

# THE HARTWELL BUILDING WALNUT STREET & SOUTH AIKEN, PITTSBURGH, PA 15232



**4,250 Sq. Ft. Immediately Available**

**Furnished and Move in Ready Office Suite on Shadyside's Walnut Street**



**ANDREW MILLER, CCIM**

Senior Vice President

+1 412 394 9807

[andrew.miller@cbre.com](mailto:andrew.miller@cbre.com)

**CHARLIE MUST, CCIM**

Senior Associate

+1 412 394 9806

[charlie.must@cbre.com](mailto:charlie.must@cbre.com)

**CBRE**

**KOSSMAN**  
DEVELOPMENT COMPANY

# THE HARTWELL BUILDING

## WALNUT STREET & SOUTH AIKEN, PITTSBURGH, PA 15232



Fully Furnished, Move-In Ready



Open Office with Natural Light



### Available Suite:

Suite 200

4,250 RSF

\$35.00/SF + ELECTRIC  
FLOOR PLAN ENCLOSED



### Property Highlights:



COOL TECH STYLE SPACE WITH EXPOSED  
CEILINGS AND POLISHED CONCRETE FLOORS.



LOCATED AT THE CORNER OF  
WALNUT ST. AND S. AIKEN AVE

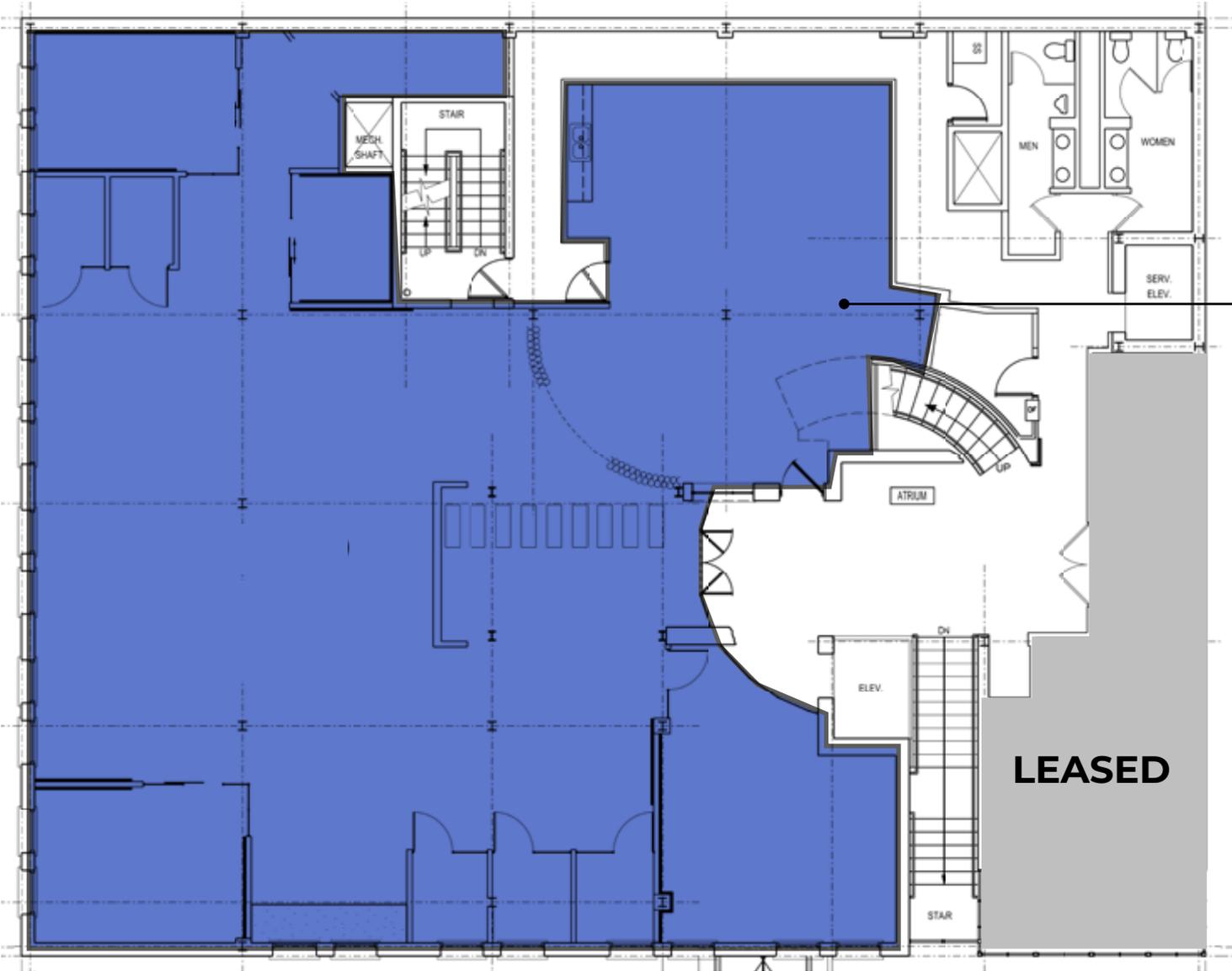


WALKABLE TO ALL  
SHADYSIDE RETAIL AMENITIES

# THE HARTWELL BUILDING

## WALNUT STREET & SOUTH AIKEN, PITTSBURGH, PA 15232

Fully Furnished Move In Ready Space - 4,250 Sq. Ft.



AVAILABLE  
SUITE 200  
4,250 RSF  
ON THE 2nd FLOOR

LEASED



# Unlock Unbeatable Kossman Tenant Privileges **AMENITIES ACROSS THE 'BURGH**



**HOTEL DISCOUNTS** at the Holiday Inn Express  
& Suites in Parkway Center (Green Tree)



**FITNESS MEMBERSHIP DISCOUNTS**  
at ETAGE Athletic Club in Downtown Pittsburgh

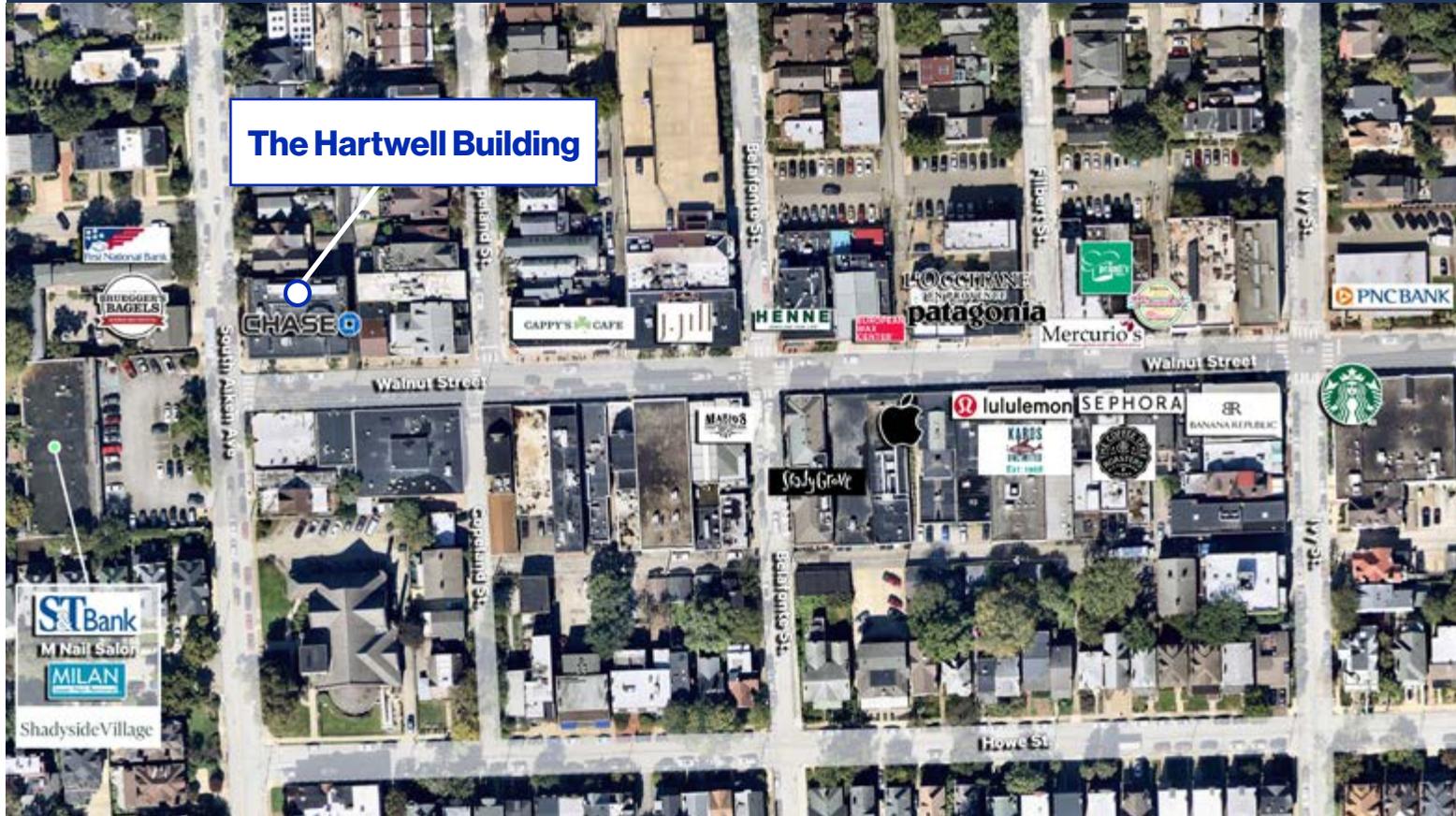
## **DEFENDER SELF STORAGE**

**DEFENDER SELF STORAGE DISCOUNTS**  
in Parkway Center or Penn Hills location



THE KOSSMAN  
HARTWELL  
BUILDING IS  
PERFECTLY  
POSITIONED  
TO LEVERAGE  
ALL THAT THE  
EAST END HAS  
TO OFFER

# AREA MAP



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