



FLOOR 28
8,500 RSF
FOR LEASE

CBRE

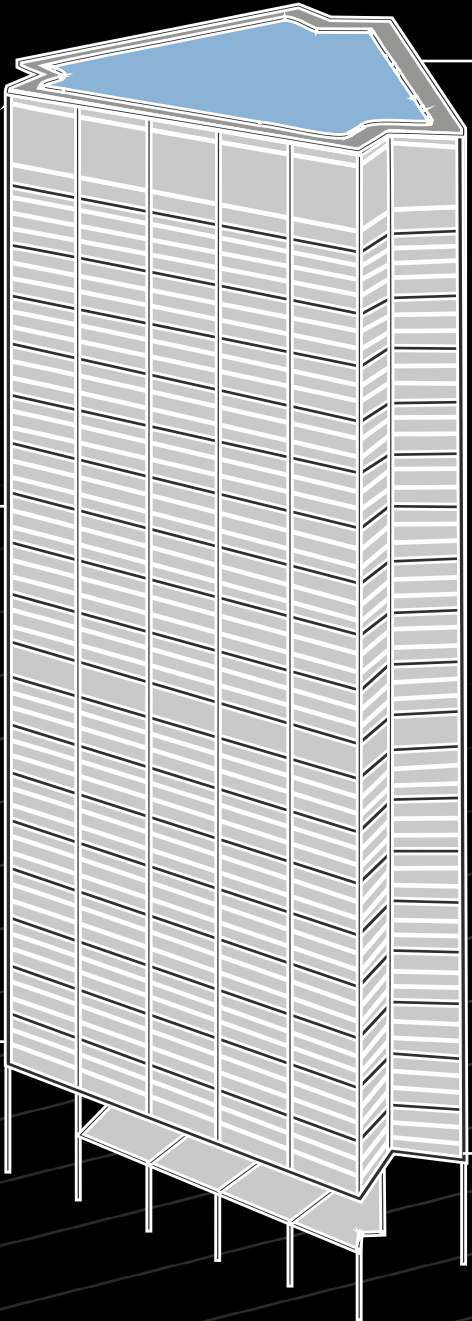
THE
601W
COMPANIES



WELCOME TO THE REIMAGINED U.S. STEEL TOWER

This Landmark office property has undergone a series of major capital improvements to deliver unparalleled workplace wellness while successfully leading Pittsburgh into a new and evolving office experience. With 40K SF of column-free space per floor and a series of innovative tech features, U.S. Steel Tower provides tenants with an unmatched opportunity to a create functional, efficient, and striking workspace at the city's most desirable business address.

SUSTAINABILITY



841 FEET 64 FLOORS

41,164 RSF of Column Free Space per Floor.
2,336,272 RSF Total.

54 ELEVATORS

Six Banks of Eight Passenger Elevators.
Four Freight Elevators.
Two Private Elevators.

NEWLY RENOVATED LOBBY

20,000 SF, 28' High Ceilings.
Grab-n-Go Starbucks.
Comfortable Soft-Seating.

EXCESS PARKING

Three-level underground garage with space for 700 cars.

NEWLY RENOVATED CONCOURSE

Direct Access to Light Rail.

8,500 RSF FOR LEASE

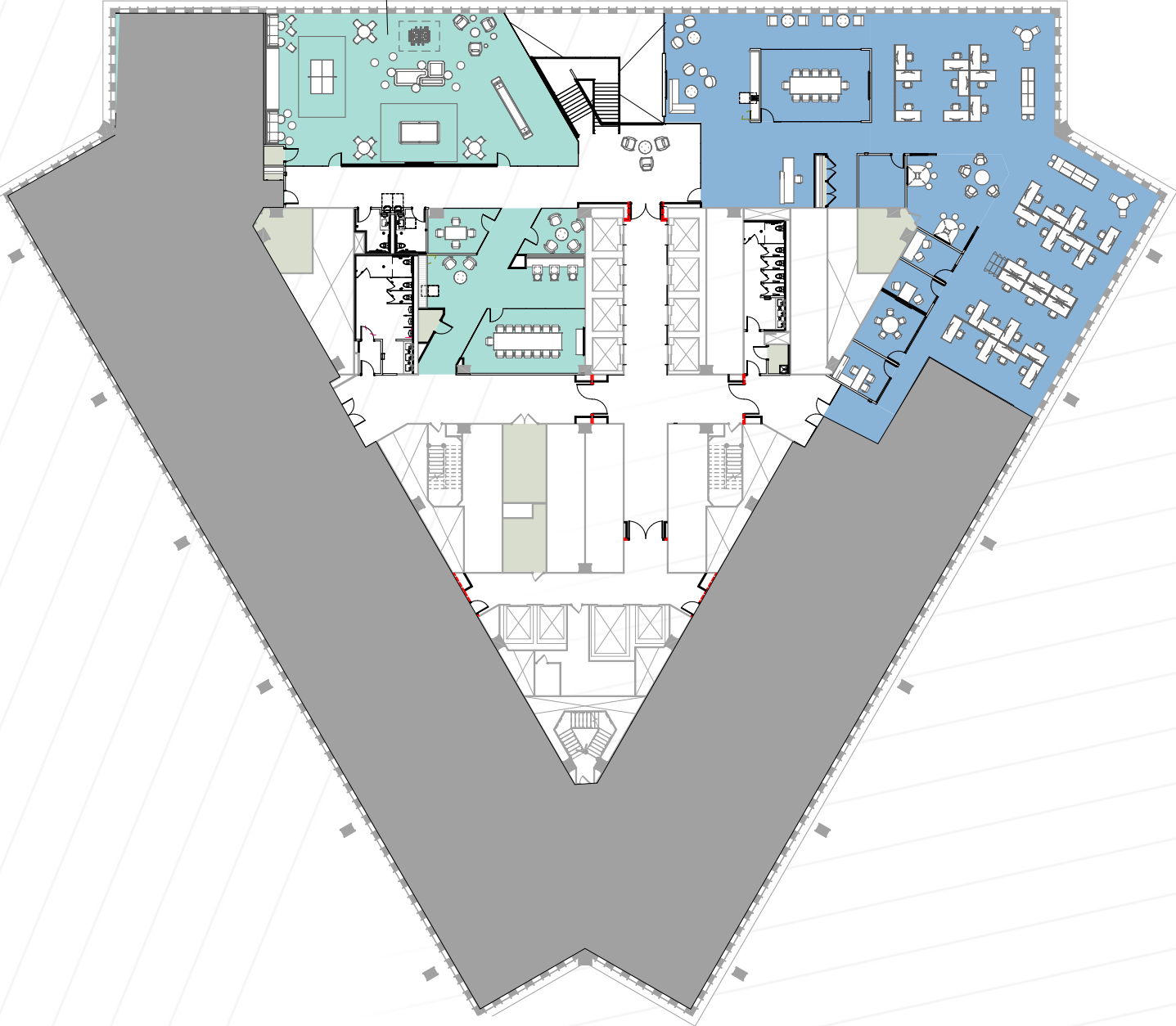
FOR LEASE

FLOOR 28

8,500 RSF AVAILABLE



TENANT EXPERIENCE SPACE



SUITE VIDEO



U.S. STEEL TOWER



LUSH OUTDOOR PLAZA



LUXURY MULTI FLOOR
TENANT AMENITY CENTER



ON-SITE DAYCARE CENTER



DIRECT SUBWAY ACCESS



STEELFIT
FITNESS CENTER



ON-SITE PARKING: 700 SPACES
IN CLIMATE CONTROLLED GARAGE



13K SF CONFERENCE CENTER



RENOVATED LOBBY SPACE,
TENANT EXPERIENCE LOUNGE



CAPITAL IMPROVEMENTS

THIRTY-FIVE, A New Conference Center	Tenant Experience Floor
Steelfit – a fully-renovated, curated fitness center	Coffee Bar
Private Party Area	Game room with soft seating, pool table, shuffleboard, foosball tables and more
Library Lounge	Multi floor Tenant Amenity Center
Over \$60M in upgrades in the past 5 years with ongoing renovation	Upper/Lower Lobby and concourse renovations recently completed
Upgraded Restrooms	New Common Corridors
HVAC upgrades with DDC controls	Energy efficient Direct and Indirect Lighting
Destination elevators with short ride times	New Electric Distribution Panels
Extensive investments into mechanical upgrades	New Security Command Center

THE
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 **U.S. STEEL
TOWER**

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