

NOW LEASING



THE BATH HOUSE

3495 BUTLER STREET | PITTSBURGH, PA 15201

PROPERTY DESCRIPTION

AVAILABLE PREMISES

- 1,525 RSF - Ground Floor Office Space

PROPERTY HIGHLIGHTS

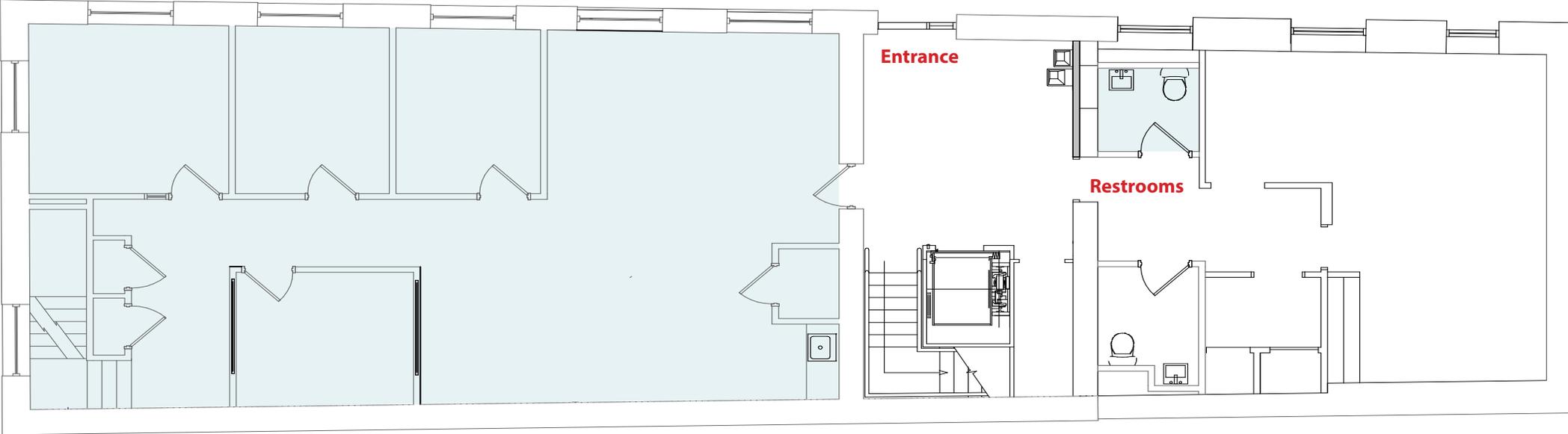
- Turnkey office suite with direct street-level access just off Butler Street
- Beautifully renovated historic Bath House featuring a modern layout with private offices and open workspace
- Amenity Rich Lower Lawrenceville location in the vibrant Doughboy Square district – considered a “Walker’s Paradise”
- Fully furnished option available – ideal for a small office user seeking immediate occupancy
- Convenient parking with private lot across Butler Street plus ample street parking
- Minutes to the Strip District, Downtown, and East End



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FLOOR PLAN

Ground Floor



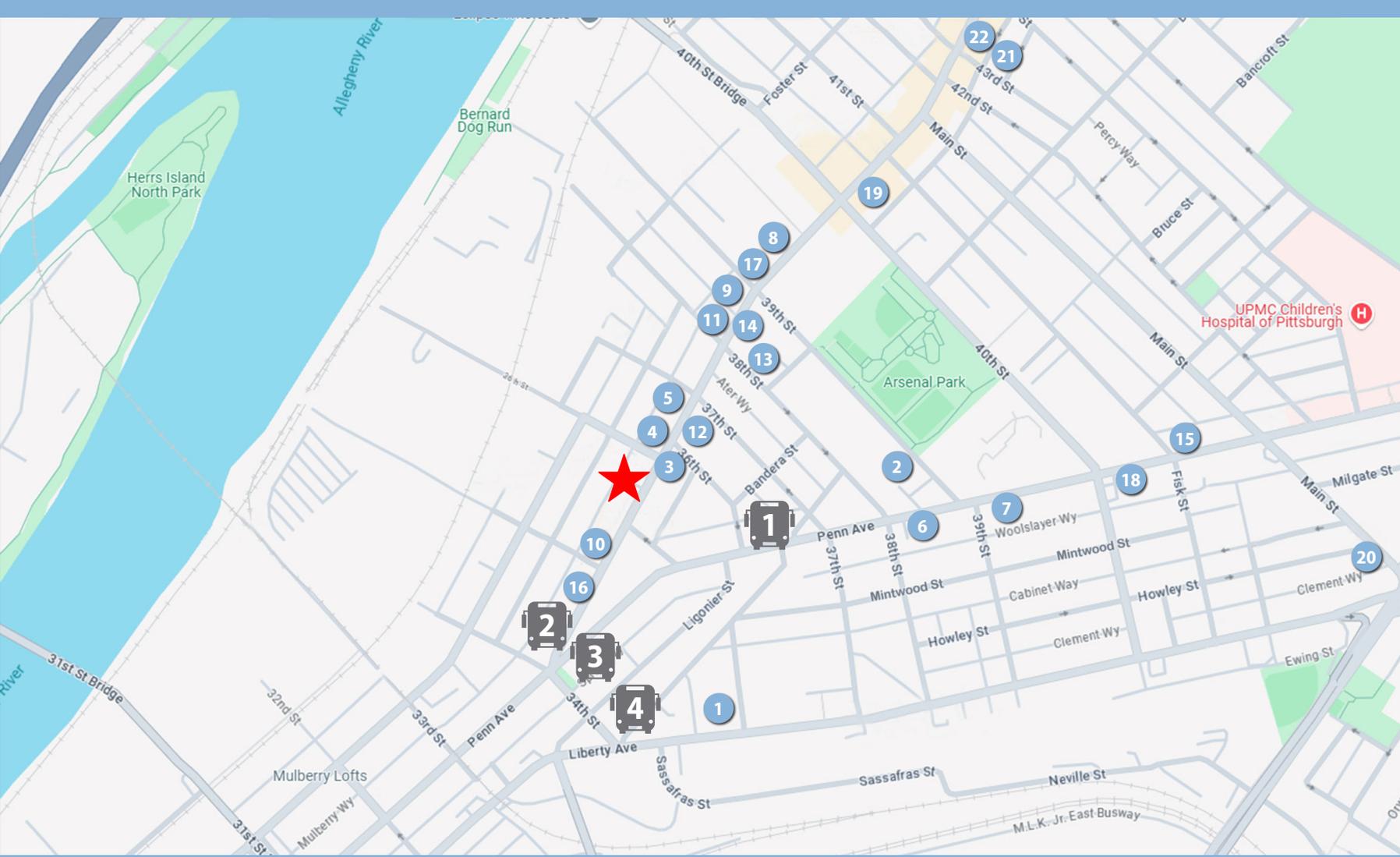
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INTERIOR / EXTERIOR PHOTOS



3495 BUTLER STREET

PROPERTY NEIGHBORHOOD



AMENITIES WITHIN WALKING DISTANCE

| | EATS AND DRINKS | DISTANCE |
|----|-----------------------|----------|
| 1 | The Church Brew Works | 0.2 mi. |
| 2 | Arsenal Cider House | 0.3 mi. |
| 3 | Burghers Brewing | 0.3 mi. |
| 4 | Driftwood Oven | 0.3 mi. |
| 5 | Espresso A Mano | 0.3 mi. |
| 6 | Happenstance Café | 0.3 mi. |
| 7 | Ineffable Ca Phe | 0.3 mi. |
| 8 | Brooklyn Bagel | 0.4 mi. |
| 9 | Millies Ice Cream | 0.4 mi. |
| 10 | Morcilla | 0.4 mi. |
| 11 | Piccolo Forno | 0.4 mi. |
| 12 | Round Corner Cantina | 0.4 mi. |
| 13 | Umami | 0.4 mi. |
| 14 | William Penn Tavern | 0.4 mi. |
| 15 | Los Cabos Mexican | 0.5 mi. |
| 16 | Senti Restaurant | 0.5 mi. |
| 17 | Starbucks | 0.5 mi. |
| 18 | Trams Kitchen | 0.5 mi. |
| 19 | Oasis Restaurant | 0.7 mi. |
| 20 | Trace Brewing | 0.7 mi. |
| 21 | Condado Tacos | 0.9 mi. |
| 22 | Industry Public House | 0.9 mi. |

PUBLIC TRANSIT STOPS

| BUS STOP LOCATION | DISTANCE |
|-------------------------------|-----------------------|
| 1 Penn Avenue +36th | 4 min. walk - 0.2 mi. |
| 2 Butler Street + Penn Ave FS | 7 min. walk 0.3 mi. |
| 3 Penn Ave at 34th St NS | 7 min. walk 0.3 mi. |
| 4 Butler Street + Penn Ave | 7 min. walk 0.3 mi. |
| 5 Liberty Ave + 34th St | 7 min. walk 0.3 mi. |

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PROPERTY LOCATION



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For more information please contact:

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