

Bakery Office **Two**

MOVE-IN READY, UPGRADED TECH OFFICE SPACE

13,772 RSF Available on the First Floor

P I T T S B U R G H · P A



CBRE

LIONSTONE
INVESTMENTS

WALNUT
CAPITAL

AVAILABLE JULY 1, 2025





-13,772 RSF on the First Floor Available on July 1, 2025

-High-end Corporate Tech Office Space

-Dynamic Courtyard Views

-Excellent Lobby Exposure

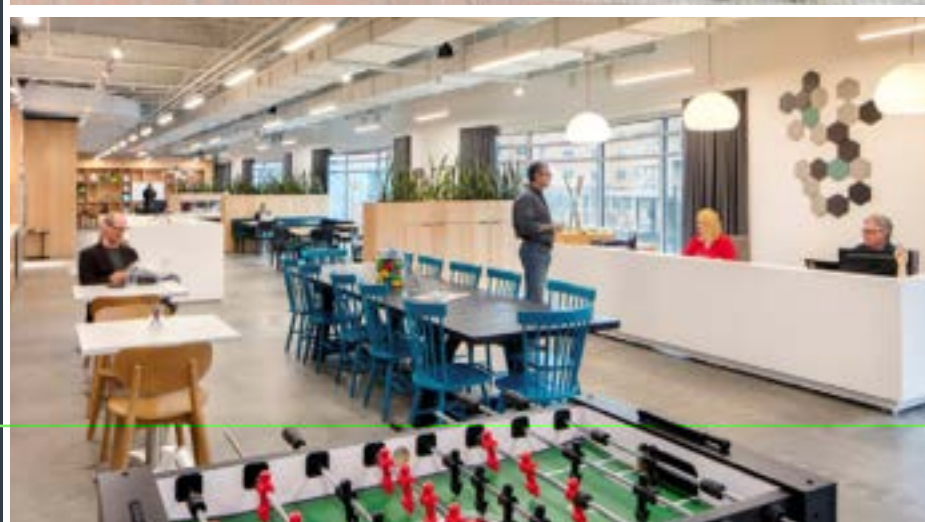
-Secure Access to Both Bakery Square Garages

-Outstanding Access to Universities and Vibrant East End Neighborhoods Including Connectivity via the CMU Shuttle and 75 Bus Route

-Exciting Food & Beverage Options On-Site

-Walkable to the East Liberty Transit Station

-Incredible Co-Tenancy

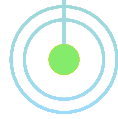


EXCITING RESTAURANTS ON SITE



1ST FLOOR:
13,772 RSF AVAILABLE ON JULY 1, 2025





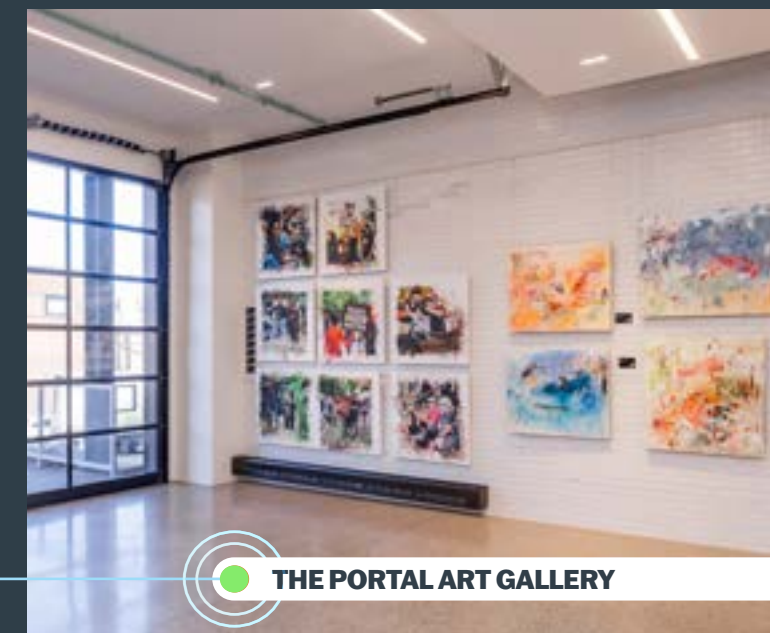
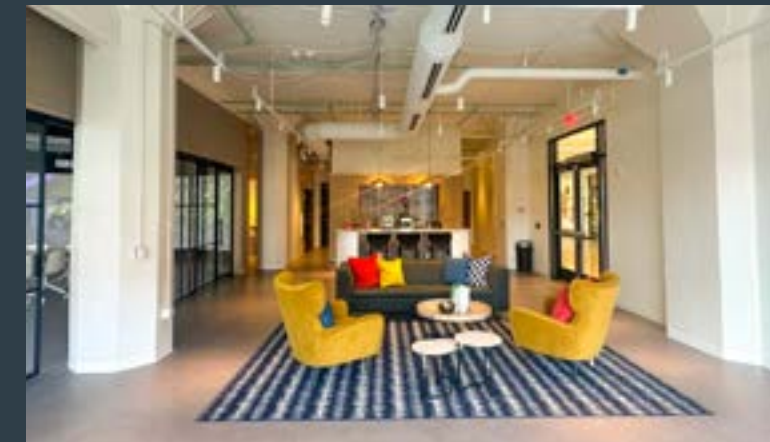
BAKERY SQUARE EXPERIENCE CENTER

Located on campus in Bakery Office One, the Experience Center is a versatile, state-of-the-art space designed to be a valuable resource for our tenants and community to foster creativity and engagement. Primed for crucial conversations and impactful presentations shaping the trajectory of Pittsburgh's future, this space extends a warm invitation to Bakery Square office tenants, offering them a seamless extension of their own on-site workspace.

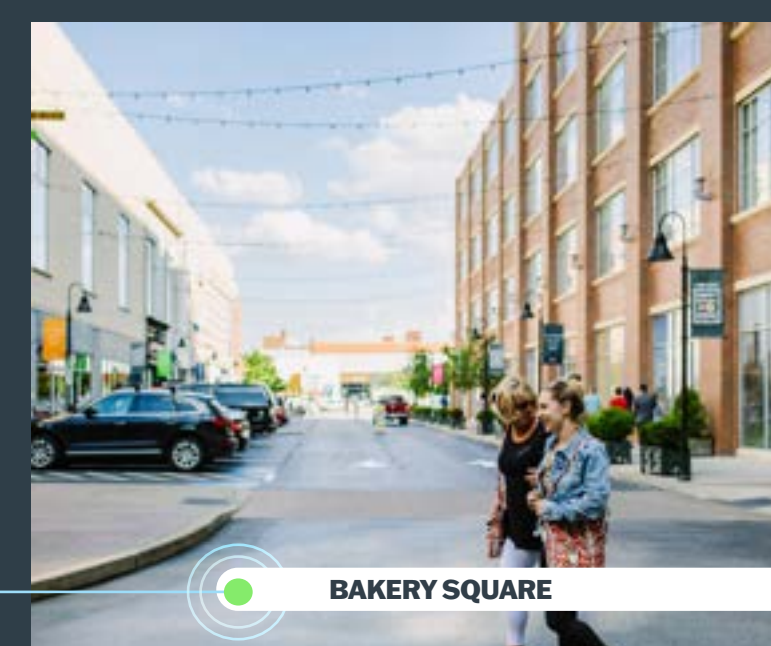
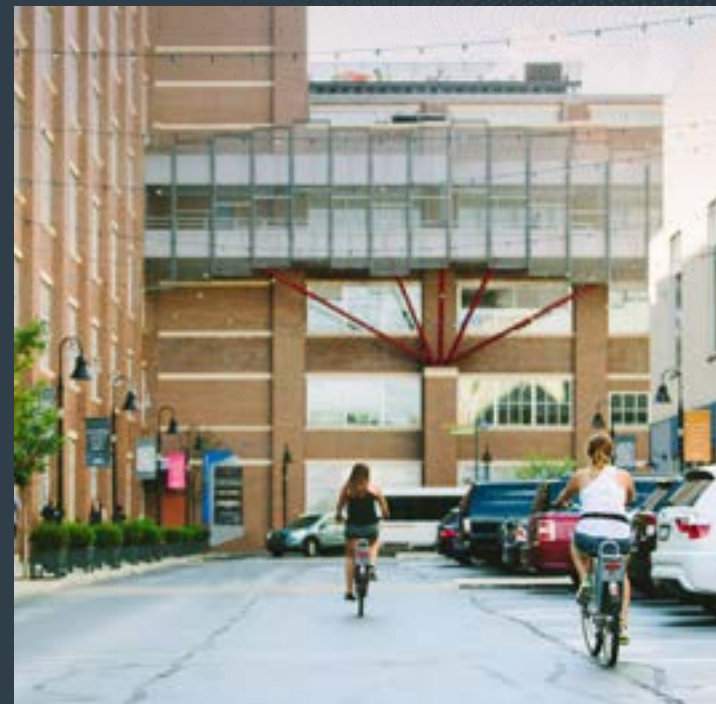
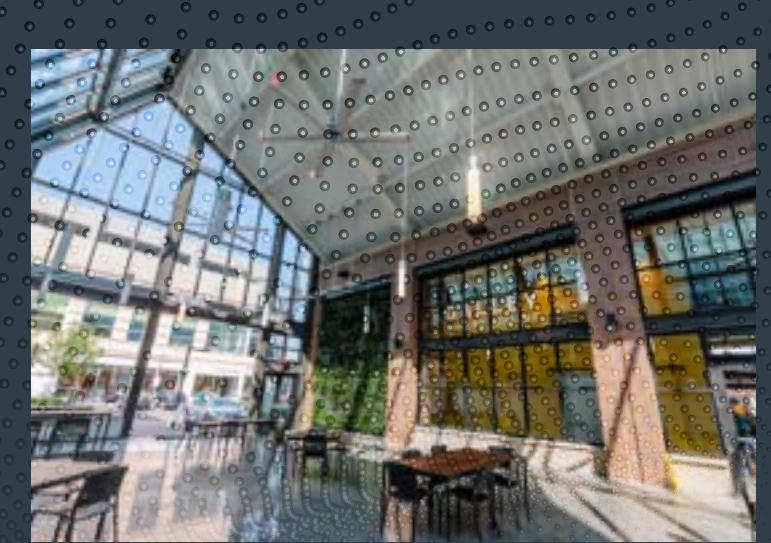
FEATURES:

- Chic lounge and reception area equipped with kitchen and refrigerator
- 16-seat conference room with immersive screen
- Retractable doors for more open floor plan
- Dimmable lights and retractable blinds
- Adjacent to The Portal Art Gallery

[View Full Details On Logistics & Booking](#)



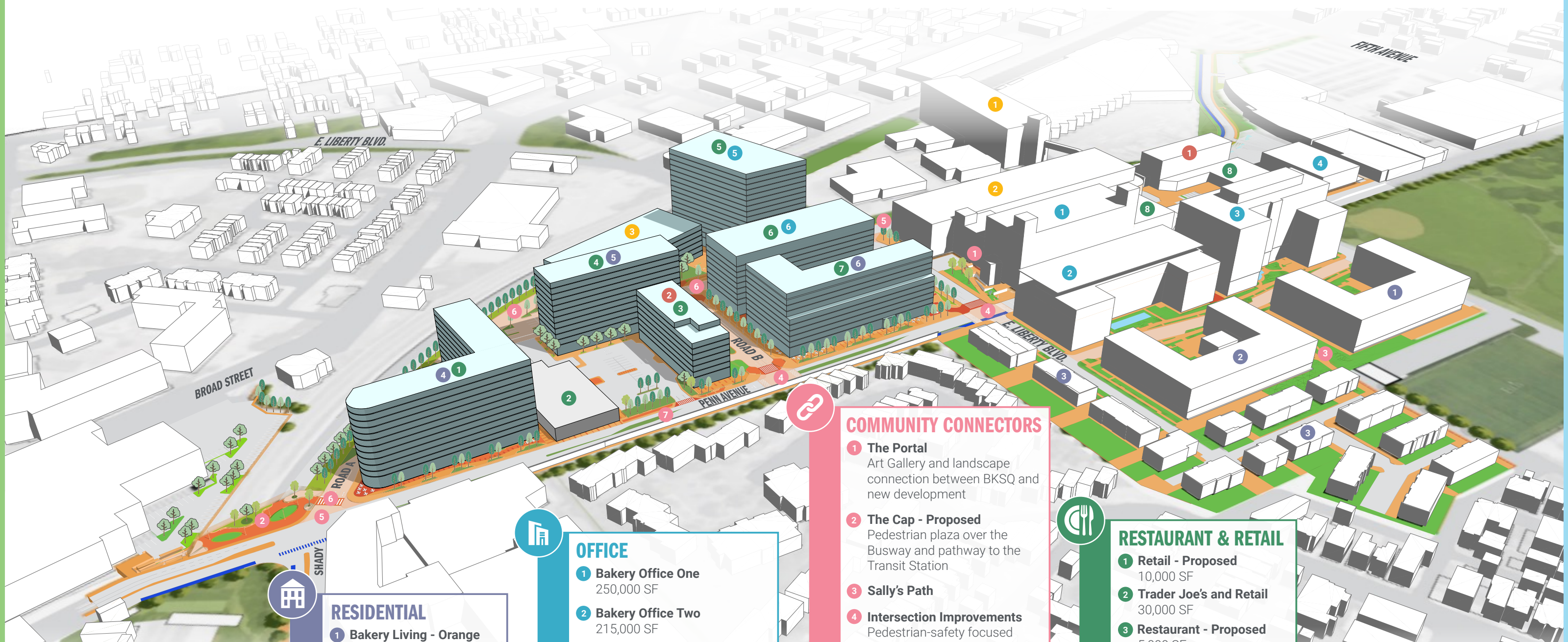
INFRASTRUCTURE IMPROVEMENTS



BAKERY SQUARE

BAKERY SQUARE GROWTH CONTINUES!

April 2024



STRUCTURED PARKING

- 1 North Garage
1000 Spaces
- 2 South Garage
800 Spaces
- 3 West Garage - Proposed
500 Spaces



RESIDENTIAL

- 1 Bakery Living - Orange
176 Units
- 2 Bakery Living - Blue
176 Units
- 3 Bakery Village
52 Townhomes
- 4 Residential - Proposed
365 Units
- 5 Residential - Proposed
235 Units
- 6 Residential - Proposed
300 Units



OFFICE

- 1 Bakery Office One
250,000 SF
- 2 Bakery Office Two
215,000 SF
- 3 Bakery Office Three
305,000 SF
- 4 Bakery Office Four (Matthews)
60,000 SF
- 5 Bakery Office Five - Proposed
456,000 SF - 28,000 Footprint
16 Stories
- 6 Bakery Office Six - Proposed
330,000 SF - 33,000 Footprint
10 Stories



COMMUNITY CONNECTORS

- 1 The Portal
Art Gallery and landscape connection between BKSQ and new development
- 2 The Cap - Proposed
Pedestrian plaza over the Busway and pathway to the Transit Station
- 3 Sally's Path
- 4 Intersection Improvements
Pedestrian-safety focused improvements
- 5 New Intersection - Proposed
Key connections to existing street network
- 6 Internal Street - Proposed
Vehicular circulation and continuation of street network
- 7 Street Improvements - Prop.
Improvements to Penn to create a complete street



RESTAURANT & RETAIL

- 1 Retail - Proposed
10,000 SF
- 2 Trader Joe's and Retail
30,000 SF
- 3 Restaurant - Proposed
5,000 SF
- 4 Retail - Proposed
10,000 SF
- 5 Retail - Proposed
10,000 SF
- 6 Retail - Proposed
10,000 SF
- 7 Retail - Proposed
10,000 SF
- 8 Retail and Restaurants
130,000 SF

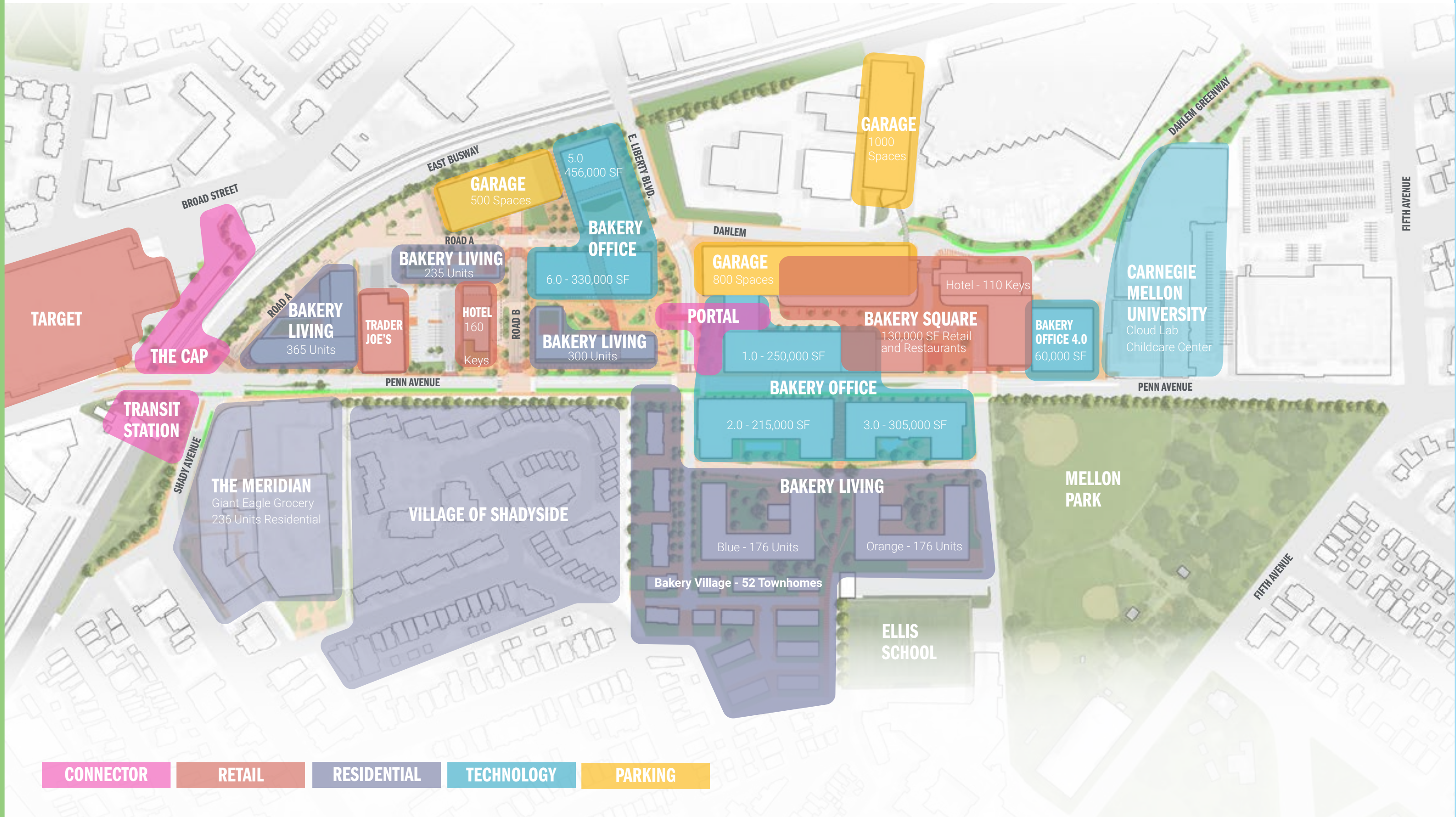


HOTEL

- 1 Springhill Suites
110 Keys
- 2 Hotel - Proposed
160 Keys

BAKERY SQUARE GROWTH CONTINUES!

April 2024



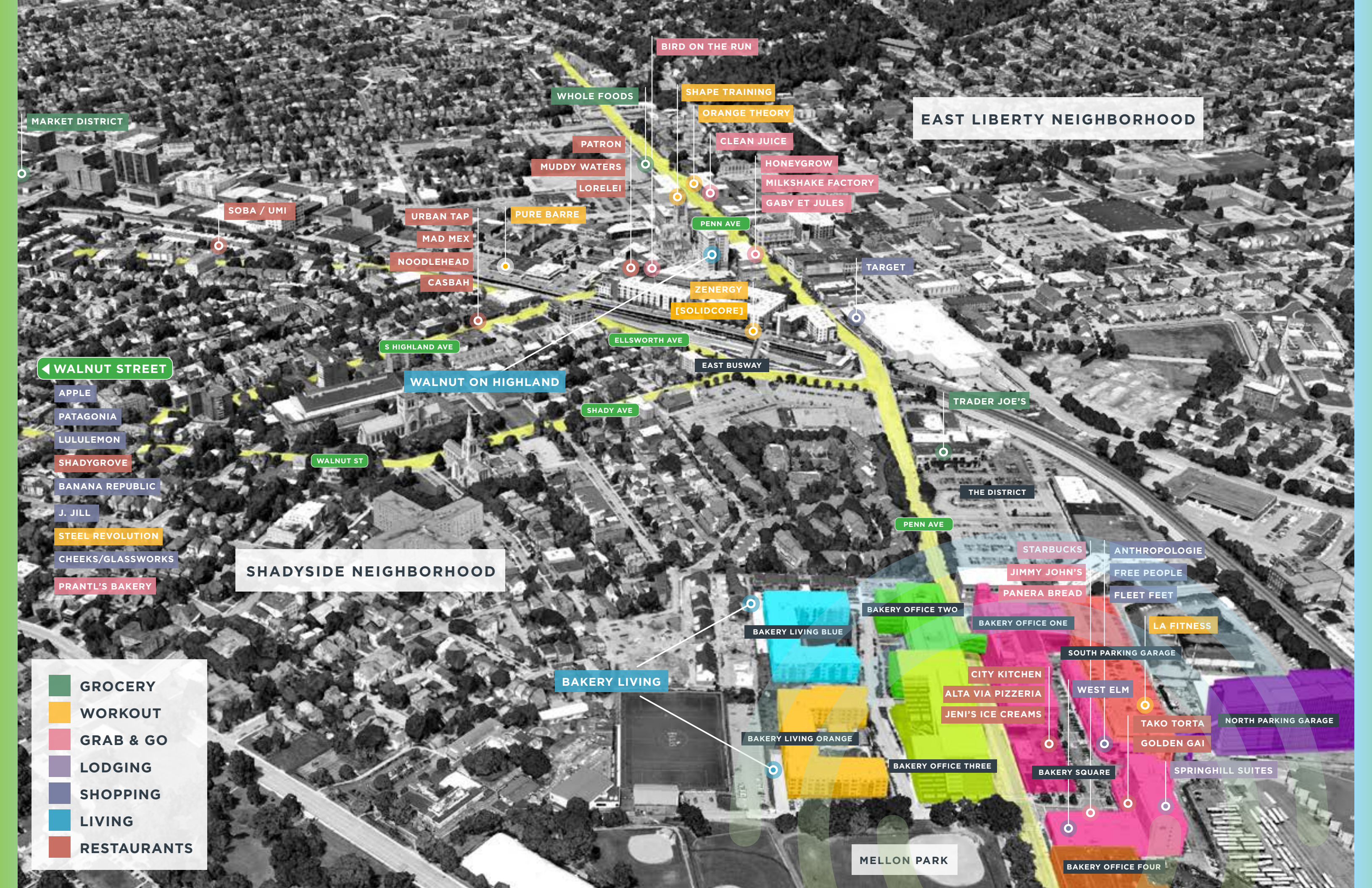
CONNECTOR

RETAIL

RESIDENTIAL

TECHNOLOGY

PARKING



EAST LIBERTY NEIGHBORHOOD

SHADYSIDE NEIGHBORHOOD

MARKET DISTRICT

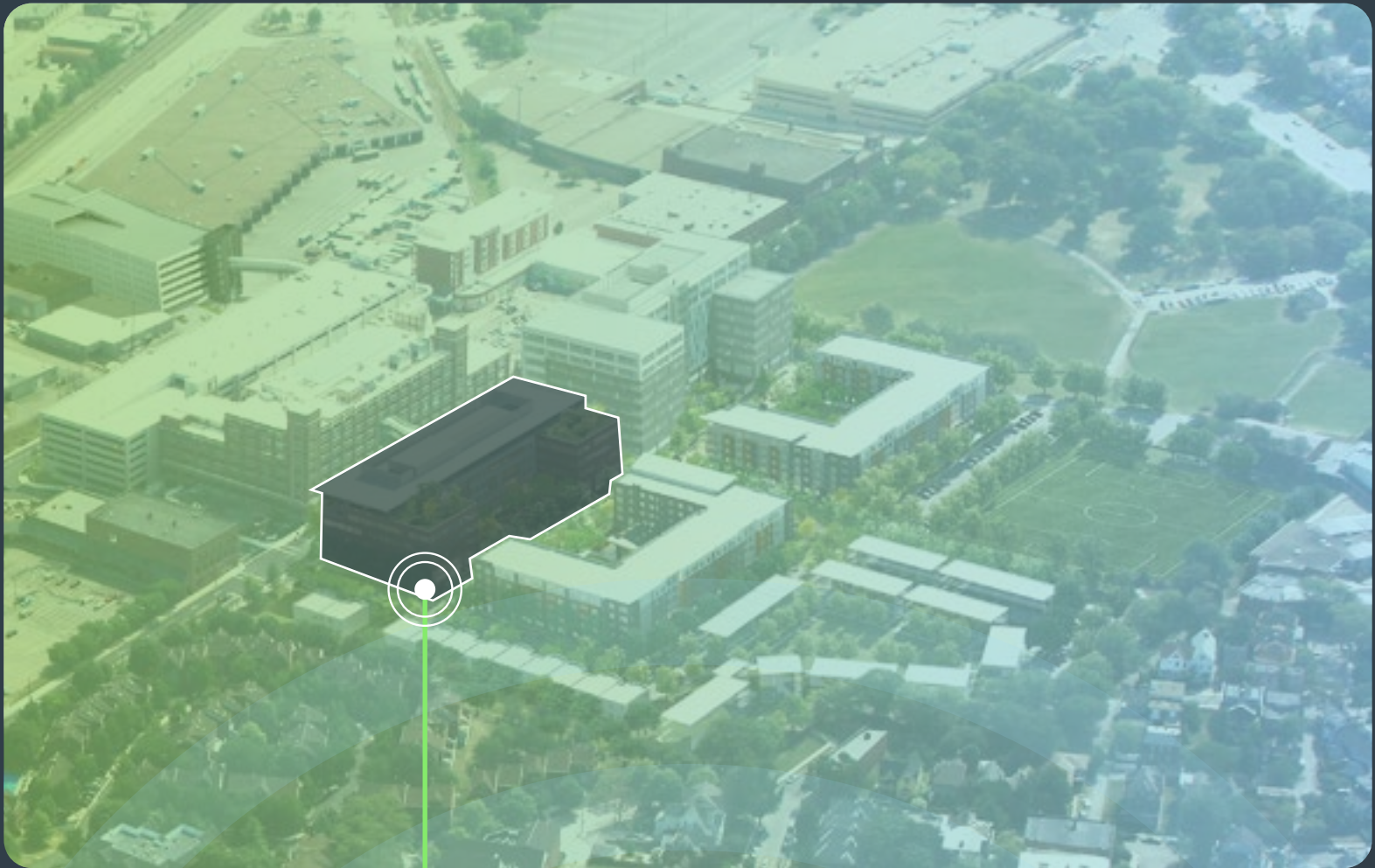
WALNUT STREET

- APPLE
- PATAGONIA
- LULULEMON
- SHADYGROVE
- BANANA REPUBLIC
- J. JILL
- STEEL REVOLUTION
- CHEEKS/GLASSWORKS
- PRANTL'S BAKERY

- GROCERY
- WORKOUT
- GRAB & GO
- LODGING
- SHOPPING
- LIVING
- RESTAURANTS

Labels on the map include:

- WHOLE FOODS
- BIRD ON THE RUN
- SHAPE TRAINING
- ORANGE THEORY
- CLEAN JUICE
- HONEYGROW
- MILKSHAKE FACTORY
- GABY ET JULES
- PATRON
- MUDDY WATERS
- LORELEI
- PENN AVE
- ZENERGY
- [SOLIDCORE]
- TARGET
- SOBA / UMI
- URBAN TAP
- MAD MEX
- NOODLEHEAD
- CASBAH
- PURE BARRE
- S HIGHLAND AVE
- ELLSWORTH AVE
- EAST BUSWAY
- WALNUT ON HIGHLAND
- SHADY AVE
- TRADER JOE'S
- THE DISTRICT
- PENN AVE
- STARBUCKS
- ANTHROPOLOGIE
- JIMMY JOHN'S
- FREE PEOPLE
- PANERA BREAD
- FLEET FEET
- LA FITNESS
- BAKERY OFFICE TWO
- BAKERY OFFICE ONE
- LA FITNESS
- BAKERY LIVING BLUE
- BAKERY LIVING ORANGE
- BAKERY OFFICE THREE
- CITY KITCHEN
- ALTA VIA PIZZERIA
- JENI'S ICE CREAMS
- WEST ELM
- SOUTH PARKING GARAGE
- BAKERY SQUARE
- BAKERY OFFICE FOUR
- TAKO TORTA
- GOLDEN GAI
- NORTH PARKING GARAGE
- SPRINGHILL SUITES
- MELLON PARK



Bakery Office **Two**

*Scan to view
portal & experience center video*



*Scan to view
canopy walkthrough video*



*Scan to view
Bakery Office Four video*



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CBRE

**WALNUT
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