



## The Rubicon Building

201 S Highland Ave, Pittsburgh, PA 15206



### Elizabeth Coslov

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# The Rubicon Building

\$23.00 /SF/YR

The Rubicon Building, is a state-of-the-art building that offers a unique blend of office and retail space. Suite 104 has an exterior entrance on Carron Street, as well as access to the building, with two interior access doors. The current use is a fitness concept.

This space features an open-plan layout with plenty of natural light.

The Rubicon Building is home to a range of businesses, including top real estate professionals and wellness services, fostering a dynamic and collaborative environment. Whether you're looking to establish your business in a thriving neighborhood or expand your presence in Pittsburgh, The Rubicon Building offers the perfect blend of location, amenities, and community to help your business succeed....

- Popular neighborhood with a lot of businesses nearby and strong tenancy in the rest of the building.
- Retail style space with private entrance for client's
- Convenient covered parking is available for tenants, for a monthly fee



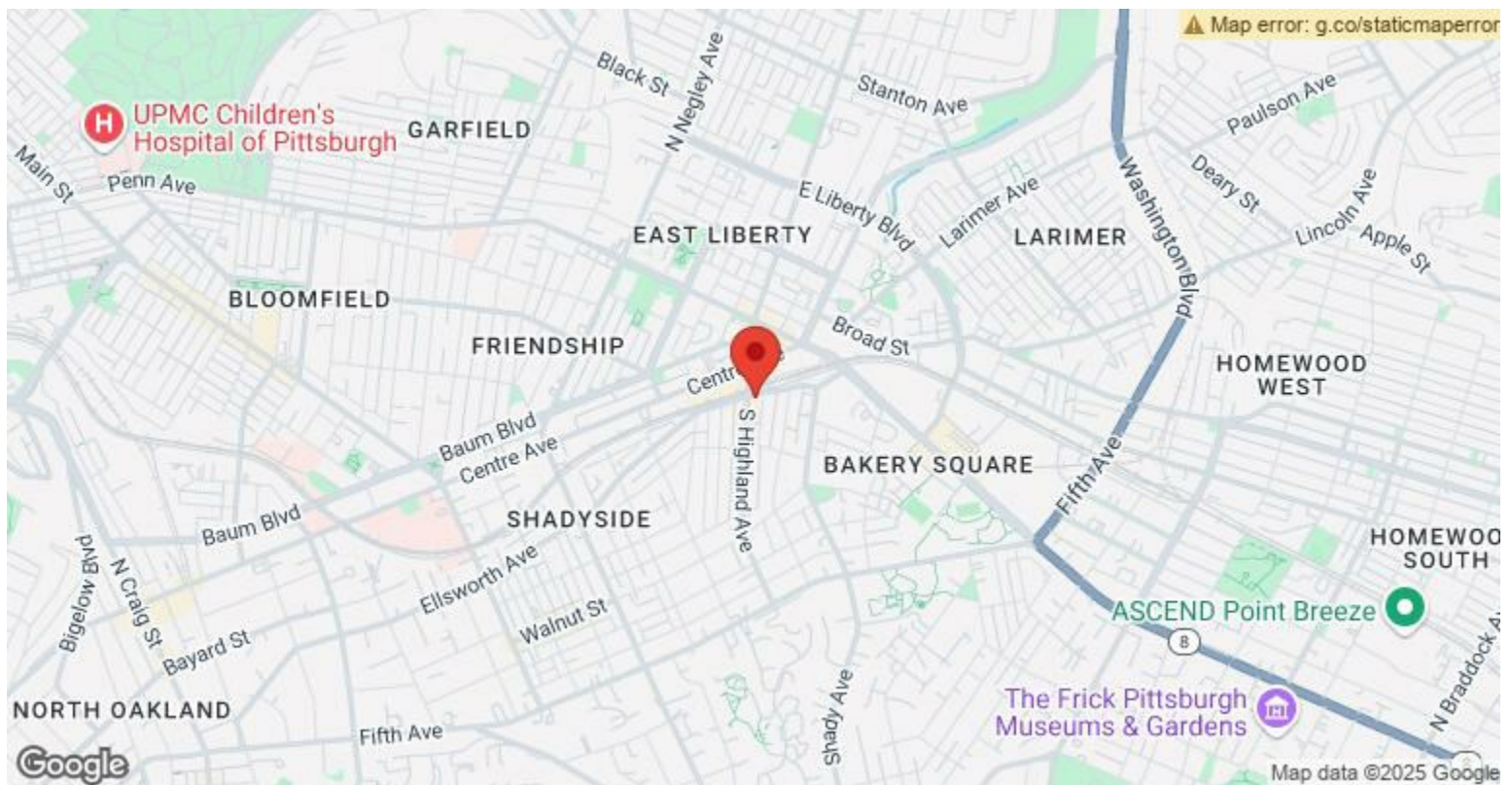
Rental Rate:	\$23.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	38,094 SF
Year Built:	1990
Cross Streets:	Ellsworth Ave
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	68 (Good Transit)
Rental Rate Mo:	\$1.92 /SF/MO

1st Floor Ste 103

Space Available	2,300 SF
Rental Rate	\$23.00 /SF/YR
Date Available	June 01, 2025
Service Type	Full Service
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 10 Years

Former fitness conceptShown by appointment.





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## Property Photos





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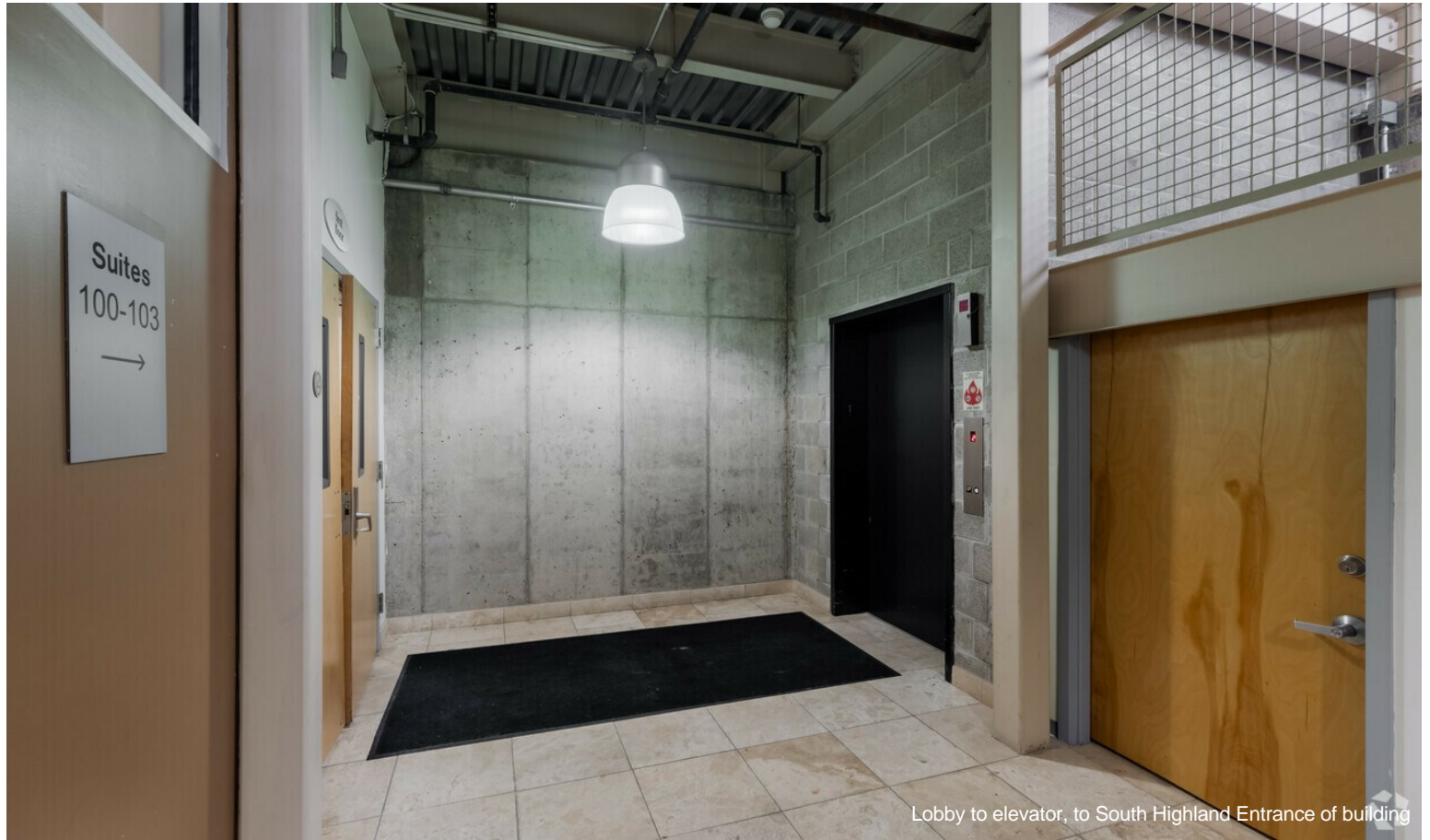
Entrance through the Rubicon building



Back of suite 104, exit towards elevator



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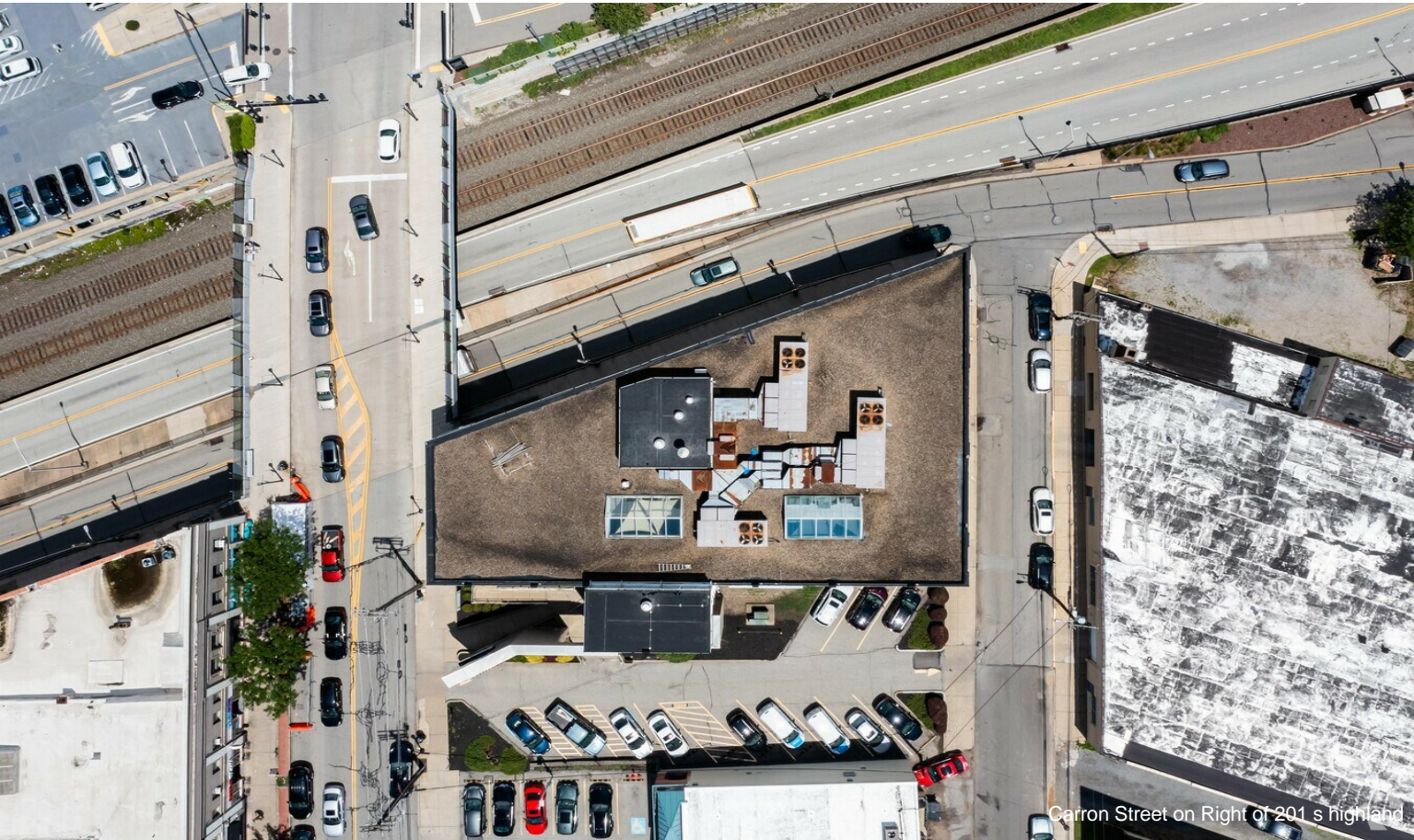


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Carron Street on Right of 201 s highland

