



RIVERTECH CENTRE

HIGH-TECH CLASS "A" OFFICE SPACE

SUB-LEASE OPPORTUNITY

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:

(SUB-LEASE)

2nd Floor: 4,000-8,280 rsf

**19-Private Offices | 1-Large
Conference Room | 1-Kitchen area
4-cubicles**

TERM REMAINING:

**Sub-Lease Term:
February 2027**

RENTAL RATE:

REDUCED RENTAL RATE:

\$14.50 per square foot + electric



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	11,576	167,540	393,044
Median HH Income	\$48,719	\$53,093	\$57,187

