

# WOOD STREET COMMERICAL SUITES

304 Wood Street, Pittsburgh, PA 15222



**Massaro**  
PROPERTIES, LLC

412- 490-1710



## PROPERTY HIGHLIGHTS

- Historic building which has been extensively updated with new HVAC, elevators, mechanical systems and a restored facade
- Secure building with 24/7 access and on-site management
- Shared tenant conference room available
- ADA Compliant building located directly on PRT bus line and within three blocks of over 2,000 parking spaces
- Located adjacent to Point Park University's Bookstore and Village Center
- Full floorplate (up to 9,730 SF) available on the second floor

**12,109 TOTAL SF AVAILABLE**



**MEZZANINE LEVEL - 2,379 SF**  
**SECOND FLOOR - 9,730 SF**



### BRANDI WELSCH

Sales & Leasing Associate

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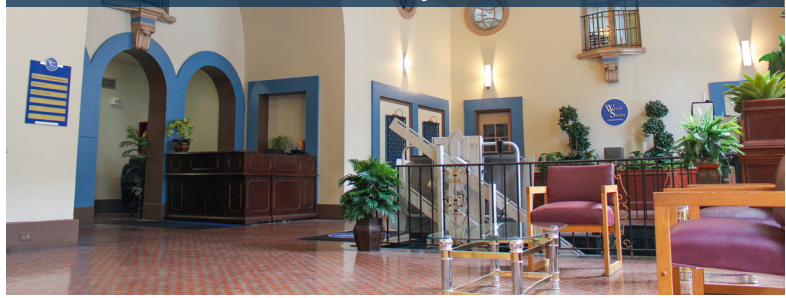




Shared Conference Room



Lobby



Mezzanine Level



Conference Room | Second Floor



## LOCATION HIGHLIGHTS

### Parks



1. Point Park
2. Market Square
3. Mellon Square

### Housing



1. The Residences Pittsburgh - Three PNC Plaza
2. May Building
3. The Residences at Market at Fifth
4. Market Square Place
5. Lofts 308 Forbes
6. 151 1st Side
7. Keystone Flats
8. Platt Place
9. Lumiere
10. The Residences at the Aloca Building
11. Kauffmann's Apartments
12. Fidelity Building
13. Standard Life Building
14. The Pennsylvanian
15. City View Apartments

### Cultural Amenities



1. Acrisure Stadium
2. PNC Park
3. Convention Center
4. Byham Theatre
5. Heinz Hall for the Performing Arts
6. Benedum Center
7. August Wilson Cultural Center
8. PPU Pittsburgh Playhouse
9. PPG Paints Arena

### Universities

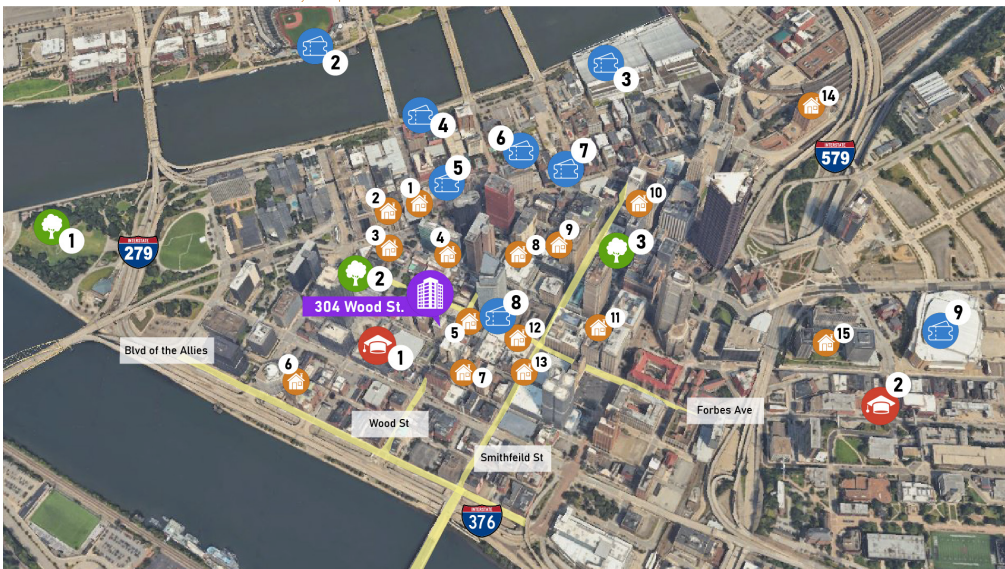


1. Point Park University
2. Duquesne University

The building is primarily positioned on the Wood Street Corridor, a developing downtown street lining Point Park University's Campus Center with downtown Pittsburgh's cultural district.

Within walking distance to Market Square restaurants, Point State Park, and many cultural and sports attractions, Wood Street Commons provides easy access to all downtown has to offer.

Transit accessible, the building is located within blocks of light-rail, parking, and is located on the PRT bus line with easy access to I-376, I-279 and I-579 further connecting to major thoroughfares.



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