



RIVERTECH CENTRE
HIGH-TECH CLASS "A" OFFICE SPACE

NOW LEASING

3700 South Water Street
Pittsburgh PA 15203

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PROPERTY HIGHLIGHTS

FEATURES:

- High Tech Class "A" Three-Story Office Building with beautiful riverfront setting overlooking the majestic Monongahela River and Riverfront Walking Trails
- Adjacent to UPMC Sports Facilities, Pittsburgh Steelers and University of Pittsburgh Practice Fields
- Within minutes of Downtown Pittsburgh, University of Pittsburgh, Carnegie Mellon University, University of Pittsburgh Medical Centers, and all major highways
- **ABUNDANT FREE PARKING ON SITE**



BUILDING SIZE:

45,000 +/- SQ FT. TOTAL

AVAILABLE SPACE:

3rd Floor: 776 +/- rentable sq. ft.

3rd Floor: 2,940 +/- rentable sq. ft.

3rd Floor: 3,644 +/- rentable sq. ft.

RENTAL RATE:

\$20.50 per square foot + electric



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	11,156	159,756	382,066
Median HH Income	\$48,344	\$51,419	\$54,978

