

LIBERTY»east

141 South St. Clair Street, Pittsburgh, PA 15206



CBRE

A SMART NEW OFFICE BUILDING
ON THE LEADING EDGE OF PITTSBURGH'S
TECHNOLOGY LANDSCAPE, WITH
UNOBSTRUCTED VIEWS OF THE ENTIRE
EAST END



THE LOCATION»

LIBERTY EAST is a mixed-use development in the heart of Pittsburgh's technology and university ecosystem; a walkable location along accessible bus, bike and university shuttle routes.

CLOSE PROXIMITY

Situated among the most desirable neighborhoods for the new wave of educated, innovative workers.

EASY ACCESS

East Liberty is an axis point of converging roadways, thoroughfares and public transit.

THE NEW TECH HUB

East Liberty is home to an established cluster of pioneers in software, artificial intelligence, and computer science.

AMENITIES GALORE

Over 50 restaurants, 10 coffee shops, 5 gyms, multiple parks and hotels within 1/2 mile.

WALK SCORE

94

BIKE SCORE

93



THE SITE »

LIBERTY EAST is a development for the next generation of office space users.

The 9.5 acre site has ample expansion opportunities for long term growth.

Phase 1 includes 252,000 square feet of office space designed for the new wave of tech talent, with outdoor terraces and an adjacent park. The office component of Liberty East includes a dedicated 415 car parking garage. The retail segment is anchored by a Whole Foods Market.



PHASE 1

8 levels of incredible, light-filled office space with parking and a Whole Foods Market.

PHASE 2

Additional retail and office space is planned for future expansion.



THE BUILDING »

LIBERTY EAST has been designed with a focus on user experience. The perfect professional complement to East End culture.

OUTDOOR SPACES

Multiple terraces, balconies and outdoor patios overlooking a newly constructed 2-acre park

LEED SILVER DESIGN FOR A SUSTAINABLE FUTURE

Interior space designed with daylighting, views & energy efficiency in mind

E-charging & Secure Bicycle Storage

DEDICATED STRUCTURED PARKING

Adjacent to Lobby Entrance

THE CONVENIENCE »

Secure 415-car exclusive Office parking garage

E-charging

Bicycle Storage

Office Lobby entrance adjacent to Whole Foods entrance

Newly renovated 2-acre park just steps away





THE LOBBY»

Grand lobby designed to
make an impression

Direct connection from office
parking to lobby entrance

A sense of arrival

LEVEL 9 25,973 RSF

LEVEL 8 25,973 RSF

LEVEL 7 26,298 RSF

LEVEL 6 29,086 RSF

LEVEL 5 38,389 RSF

LEVEL 4 38,258 RSF

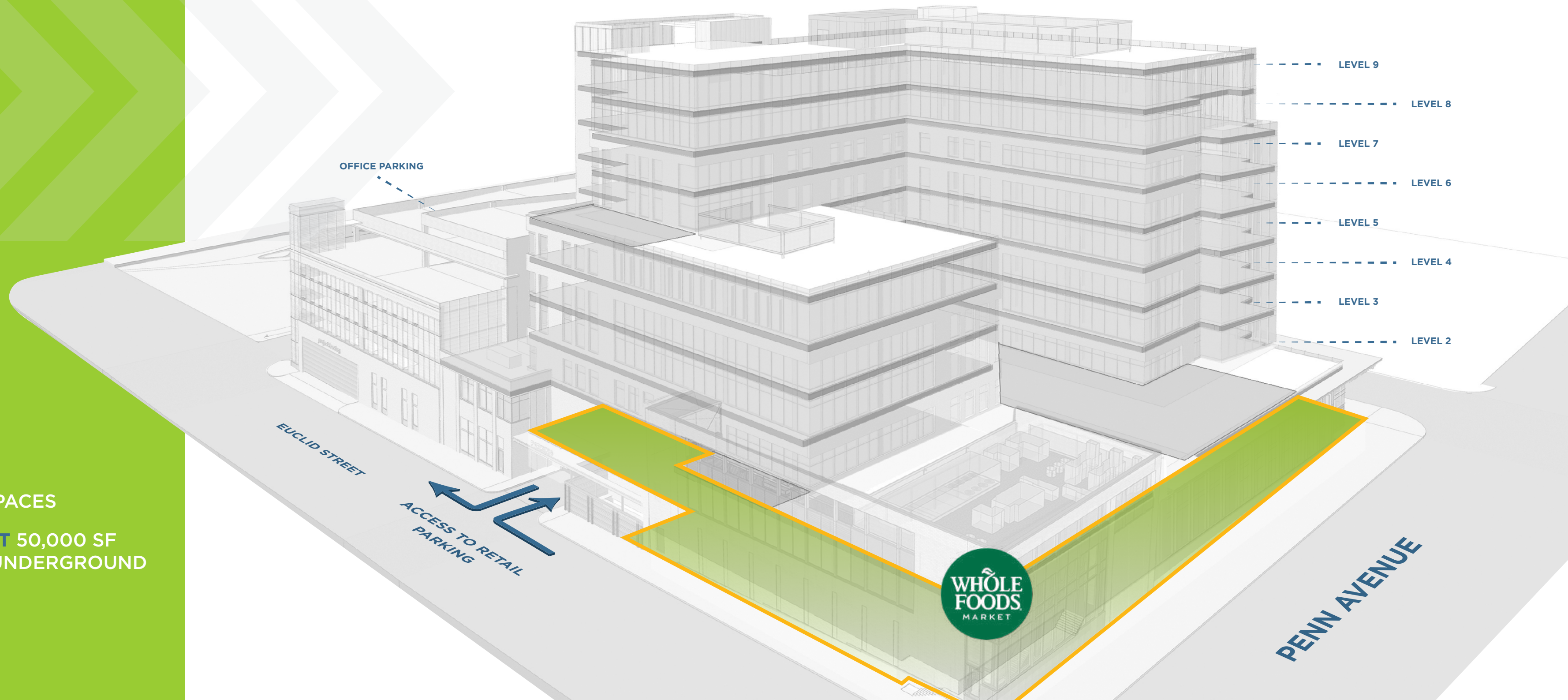
LEVEL 3 38,258 RSF

LEVEL 2 30,066 RSF

TOTAL 252,301 SF

OFFICE PARKING 415 SPACES

WHOLE FOODS MARKET 50,000 SF
WITH 287 DEDICATED UNDERGROUND
PARKING SPACES



WORK HEALTHY »

With a Whole Foods Market, Outdoor Terraces and Fitness Center, LIBERTY EAST creates a new healthy living standard for employees.

WHOLE FOODS MARKET

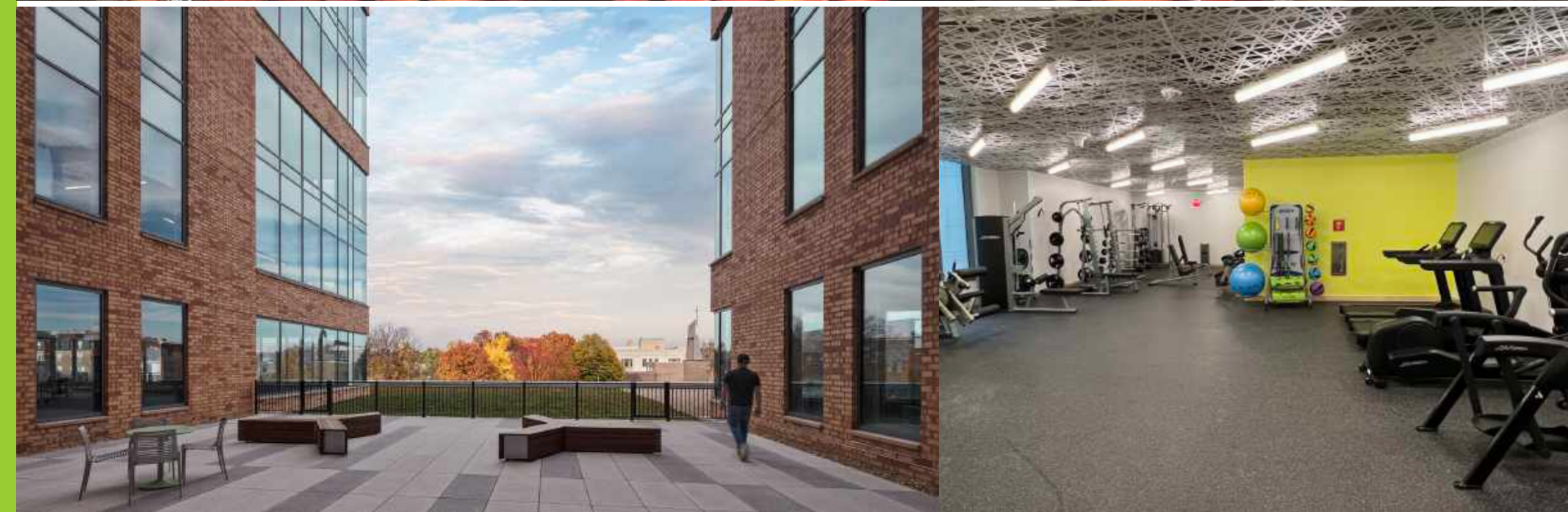
Pittsburgh's flagship store includes 50,000 SF of organic groceries, with coffee bar, café and restaurant.

ROOFTOP GREEN SPACES

Multiple outdoor areas where employees can be wired in without losing out on fresh air.

HEALTH & WELLNESS

The tenant Fitness Center with showers and lockers has easy access from the entrance lobby.





■ INCOMING AIR ■ MERV-13+ FILTERED AIR ■ RECYCLED AIR

WORK SAFE »

A modern touchless building with security and an advanced air quality management system, LIBERTY EAST has all the elements to promote a secure and healthy work environment.

MERV-13+ Air Filtration

UV Light, Bipolar Ionization Air Treatment &
Enhanced Humidity Control Capable

THE SPACE >>

14' floor to floor heights

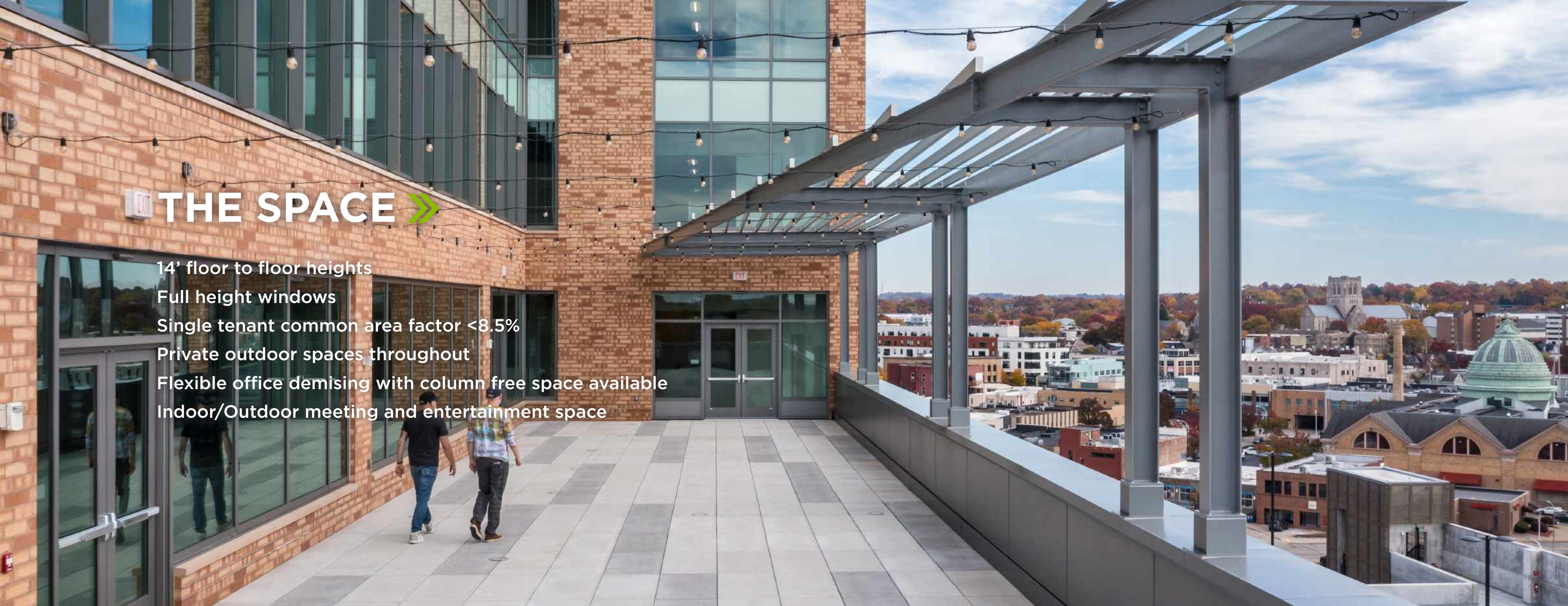
Full height windows

Single tenant common area factor <8.5%

Private outdoor spaces throughout

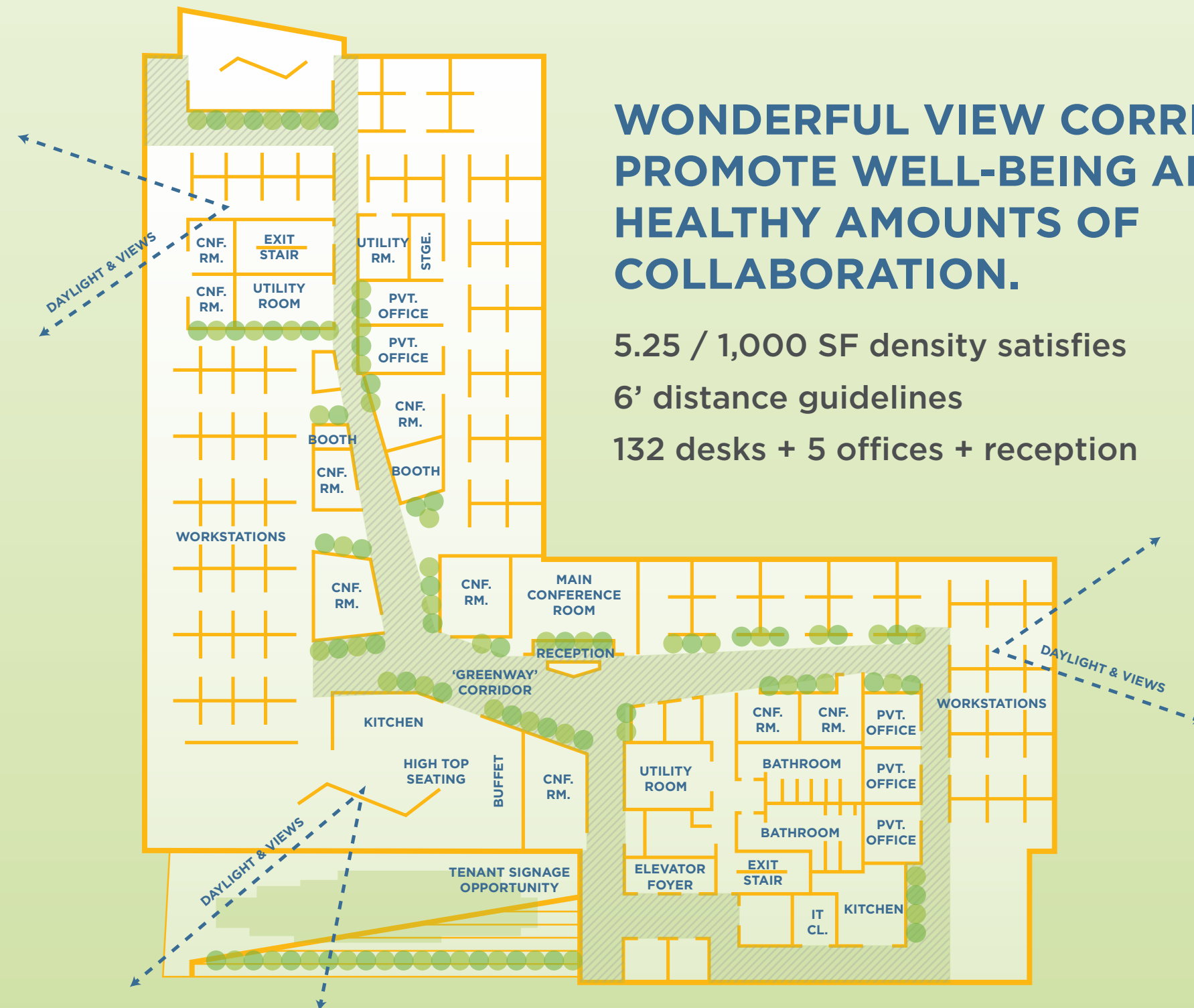
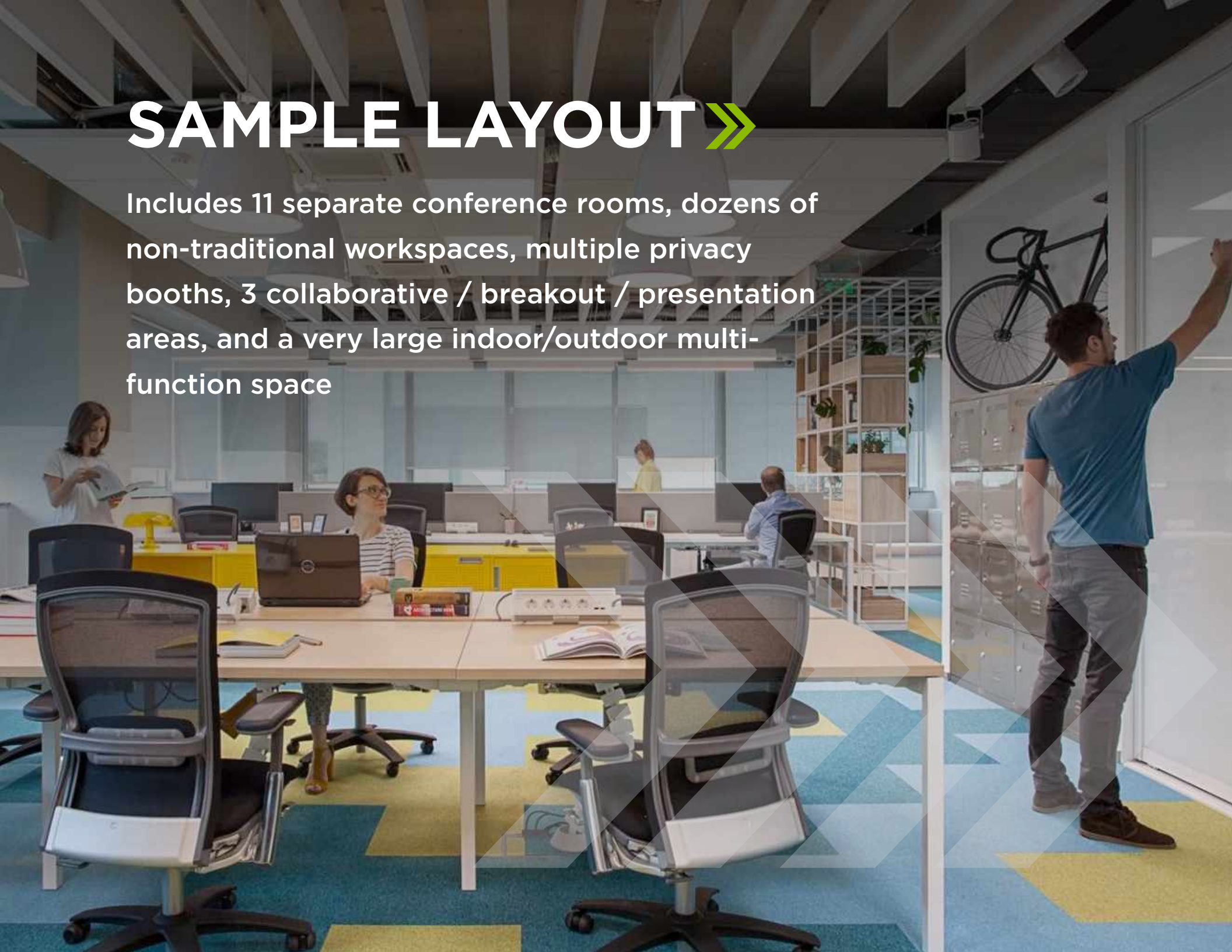
Flexible office demising with column free space available

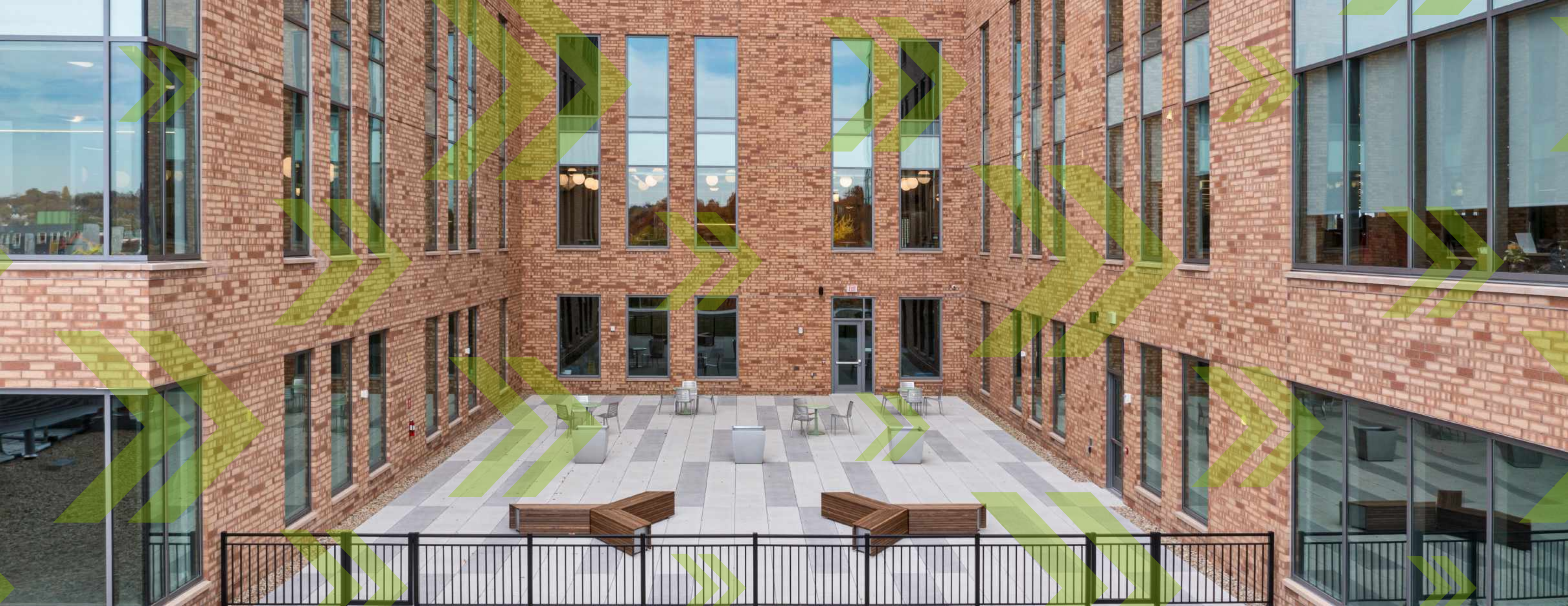
Indoor/Outdoor meeting and entertainment space



SAMPLE LAYOUT»

Includes 11 separate conference rooms, dozens of non-traditional workspaces, multiple privacy booths, 3 collaborative / breakout / presentation areas, and a very large indoor/outdoor multi-function space







「LG」

mv+a

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ANOTHER TRANSFORMATIVE DEVELOPMENT

LG Realty Advisors is a privately-held vertically-integrated real estate development company headquartered in Pittsburgh, Pennsylvania. With well over one hundred years of combined professional experience, LG Realty Advisors creates transformational developments to serve growing economies. Proven results through integrity, expertise and dedication to quality.

WORLD-CLASS ARCHITECTS AND PLANNERS

For almost 40 years, MV+A has been committed to creating the best possible built environment. MV+A works closely with clients to dramatically transform neighborhoods into vibrant, livable communities. Through thoughtful design and planning, MV+A revitalizes urban commercial corners and reimagines the relationship between retail and residential development.

WORLDWIDE LEADER IN REAL ESTATE SERVICES

CBRE's 37,000 U.S. professionals in 200 offices provide exceptional outcomes for clients by combining local market insight, broad services, specialized expertise and premier technology tools and resources.

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