

# THE DESIGN CENTER

5001 Baum Boulevard, Pittsburgh, PA 15213

## A Commercial Office Complex Centrally Located on the Border of Oakland and Shadyside



Enjoy the convenience of this Oakland/Shadyside location without the congestion and parking difficulties commonly encountered in these thriving business communities.



View of East End on Baum Boulevard from The Design Center.

*For inquiries or to arrange a site visit, contact:*

**Lars W. Olander**

243 Morewood Avenue • Pittsburgh, PA 15213

p 412.683.6200 • f 412.683.5411

[lars@realestateenterprises.com](mailto:lars@realestateenterprises.com)

# The Design Center currently offers commercial office space from 200 to 6,400 square feet with flexible build-to-suit options.

## Building Features:

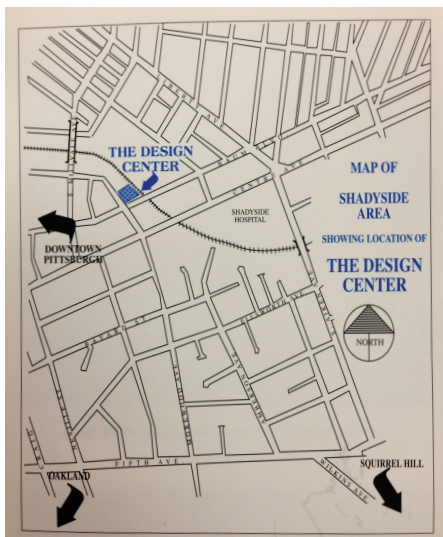
- Competitive rental rates which include **all** utilities
- Abundant parking in 7-story parking garage for tenants and visitors
- In close proximity to local universities, hospitals and research centers (CMU, Pitt, UPMC and AHN)
- State of the art, variable air volume multi-zoned HVAC system
- Meeting/Presentation Room available only to building tenants
- Loading dock facilities to accommodate tractor trailers
- Tesla and universal electric charging stations on-site
- On-site property management personnel
- Convenient to several public transportation routes
- Over a dozen dining establishments within walking distance



Various Office Configurations and Floor Plan Layouts



Professional Contemporary Office Schemes



Generous Build-Out Allowances Available