



For Lease

Be ahead of the curve - undiscovered area of East End just blocks from Bakery Square

6601 Hamilton Avenue
Pittsburgh, PA 15206

Call or Text: (412) 292-0514

- ❖ 5,000 Rentable Square Feet Available
- ❖ High Ceilings
- ❖ New large industrial windows with tons of natural light
- ❖ Single story and efficient floor plate
- ❖ Free parking on premises
- ❖ Walking distance to Bakery Square
- ❖ Alumni Theater Company and GoPuff on-site
- ❖ Across the street from KLVN Coffee Lab, Jackworth Ginger Beer, and Goodlander Cocktail Brewery

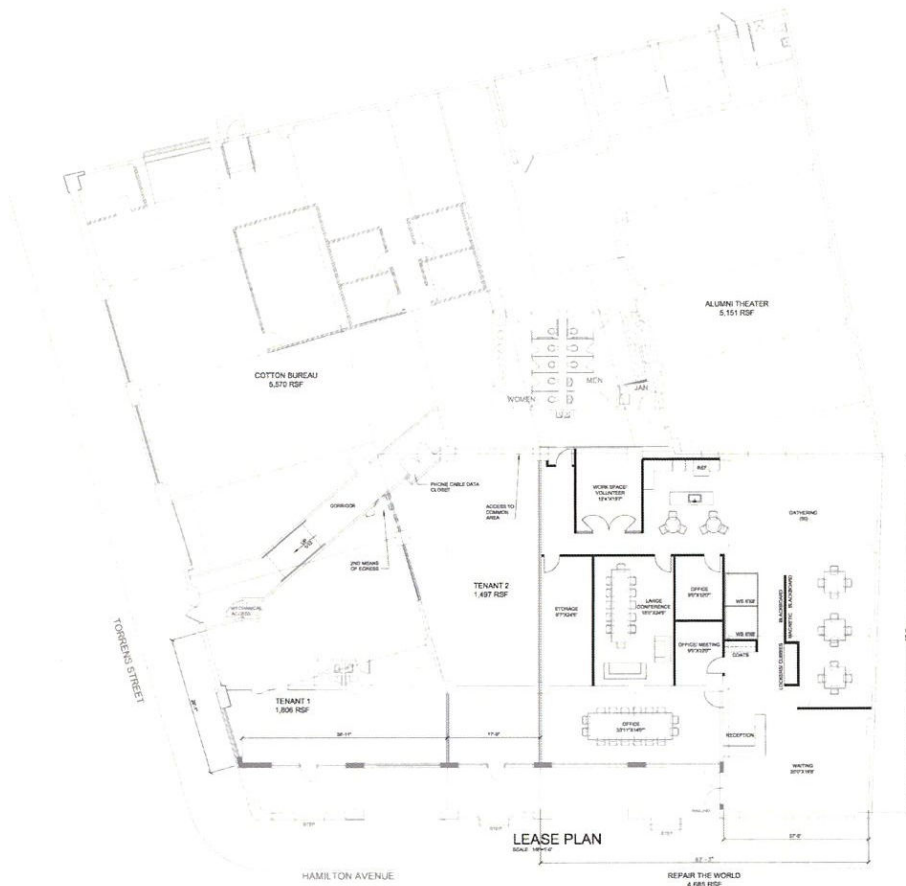
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Sample tenant space



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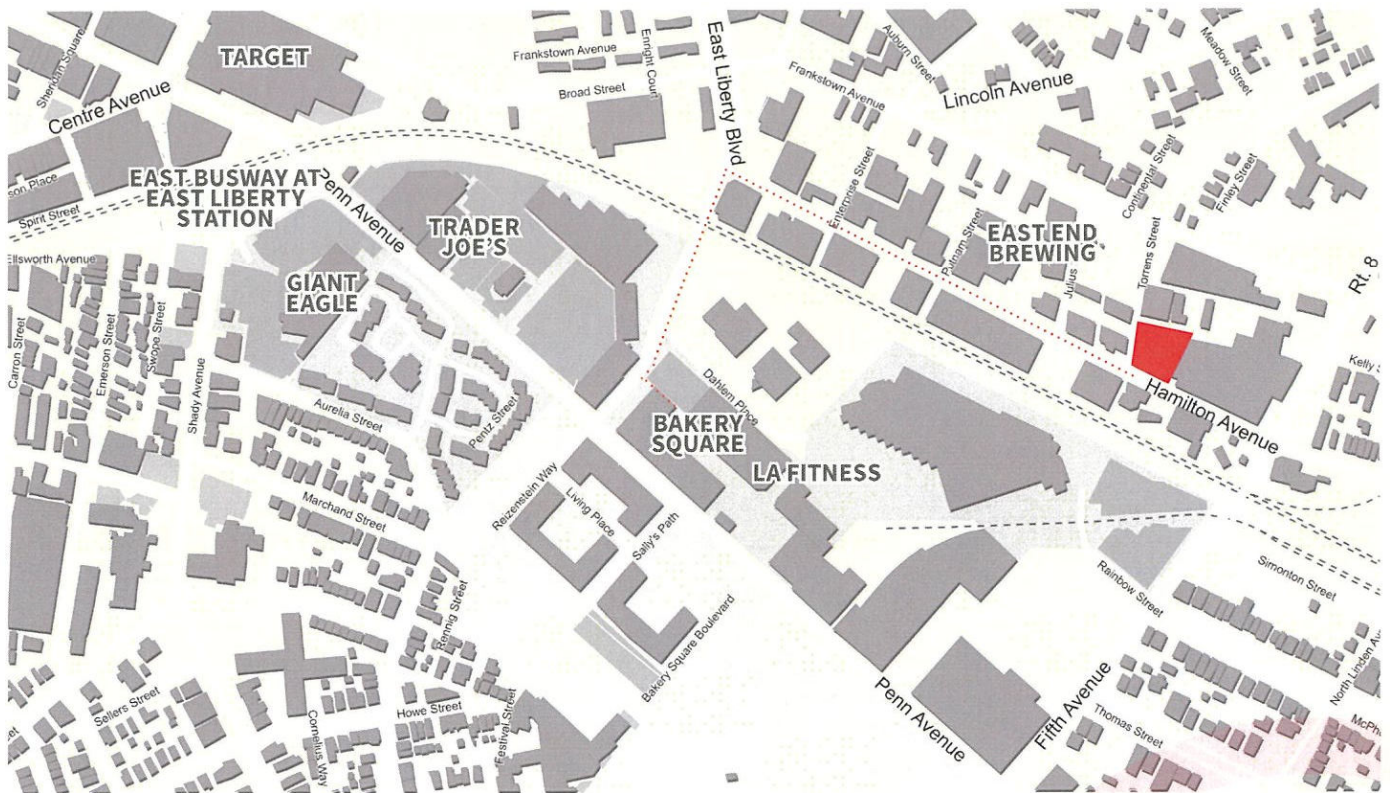
Great opportunity for a tenant to occupy space in an “undiscovered” part of the East End just blocks from Bakery Square.

This area is quickly getting noticed, so get in before getting priced out!

Large industrial facade windows coming soon



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Nearby Amenities

| | | |
|------------------------------------|-------------|-----------|
| - Bakery Square | 10 minutes! | 3 minutes |
| - East End Brewing Company | 2 minutes | 1 minute |
| - East Busway East Liberty Station | 15 minutes | 5 minutes |
| - Springhill Suites by Marriott | 10 minutes | 3 minutes |
| - LA Fitness | 10 minutes | 3 minutes |

Access

- 1 block from Rt. 8
- 10 minute drive to Carnegie Mellon
- 15 minute drive to University of Pittsburgh
- 15 minute drive to PA-376
- 15 minute drive to Lawrenceville

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