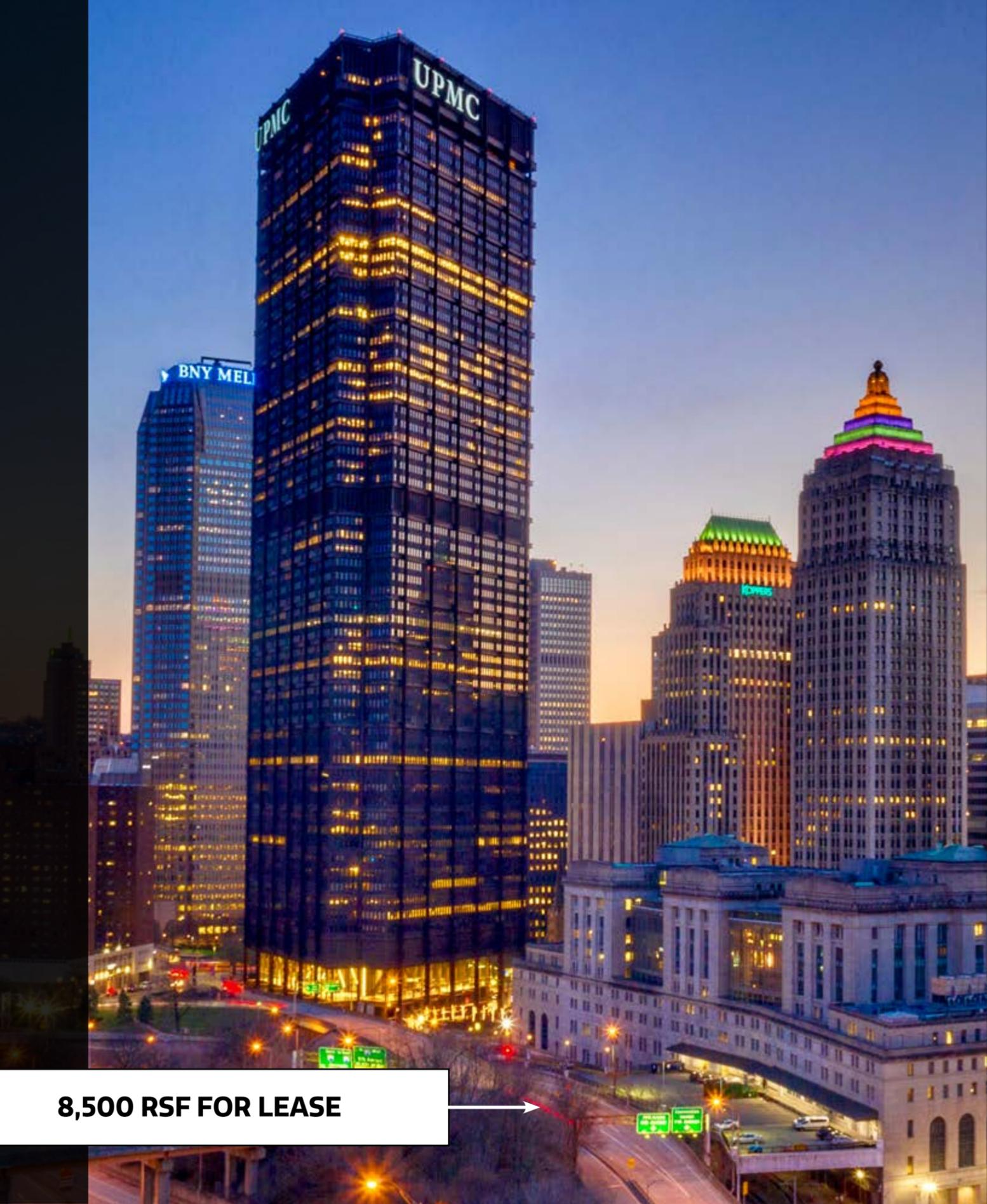




**FLOOR 28**  
**8,500 RSF**  
**FOR LEASE**

**CBRE**

THE  
**601W**  
COMPANIES



# U.S. STEEL TOWER

## WELCOME TO THE REIMAGINED U.S. STEEL TOWER

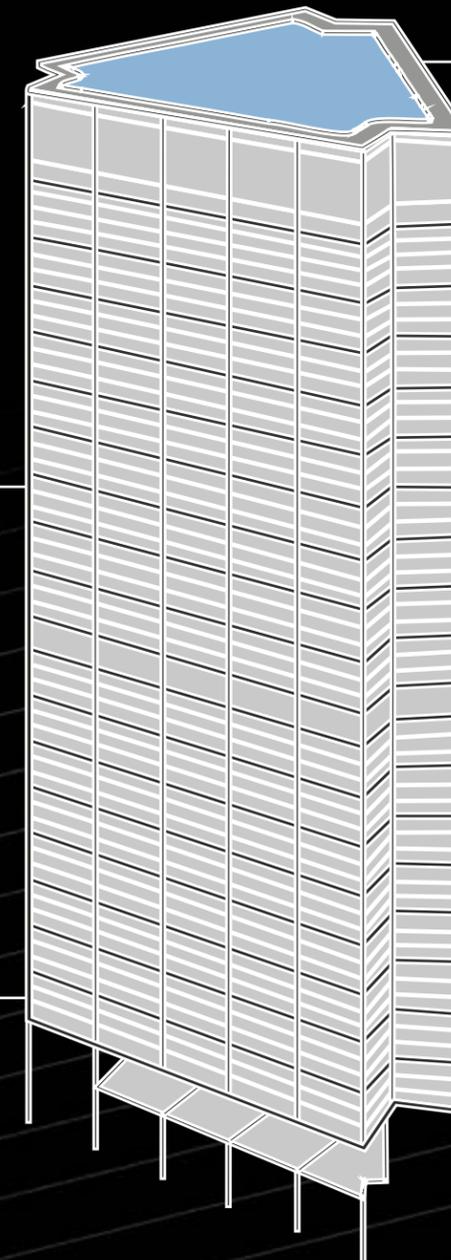
This Landmark office property has undergone a series of major capital improvements to deliver unparalleled workplace wellness while successfully leading Pittsburgh into a new and evolving office experience. With 40K SF of column-free space per floor and a series of innovative tech features, U.S. Steel Tower provides tenants with an unmatched opportunity to a create functional, efficient, and striking workspace at the city's most desirable business address.

### SUSTAINABILITY



### 841 FEET 64 FLOORS

41,164 RSF of Column Free Space per Floor.  
2,336,272 RSF Total.



### 54 ELEVATORS

Six Banks of Eight Passenger Elevators.  
Four Freight Elevators.  
Two Private Elevators.

### NEWLY RENOVATED LOBBY

20,000 SF, 28' High Ceilings.  
Grab-n-Go Starbucks.  
Comfortable Soft-Seating.

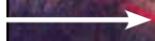
### EXCESS PARKING

Three-level underground garage with space for 700 cars.

### NEWLY RENOVATED CONCOURSE

Direct Access to Light Rail.

**8,500 RSF FOR LEASE**



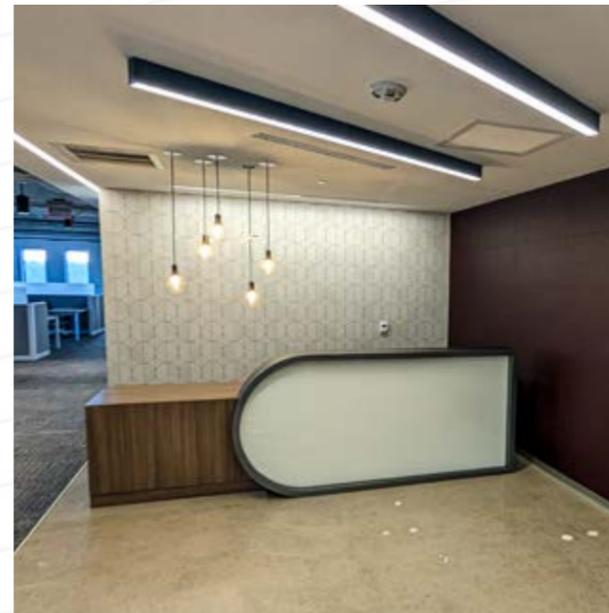
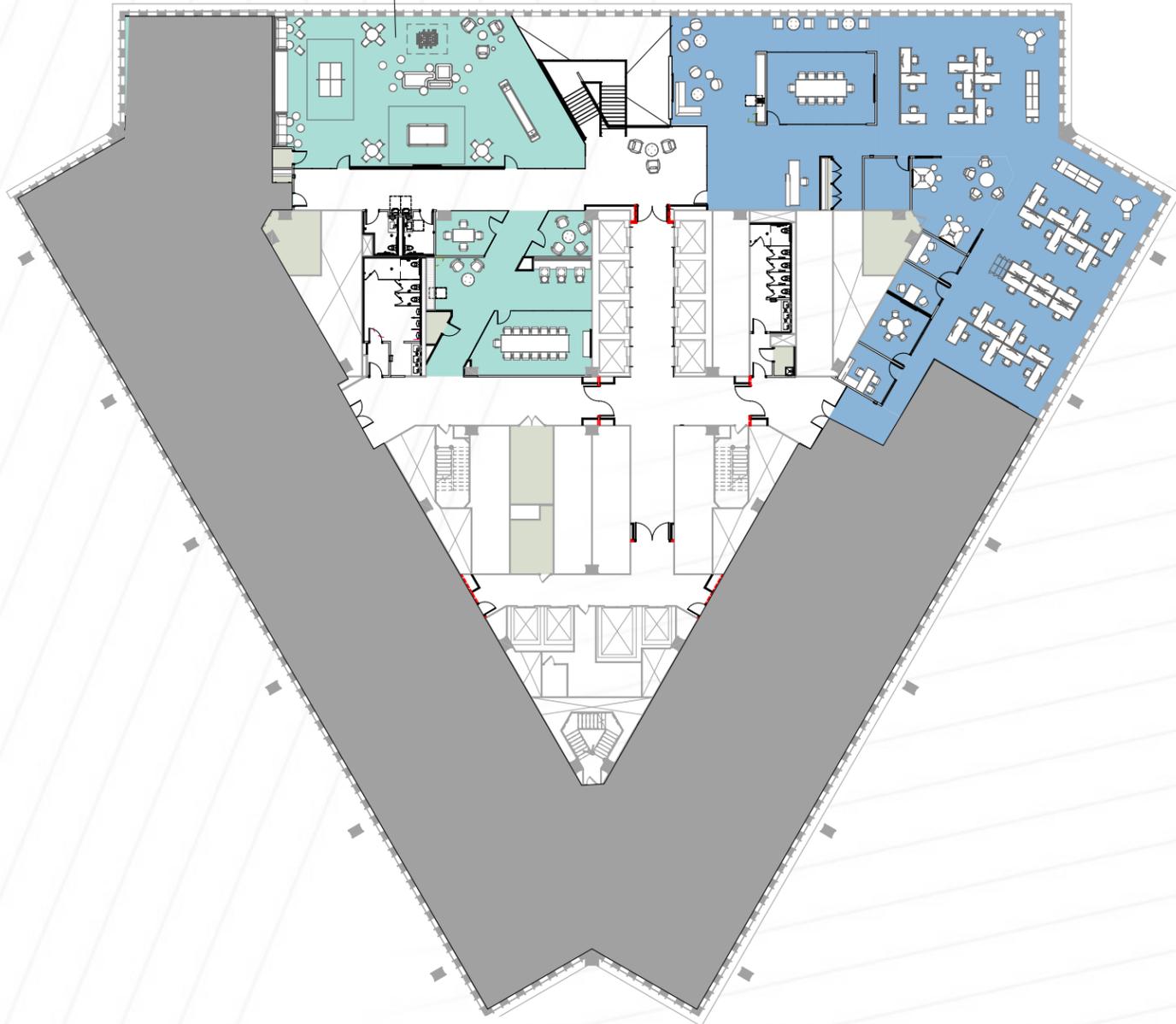
FOR LEASE

# FLOOR 28

8,500 RSF AVAILABLE



TENANT EXPERIENCE SPACE



SUITE VIDEO



# U.S. STEEL TOWER



LUSH OUTDOOR PLAZA



LUXURY MULTI FLOOR  
TENANT AMENITY CENTER



ON-SITE DAYCARE CENTER



DIRECT SUBWAY ACCESS



STEELFIT  
FITNESS CENTER



ON-SITE PARKING: 700 SPACES  
IN CLIMATE CONTROLLED GARAGE



13K SF CONFERENCE CENTER



RENOVATED LOBBY SPACE,  
TENANT EXPERIENCE LOUNGE



## CAPITAL IMPROVEMENTS

THIRTY-FIVE, A New Conference Center

Tenant Experience Floor

Steelfit – a fully-renovated, curated fitness center

Coffee Bar

Private Party Area

Game room with soft seating, pool table, shuffleboard, foosball tables and more

Library Lounge

Multi floor Tenant Amenity Center

Over \$60M in upgrades in the past 5 years with ongoing renovation

Upper/Lower Lobby and concourse renovations recently completed

Upgraded Restrooms

New Common Corridors

HVAC upgrades with DDC controls

Energy efficient Direct and Indirect Lighting

Destination elevators with short ride times

New Electric Distribution Panels

Extensive investments into mechanical upgrades

New Security Command Center

THE  
**601W**  
COMPANIES



**U.S. STEEL  
TOWER**

**Jeremy Kronman**

Vice Chairman

+1 412 394 9848

[jeremy.kronman@cbre.com](mailto:jeremy.kronman@cbre.com)

**Alex Ruck**

Vice President

+1 412 918 5635

[alex.ruck@cbre.com](mailto:alex.ruck@cbre.com)

**Dominika Demantova**

Senior Associate

+1 412 471 4065

[dominika.demantova@cbre.com](mailto:dominika.demantova@cbre.com)

**CBRE**

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