

146 E. MAIN STREET, CARNEGIE PA 15106

Office for Lease

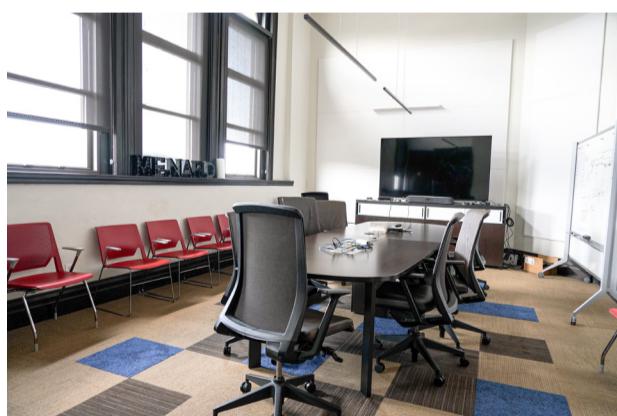
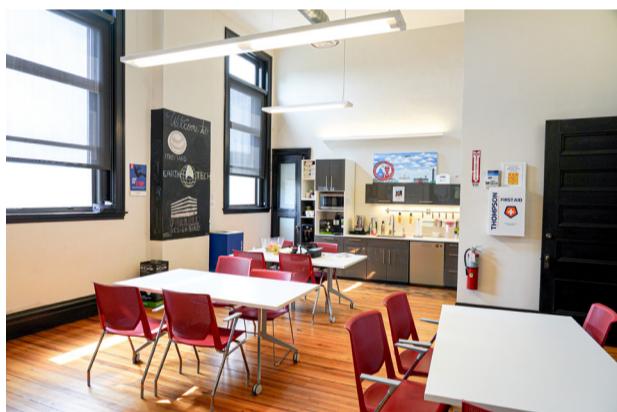
SHELL & LOFT-STYLE SPACES AVAILABLE



Paul Horan
Principal | Office Agency
paul.horan@colliers.com
P: 412 515 8525

525 William Penn Place
Suite 3510
Pittsburgh, PA 15219
P: 412 321 4200

Colliers



4th and 5th floor office space available for lease:

- **Open floor plan design:** collaborate easily in an efficient, breathable office space that fosters collaboration, improved traffic flow, and enhanced communication.
- **Sizeable break area:** tenants will enjoy an bright and airy breakout space on the fifth floor, offering a thoughtfully designed kitchenette with ample storage space, refrigerator, and microwave.
- **Impressive meeting space:** a fifth floor conference room is positioned adjacent to the office's workstations, segregated by an open lobby area that provides users with privacy and distance from the bustle of daily operations within the space.
- **Interconnected floors:** a grandiose staircase connects the fourth and fifth floor office spaces, beautifully designed and offering tenants a partitioned quiet room with soft seating nestled under the stairwell.
- **Aesthetic, loft-style buildout:** both floors feature high ceilings, unique drop lighting, exposed ductwork, a combination of carpeted and hardwood flooring, delightfully expansive windows, and original architectural details.

Floors can also be leased separately.

Additional availabilities to meet your business needs:

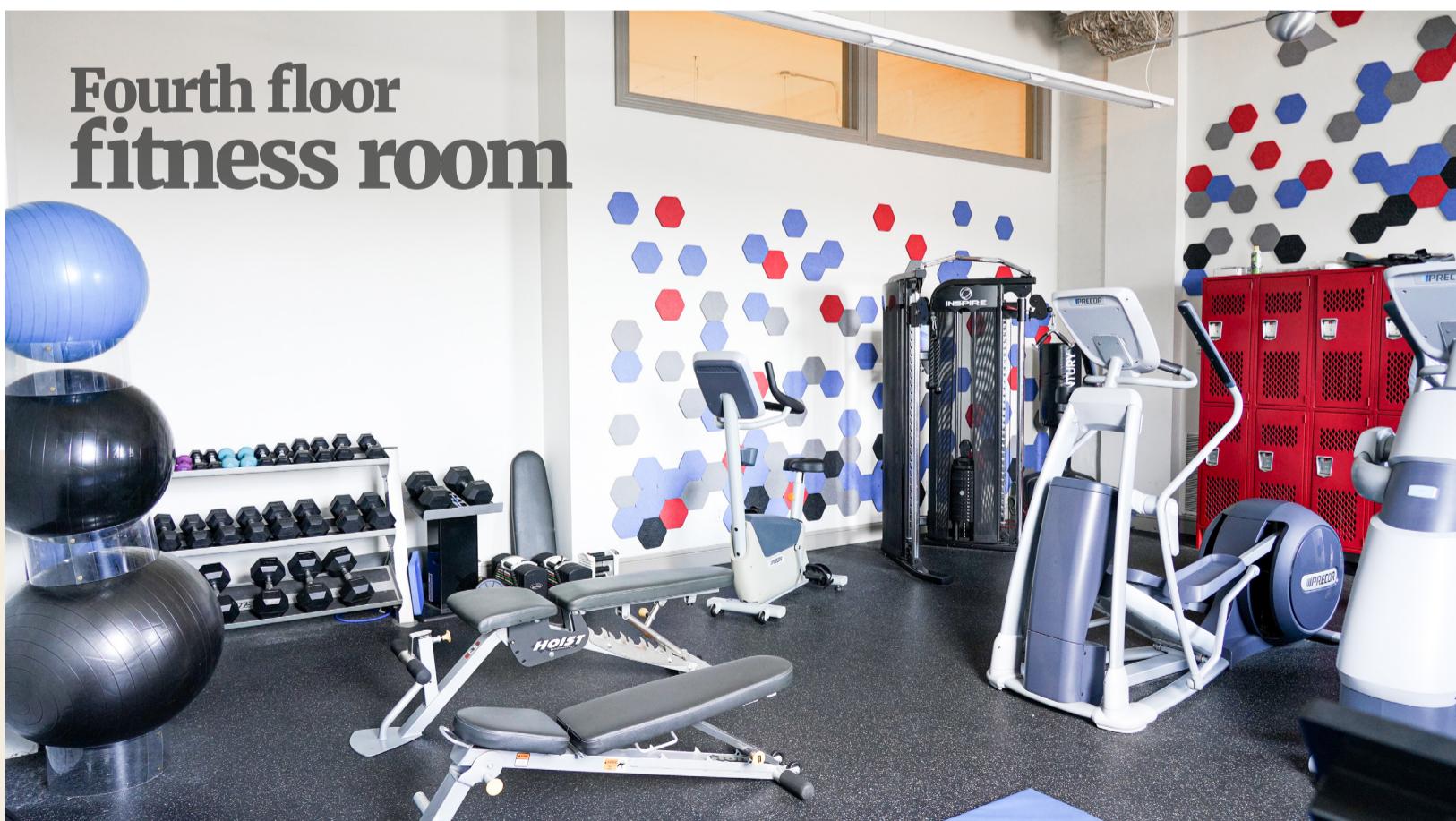
- **Second floor office space:** offers multiple partitioned offices, a conference room, open office space, reception area, and breakroom with kitchenette. Industrial chic interior features exposed brick, hardwood floors, and historic architectural finishes.
- **Third floor shell space:** ready for tenant improvement and configuration, this space can be built out in a variety of ways to accommodate your company's requirements. This floor offers ample natural light, high and exposed ceilings, and a flexible, open floor plate.



Property highlights:

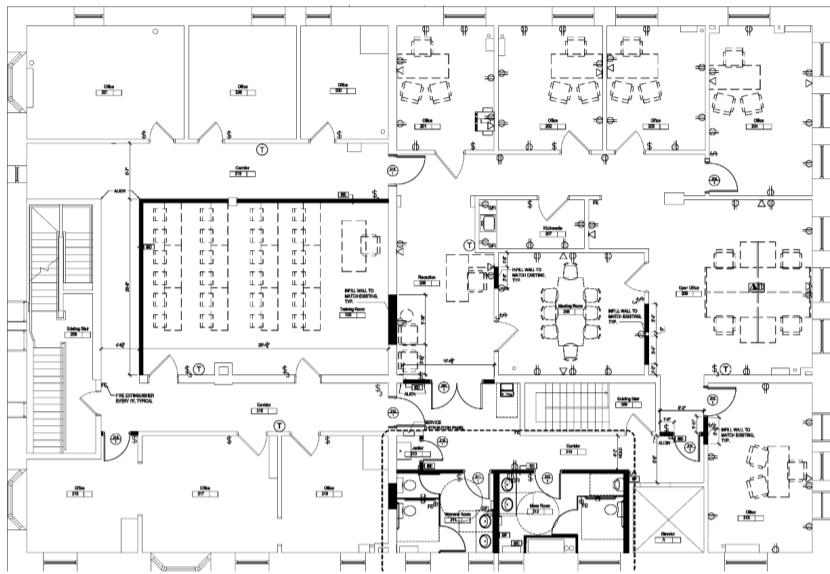
WHY IS 146 E. MAIN STREET RIGHT FOR YOU?

- **Ready when you are:** 24-hour, controlled property access with onsite management.
- **Easy parking options:** dedicated, controlled, and onsite lot available to tenants with additional street parking nearby.
- **In-house fitness center:** access cardio, weight, and yoga equipment at any time in a tenant-exclusive gym.
- **Expansive conferencing facility:** tenants have common access to an impressive meeting room with A/V equipment.

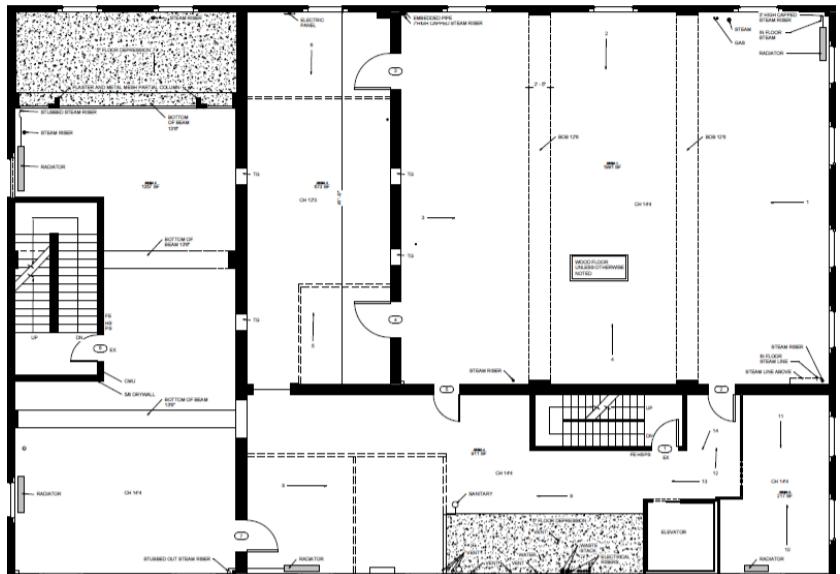


Availabilities

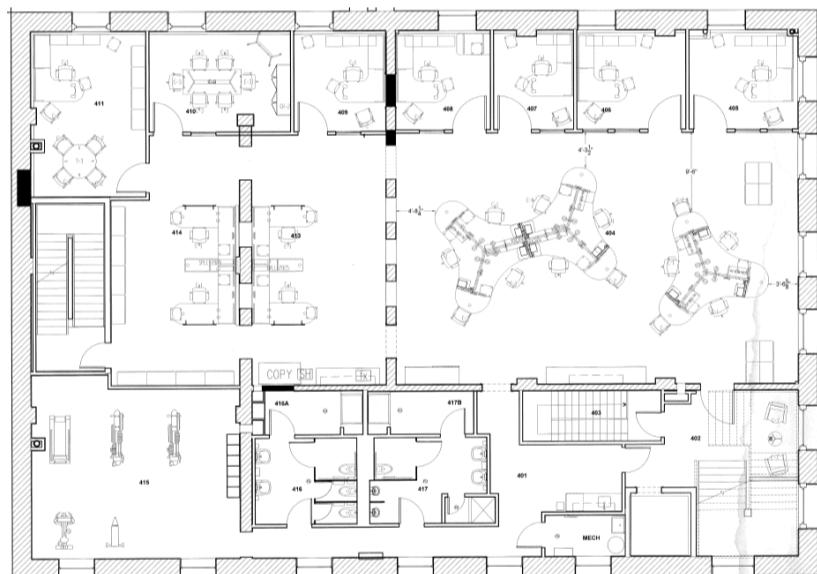
Floor Two: $\pm 2,000$ SF



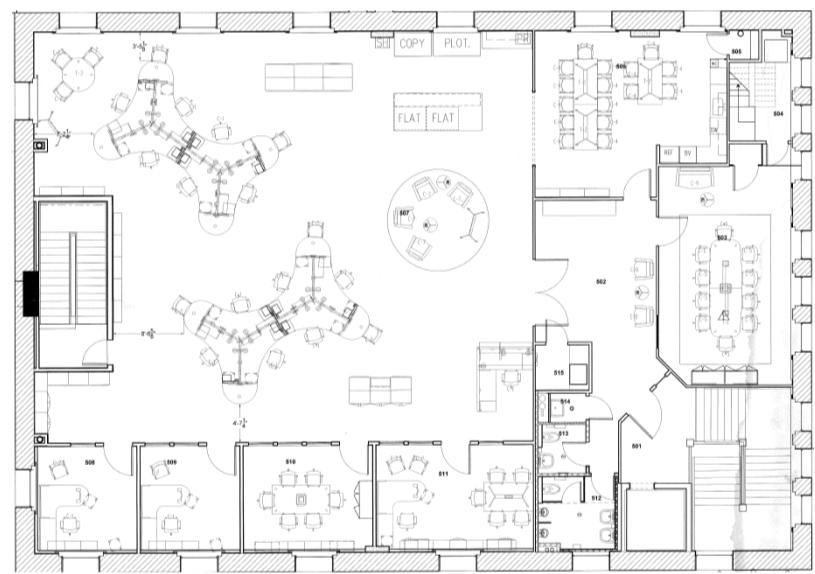
Floor Three: $\pm 6,000$ SF



Floor Four: 6,000 SF



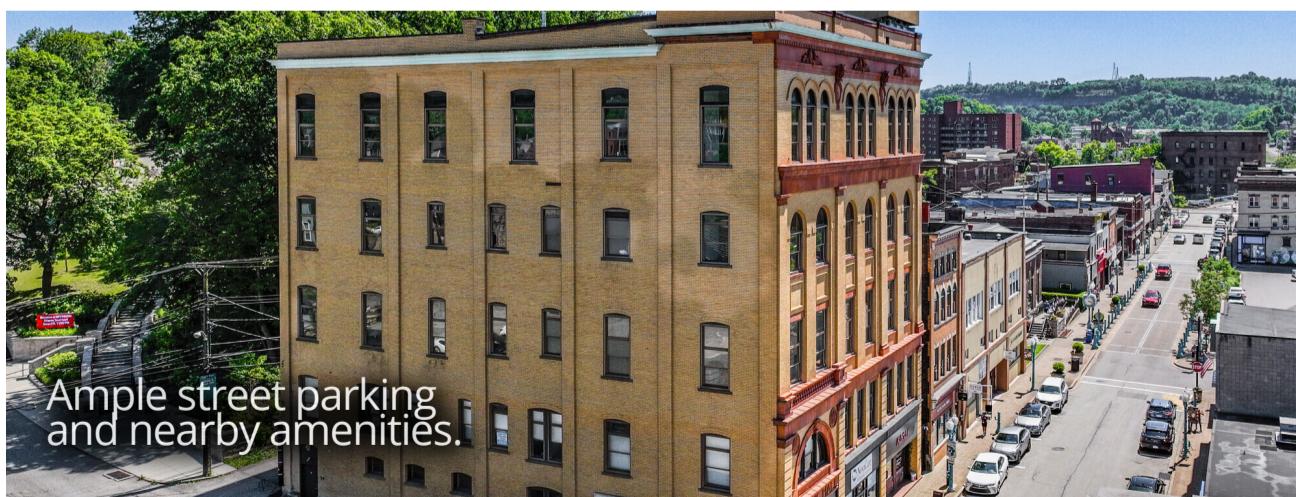
Floor Five: 6,000 SF



Floors Five & Six are directly connected via staircase.



Photo Gallery



Walkable Amenities



| | | | | |
|--|--|--|---|--|
| 1. Apis Mead & Winery BAR & WINERY WITH FOOD TRUCKS | 5. Fine Wine & Good Spirits LIQUOR STORE | 9. USPS Branch MAILING SERVICES | 13. Scoops in Carnegie ICE CREAM SHOP | 17. GetGo Gas Station GAS STATION & CONVENIENCE STORE |
| 2. More than Words STATIONERY STORE & GIFT SHOP | 6. Dagny's Eatery BREAKFAST & LUNCH SPOT | 10. Family Dollar CONVENIENCE STORE | 14. Pittsburgh Pottery ART STUDIO & POTTERY SHOP | 18. CVS DRUG STORE & PHARMACY |
| 3. Sunset Pizza & Grille FAMILY-OWNED PIZZERIA | 7. Carnegie Coffee Co. 2-STORY CAFE & GIFT SHOP | 11. Puhlman's Flowers FLORIST | 15. Forget-Me-Not! ART STUDIO & GIFT SHOP | 19. Dunkin' Donuts CAFE & BAKERY |
| 4. Wooly Bear Books BOOK STORE & GIFT SHOP | 8. DeBlaze at 131 RESTAURANT & BAR | 12. Press House Coffee COFFEE HOUSE | 16. Sugar Butter Bakery SMALL BATCH BAKERY SHOP | |

Neighborhood Highlights



CARNEGIE COFFEE CO.

A regional favorite, this cafe spans two stories and offers a variety of caffeinated beverages, breakfast and lunch options, and has a gift shop on the first floor.



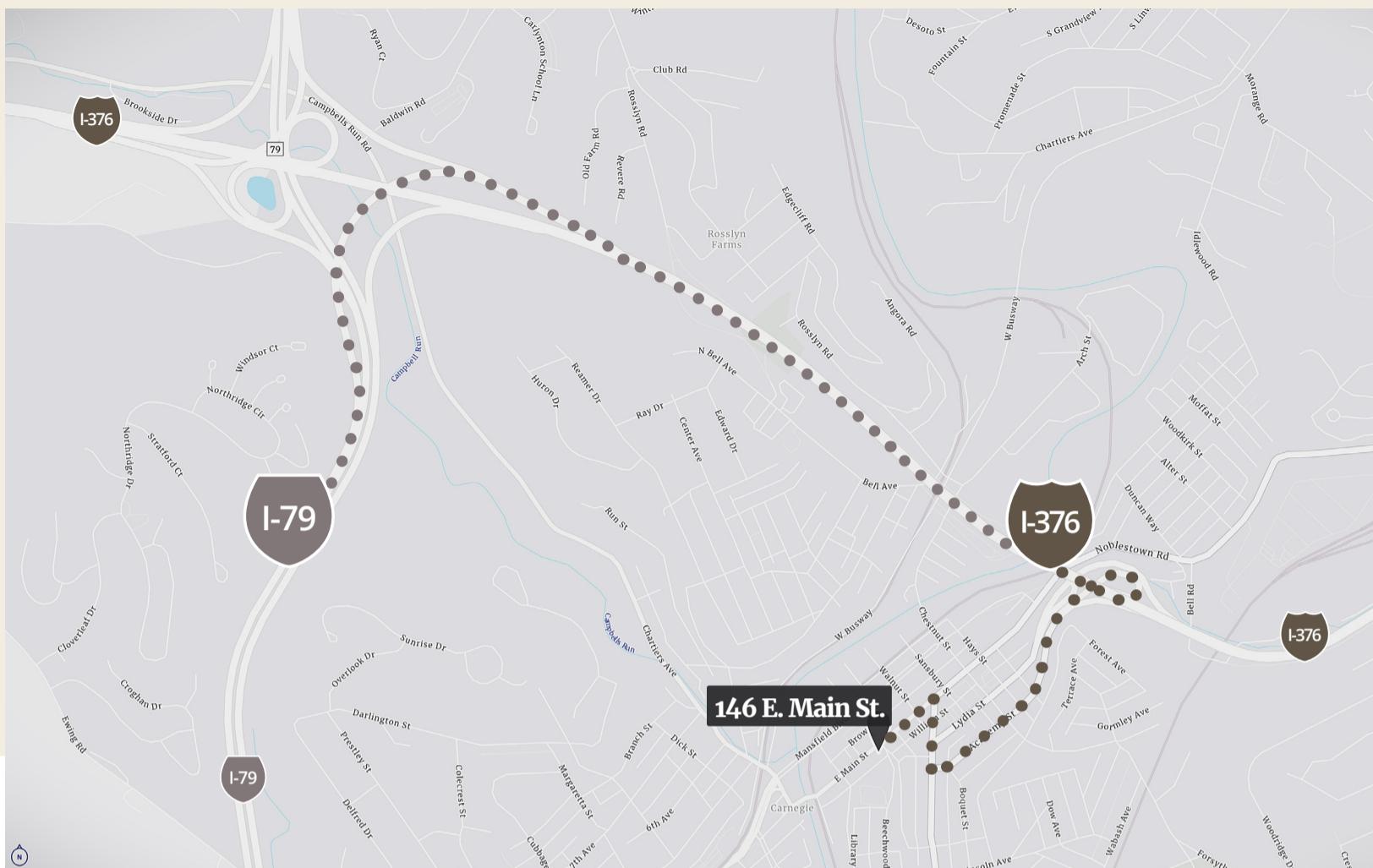
DAGNY'S EATERY

This small, woman-owned business offers homemade breakfast, lunch, and weekly specials, as well as catering and event services for local businesses.



WOOLY BEAR BOOKS

Wooly Bear Books is a charming gift shop offering books and handmade gifts; it also functions as an event venue for book clubs, live music, and readings.



Location & Access

146 E. Main Street offers a centralized location within easy driving distance of nearby interstates, downtown Pittsburgh, and the Pittsburgh International Airport in Moon Township.



I-376 ACCESS

4-minute drivetime



I-79 ACCESS

8-minute drivetime



DOWNTOWN PITTSBURGH 20-minute drivetime



PGH INTL.
AIRPORT
22-minute drive



Enjoy the surrounding
charm of Carnegie and make
146 E. Main Street
your new office home today.



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.