



East End Office/Flex Space with  
Excellent University Sector Access

# 450 MELWOOD AVENUE

| PITTSBURGH PA

For Further Information, Contact:

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**CBRE**



## SPACE HIGHLIGHTS

Premises:	Ground Floor
Available SF:	Up to 12,898 RSF (Divisible)
Clear Height:	12' to the underside of the deck
Electrical Capacity:	1,600 Ampere 480/277 Volt
Availability:	Immediate
Asking Rate:	\$20/SF + Utilities

- Part of a larger 42 unit residential conversion of the former UPMC Melwood Professional building
- Access to public transit & proximity to PITT and CMU campuses
- On site parking available
- Adequate power & loading capabilities
- Directly across the street from The Mill Food Co with several food options (Hungry CowGirl, Meat + Rice, The Hungry Siren, Farmstand, Pita Dust)

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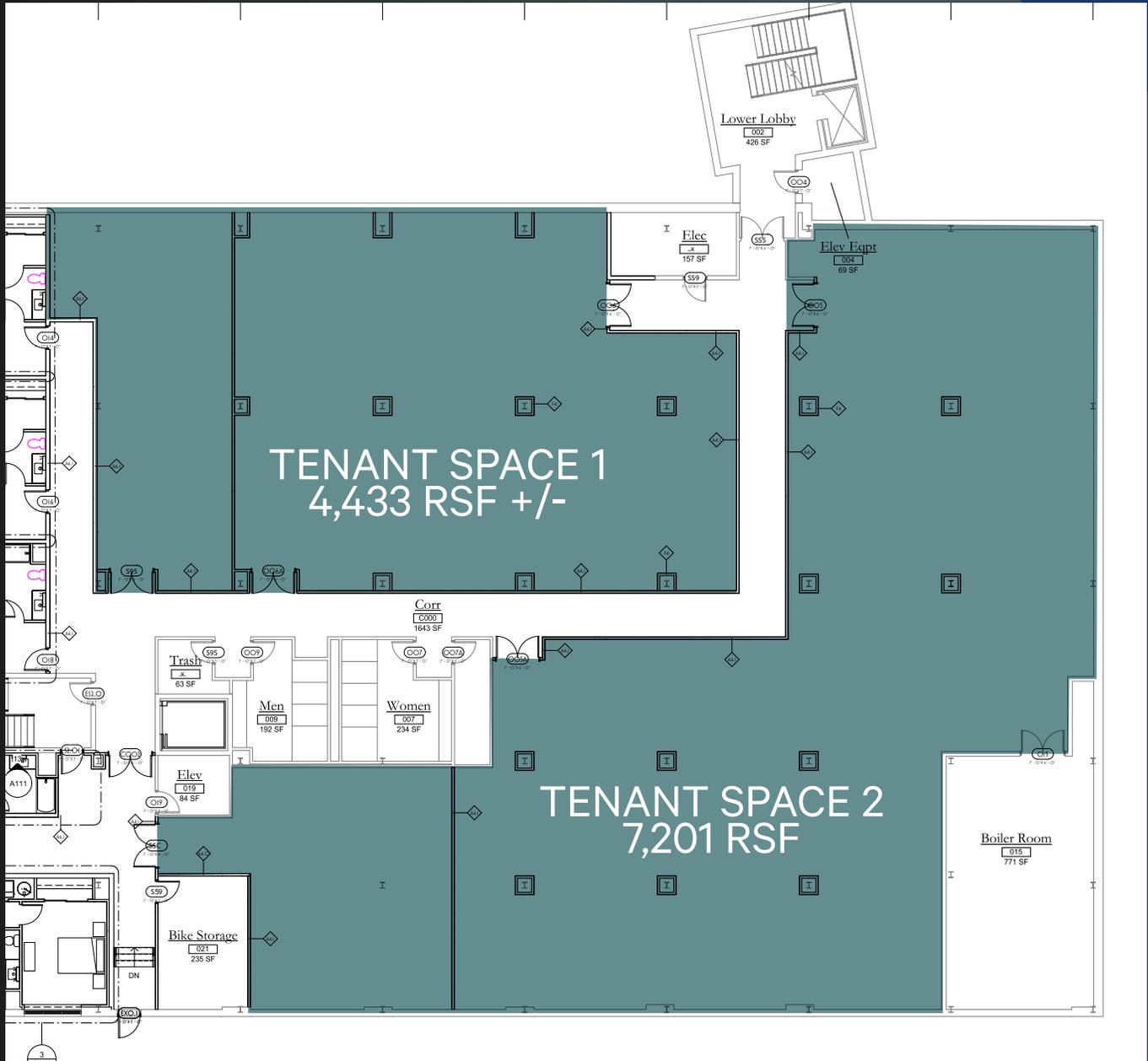
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# FLOOR PLAN

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### 12,898 RSF AVAILABLE



VIEW THE  
SPACE HERE





# LOCATION MAP

## 450 MELWOOD AVENUE

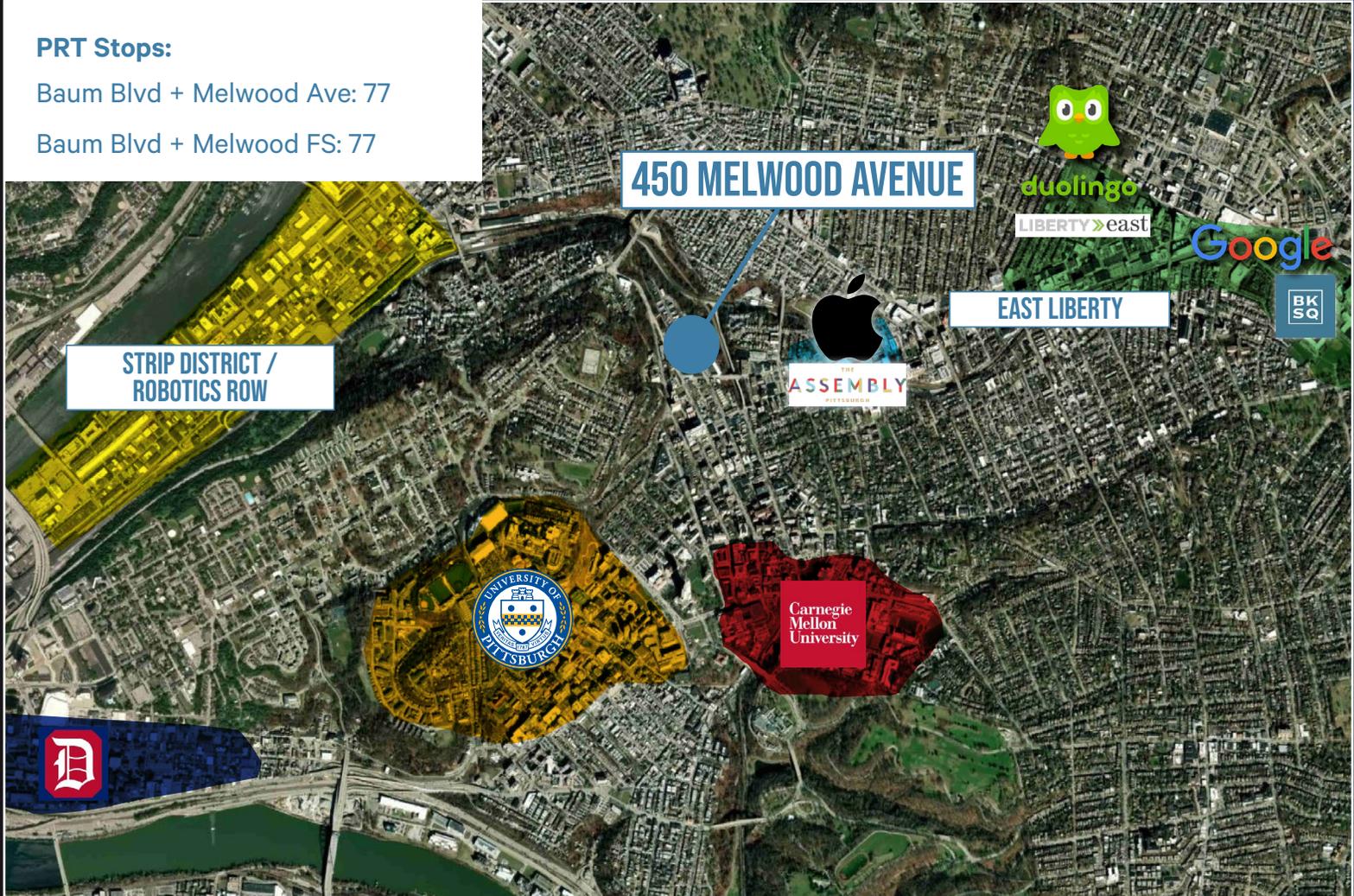
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In the Heart of Pittsburgh's  
Growing East End Tech Hub

### PRT Stops:

Baum Blvd + Melwood Ave: 77

Baum Blvd + Melwood FS: 77



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