175)
17. CAPCO PPG Paints Arena - North Lot (400)
18. PPG Public Parking - 1384 Smallman (300)
19. ALCO Parking - History Center (251)
20. ALCO Parking - Upper Pennsylvanian Lot (40)
21. Phil's Parking (36)
22. ALCO Parking - Benedum Lot (40)

 = Bus Stop