

# The Cardello Building

Your home away from home.



## Available for lease.

Enjoy working in Pittsburgh's most  
***highly-amenitized office space***  
in the bustling North Shore.





The Cardello Building is nestled on the outskirts of Pittsburgh's North Shore neighborhood, offering tenants a quiet, riverfront office space that's just a stone's throw from the bustle of Downtown.

At the Cardello Building, equal attention has been given to convenience, form, and function, creating the most ideal commercial office space within the region. Tenants have free access to an onsite fitness center, quiet rooms, conferencing areas, a billiard room, golfing simulator, exterior courtyard, and ample onsite parking.

Every major highway in Pittsburgh is quickly accessible from The Cardello Building, which is located at the foot of the West End Bridge. Public transit users will benefit from being within a 0.6-mile walk from the North Shore's light rail station, as well as an onsite Port Authority bus stop.

Onsite property design and management provided by Richard Cardello and Karen Dilla ensures tenants are well supported in a premiere executive office suite environment, where occupants' functionality and wellbeing are prioritized extensively.

## For leasing details contact:



**Paul Horan**  
Principal | Office Agency  
paul.horan@colliers.com  
412 515 8525

# Welcome to The Cardello Building,

where elegance, history, and  
convenience converge.

The Cardello Building offers unparalleled attention to tenant satisfaction and function, providing an incredible array of onsite amenities, 24-hour tenant access, and parking.



# Location, location, location.

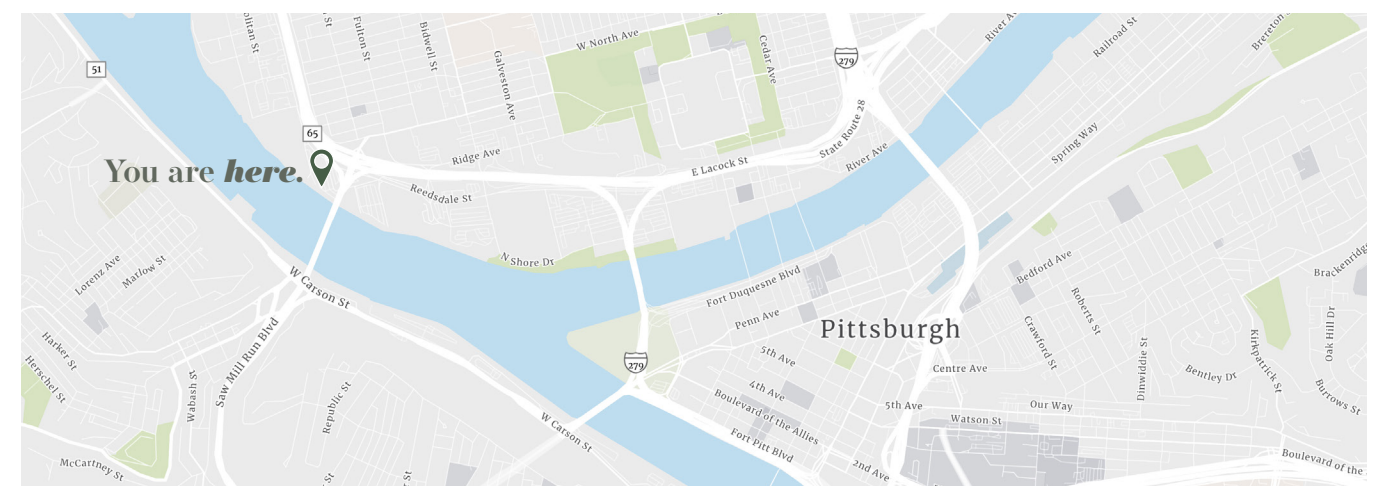


The North Side is bustling with notable sports arenas, several cultural institutions, dozens of local businesses, several entertainment venues, seasonal festivals, and multiple parks.

The Cardello Building resides on the riverfront of Pittsburgh's North Side: a compilation of several neighborhoods, home to a vibrant array of regional attractions, and well-recognized for its charming, historic architecture.

Notable places of interest within the area is Acrisure Stadium, home of the Pittsburgh Steelers, and PNC Park: one of the U.S.A's most highly-rated baseball parks. Other landmark attractions include the Rivers Casino, American Eagle's music venue Stage AE, the Carnegie Science Center, Andy Warhol Museum, National Aviary, and Children's Museum of Pittsburgh.

The North Side is also home to some of the Steel City's most decadent restaurants and breweries; within a 2-mile radius of The Cardello Building, you'll find fan favorites such as Max's Allegheny Tavern, Federal Galley, The North Shore Tavern, The Foundry Table & Tap, Nicky's Thai Kitchen, Fig & Ash, and many more. Need a mid-day perk? Visitors will find caffeine all throughout the neighborhood in coffee shops such as Mezza Luna Cafe, Commonplace Coffee, Starbucks, YINZ Coffee, and nationally-renowned La Prima Espresso.





# Commuter-friendly.

We understand that getting to work can be stressful sometimes. The Cardello Building’s location, accessibility, and parking options are here to make the Monday morning commute as easy as possible.

## Daily Drivers

At The Cardello Building, tenants never have to worry about finding a free parking space, let alone paying for it: over 150 free surface parking spaces are available for employees and visitors, and accessible from multiple points around the building.

## Public Transit

Allegheny Station, the furthest stop on Pittsburgh’s light rail transit, is just a 10-minute walk from The Cardello Building. This T-stop

is served by the blue, red, and silver lines, offering effortless access to the South Hills, Castle Shannon, and Library neighborhoods south of Pittsburgh, as well as dozens of other townships in between. Allegheny Station is also located within the “Free Fare Zone,” allowing commuters to travel by The T from North Shore to Downtown at no cost.

For bus riders, The Cardello Building is conveniently serviced by an onsite stop located on the corner of the property’s main entrance. The North Side bus provides direct access to the Strip District, Oakland, and South Side.

## Bicycle Storage

For recreational commuters, The Cardello Building offers free, secured, and internal bicycle storage that can be accessed with a tenant key card.

Cyclists can enter the storage area from the rear of the property and are provided with direct access to the office building from the bicycle room. Additionally, the exterior entrance opens directly to a Three Rivers Heritage Trail access point, so cycling enthusiasts can easily take a ride at any point during the day.



Free parking.

Internal bike storage.

Onsite bus stop.



Property  
features  
to make  
your  
work life  
*easier*  
&  
*efficient.*



## Wi-Fi Enabled Common Areas

Tenants of the Cardello Building can stay connected at all times thanks to Wi-Fi enabled locations throughout the property. Quiet rooms, The Nook, lounge areas, and the North Shore Cafe all offer internet access.

## Elevator Access

All floors of the Cardello Building are serviced by elevators, which will soon also provide direct entry into the building's tenant conference room.

## 24-Hour Access, 365 Days a Year

At the Cardello Building, it's understood that tenants have scheduling needs that can vary widely outside of the standard 9 to 5. That's why all employees who work within the building utilize an electronic access system that grants entry to the property's facilities at any time.

## Places to Unwind

Soft seating, tables, benches, historical displays, photography displays, and even an aquarium create quiet, stress-free areas throughout the building.

High ceilings,  
**natural light,**  
and exposed  
brick & beams.



No need to pack a lunch.

Located on the building's second floor, The North Shore Cafe is open every business day and offers a full menu of both breakfast and lunch options, including daily specials and full catering services. Enjoy fresh, healthy, ready-made meals within the comfort of a cafeteria-style dining room or outside in the neighboring courtyard under umbrellaed tables.



# Amenities that'll make you feel at *home.*

In addition to free parking, 24/7 tenant access, and an onsite cafe, The Cardello Building offers a variety of onsite amenities that are **completely free** for tenant use.

## Outdoor Spaces & Recreational Access

A sunny, newly renovated courtyard with cafe-style seating offers tenants a private space to enjoy the outdoors without leaving the property's premises. An entrance to the Three Rivers Heritage Trail is located directly behind the building, providing a paved walking path and riverside views.

## Quiet Rooms

Several private rooms with soft lights and seating are available for individual reservation, providing tenants with a silent space to rest, relax, and think outside of the office space. One of these rooms contains the Human Touch Super Novo Massage Chair, which offers impressive 3D and 4D programs that include full body immersion and adjustable targeted heat.

## The Nook on One

A quiet retreat on the building's first floor, offering free hot beverages, a book exchange, Wi-Fi capability, and smart TV access.

## Billiards Room

Tenants can hone their skills solo or with friendly competition around a finely crafted pool table in a private room with seating.

## Indoor Golf Simulator

Located on the first floor, The Cardello Building allows tenants to practice their swings using the benchmark golf simulator EYE XO2, which offers an expansive hitting area, advanced trouble mat technology, and a high-speed camera for lifelike graphics.

## Conference Rooms

Tenants have access to two modern, spacious facilities that can be reserved online at any time.

## Fitness Center & Yoga Room

An onsite gym equipped with treadmills, circuit training, free weights, and a dedicated yoga room also offers locker rooms with full shower facilities for both men and women.

## In-House Massage Therapists

Stress Less Massage is located on The Cardello Building's fourth floor, with two in-house therapists offering table and chair massages in their office.



Beautiful  
outdoor  
spaces.



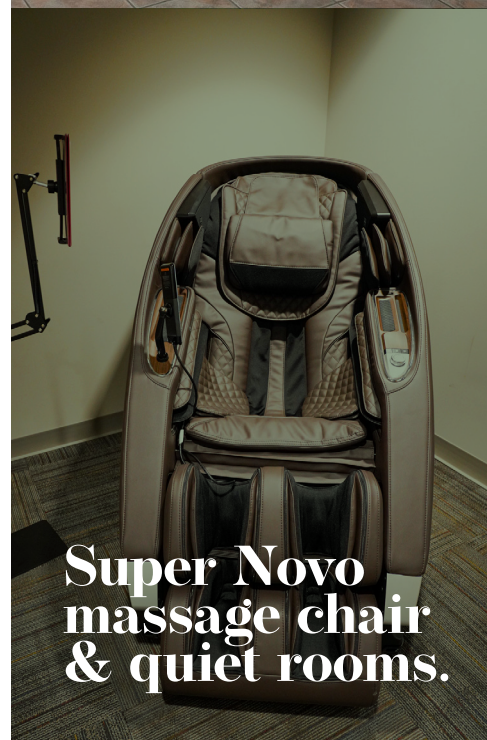
Corn hole set  
& river trail  
access.



EYE XO2  
indoor golf  
simulator.



Billiards  
room.



Super Novo  
massage chair  
& quiet rooms.



Conference  
center.



Fitness center  
& yoga room.





*Office space that makes you want to be in the office.*

## Full List of Current Vacancies:

2nd Floor: 5,413 RSF

2nd Floor: 6,271 RSF

3rd Floor: 2,530 RSF

4th Floor: 13,673 RSF

5th Floor: 2,183 RSF

6th Floor: 10,106 RSF

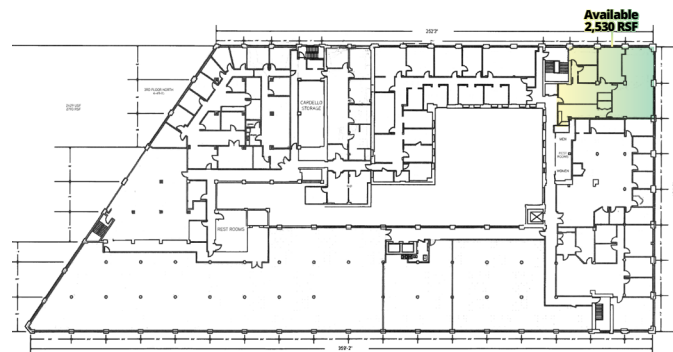
*Pictured right & left: a soon-to-be available office space located on the building's 2nd floor.*



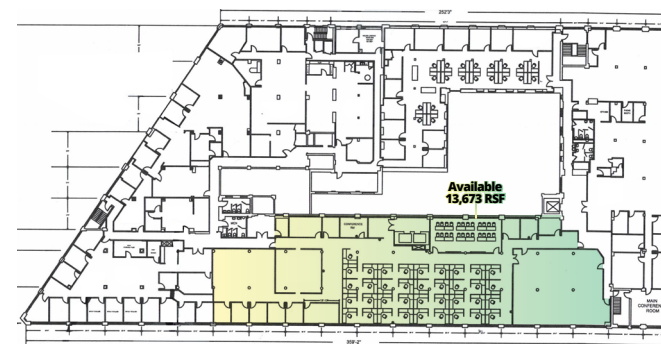
## Select Floor Plans

To view all available floor plans, please click the button below to be redirected to a booklet that showcases all currently vacant suites.

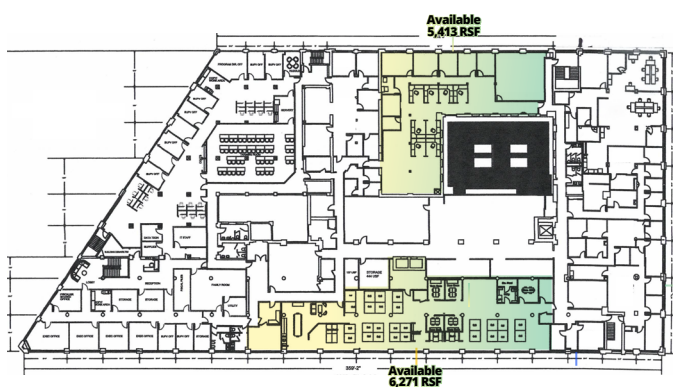
Access all floor plans here.



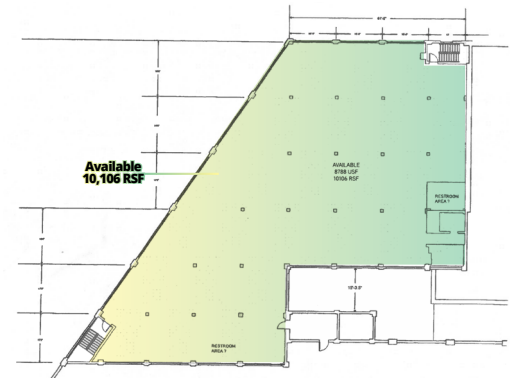
### 3rd Floor



### 5th Floor



### 2nd Floor



### 6th Floor

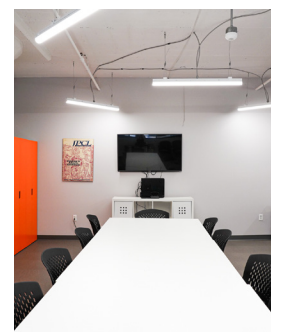
Unqiue Interiors



Buildout ready spaces



Move-In ready offices







# Get in Touch.



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