

146 E. MAIN STREET, CARNEGIE PA 15106

Office for Lease

SHELL & LOFT-STYLE SPACES AVAILABLE

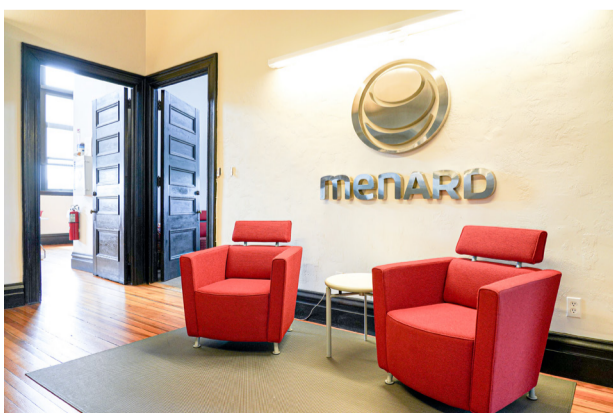
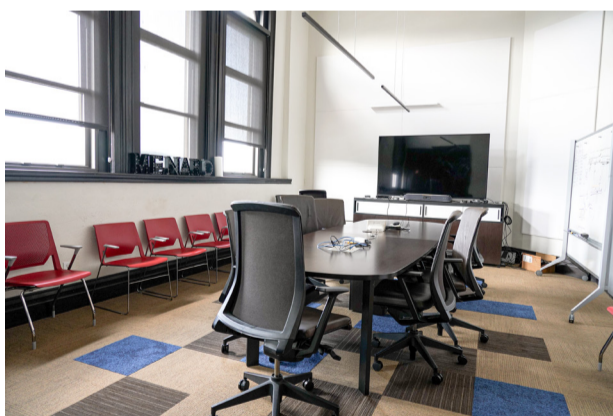
12,000 SF
MULTI-FLOOR OPPORTUNITY



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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.



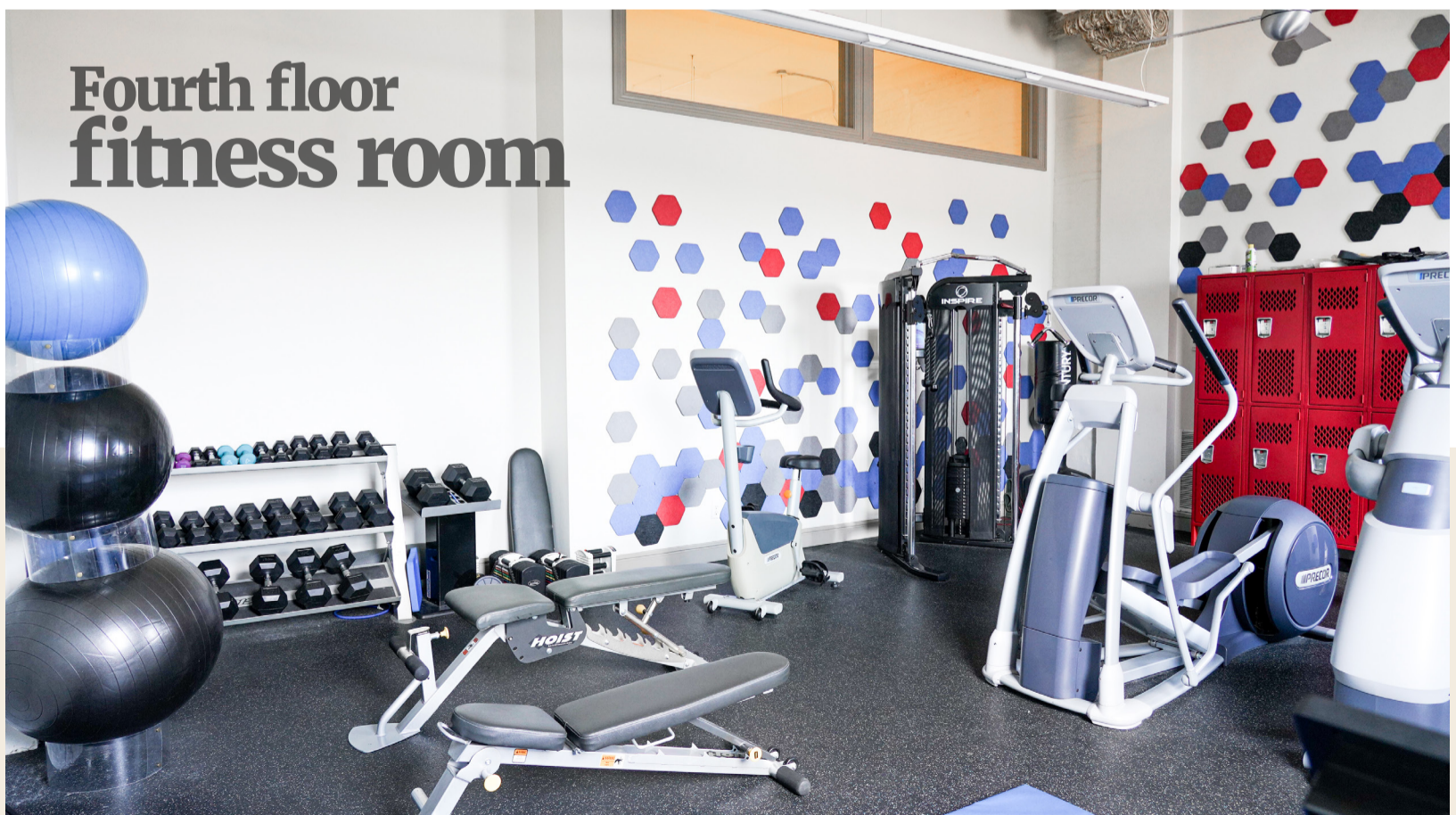
Property highlights:

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.

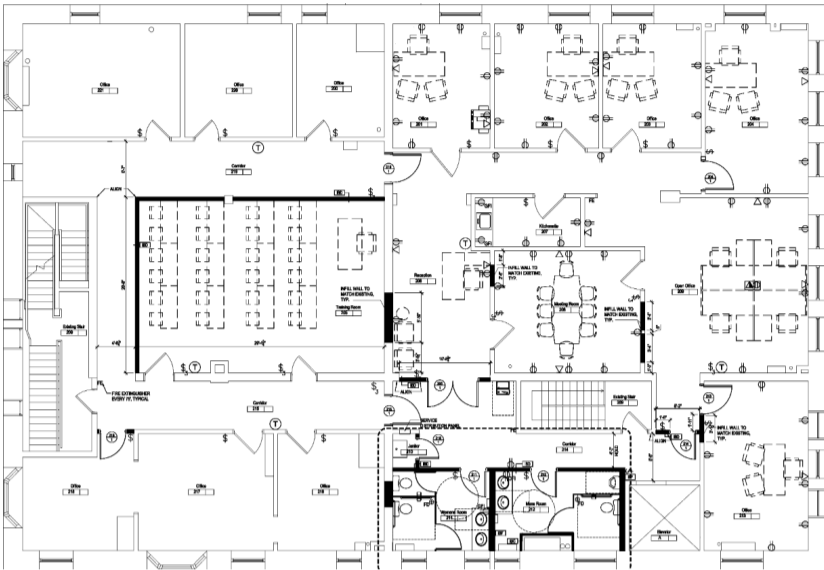


Fourth floor fitness room

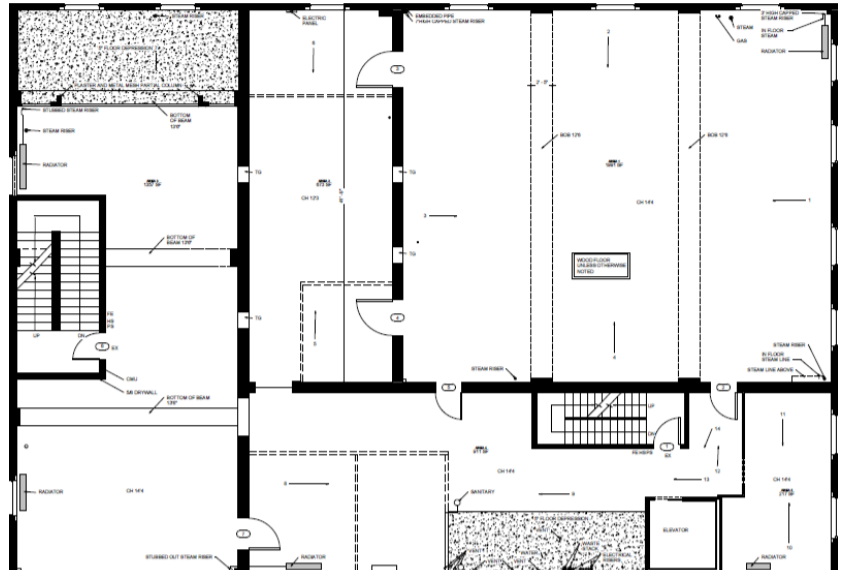


Availabilities

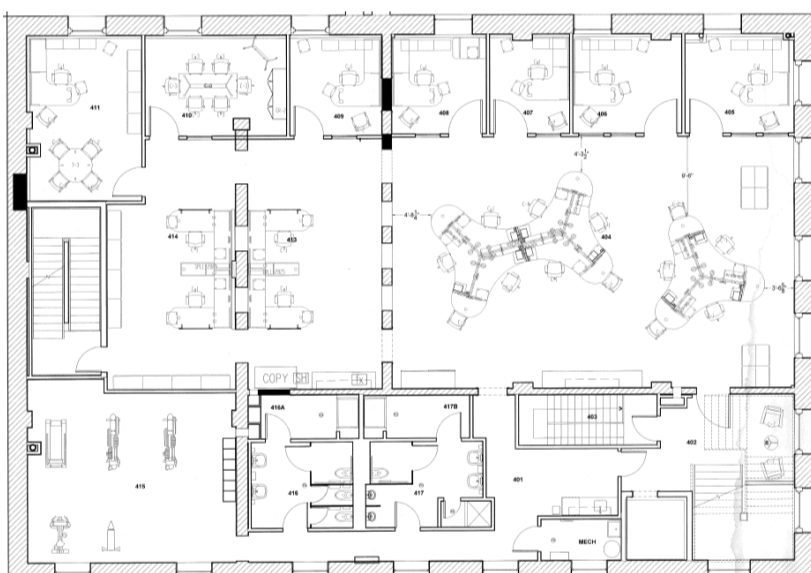
Floor Two: $\pm 2,000$ SF



Floor Three: $\pm 6,000$ SF



Floor Four: 6,000 SF



Floor Five: 6,000 SF

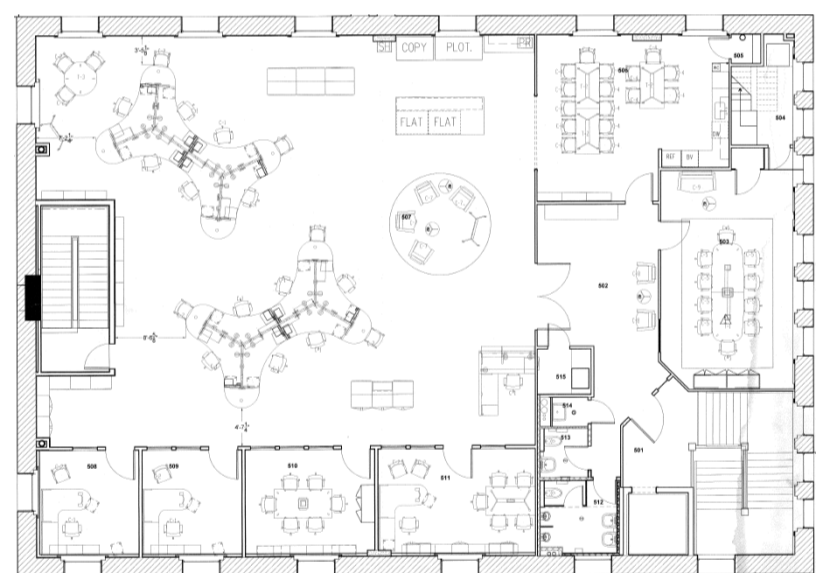
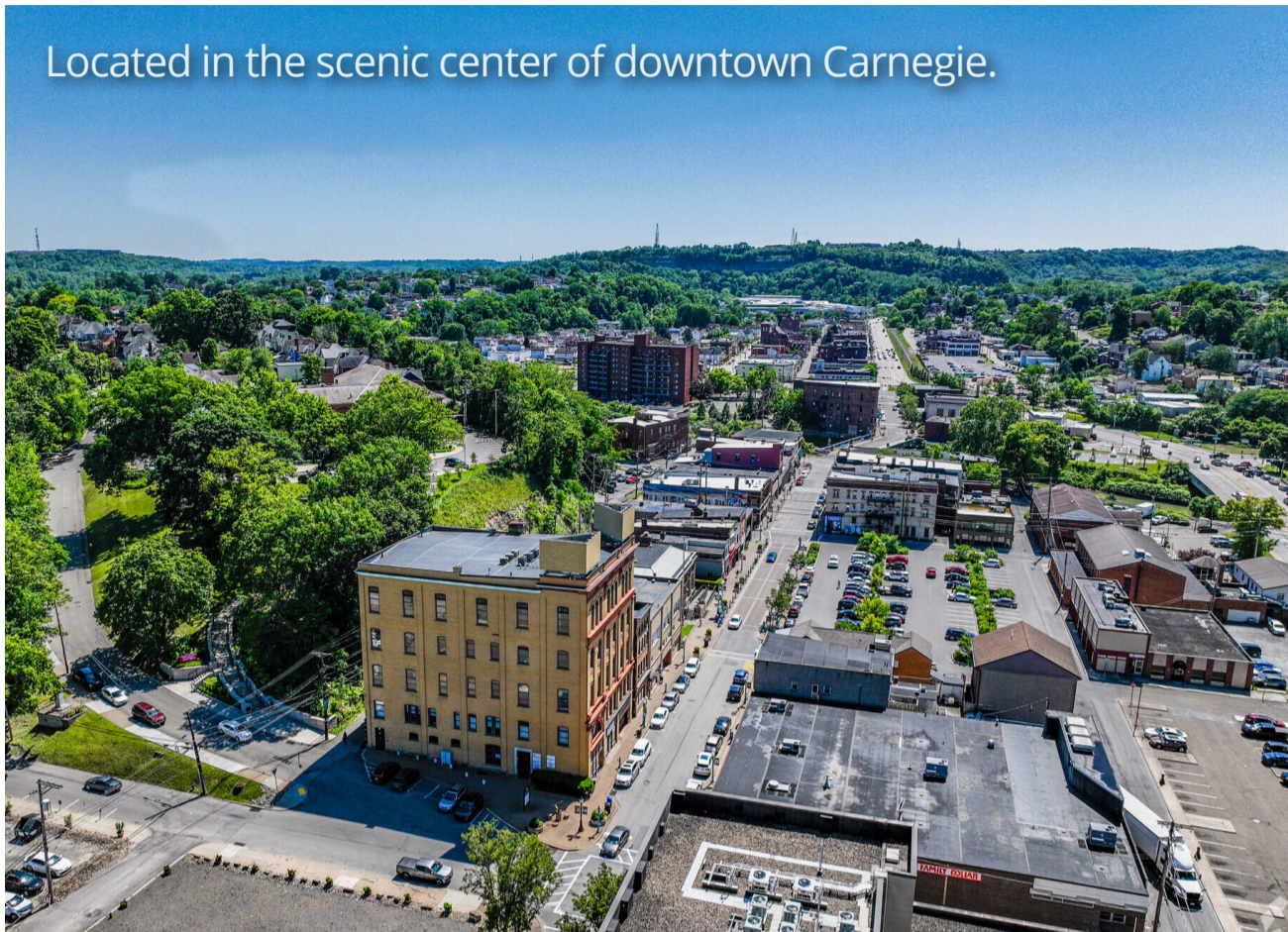


Photo Gallery

Located in the scenic center of downtown Carnegie.



Dedicated, onsite parking.



Historic architecture.



Ample street parking and nearby amenities.



146 E. MAIN STREET, CARNEGIE PA 15106

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 Woolly 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.



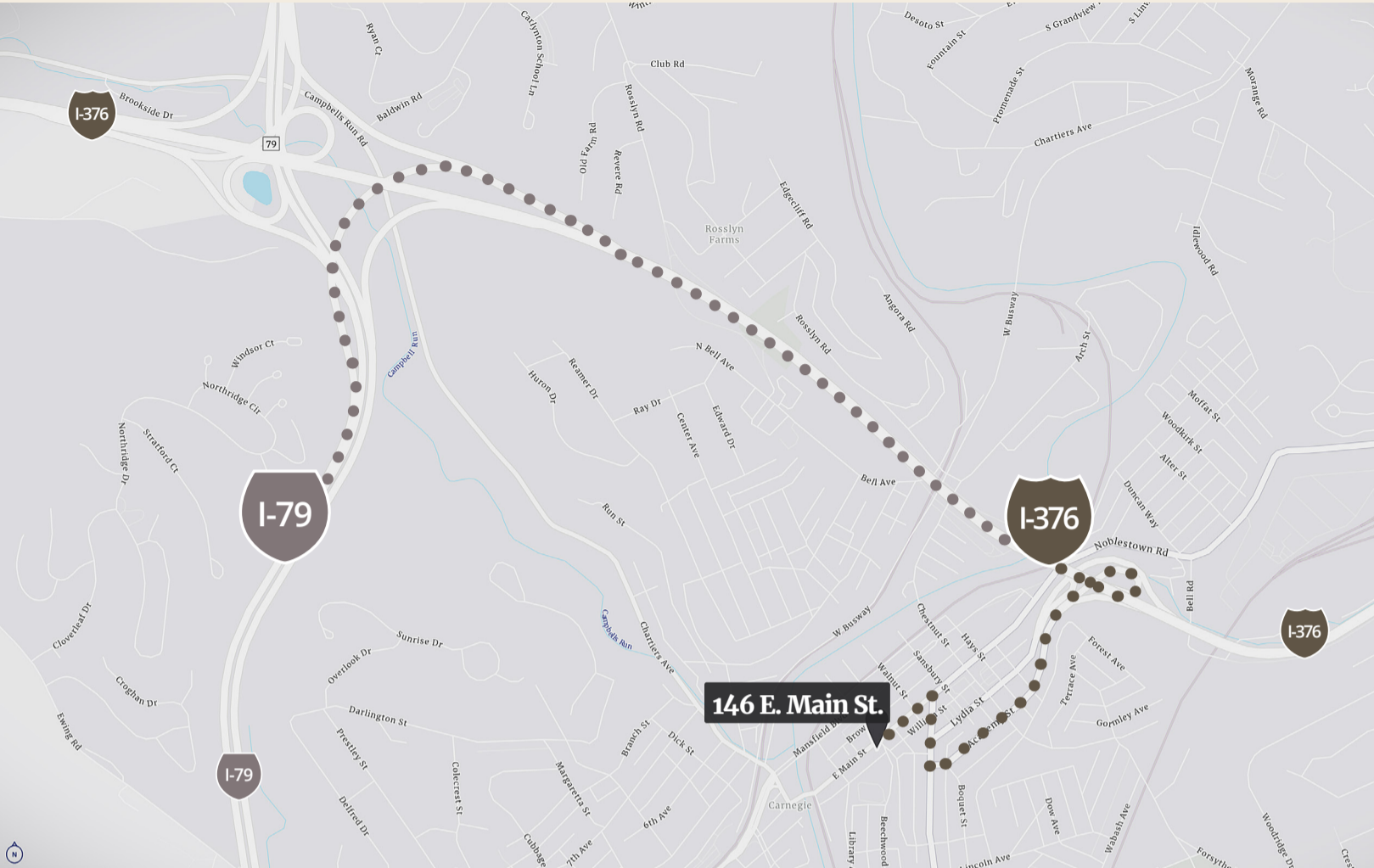
DAGNY'S EATERY

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







WOOLLY BEAR BOOKS

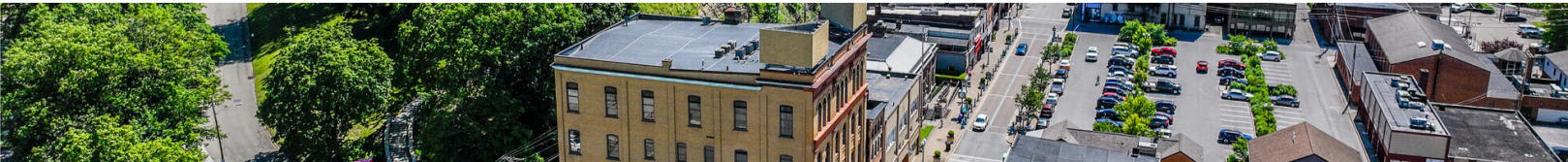
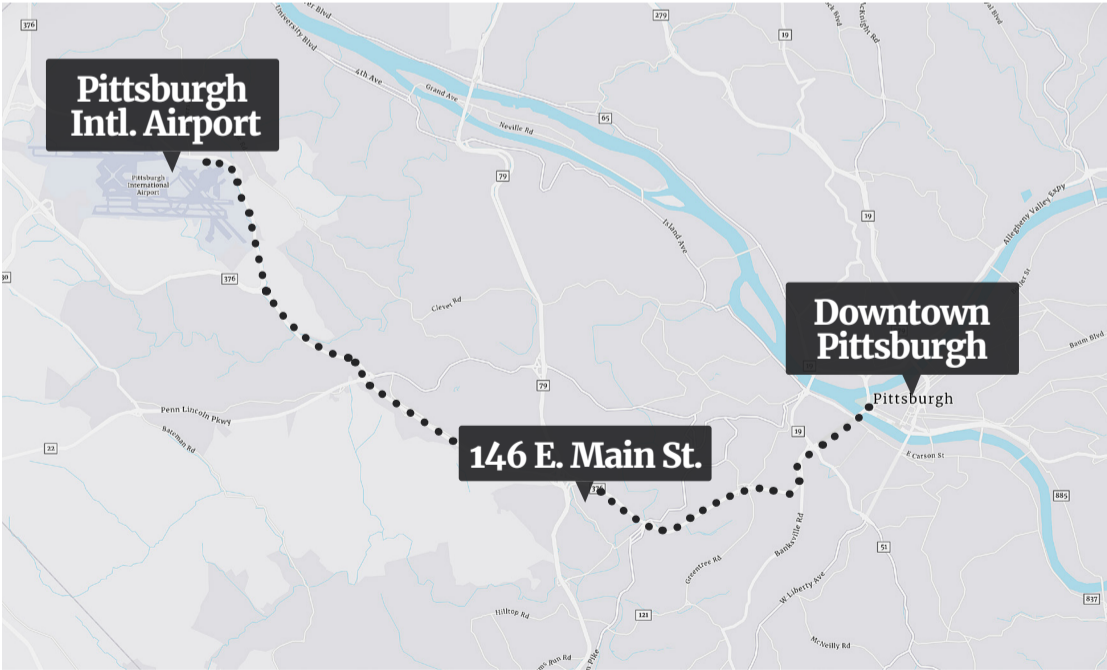
Woolly Bear Books is a charming gift shop offering books and handmade gifts; it also functions as an event venue for book clubs, live music, and readings.



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 drivetime



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



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