

# Bakery Office **Four**

**R&D, LAB, OR LOFT-OFFICE SPACE AVAILABLE**



PITTSBURGH · PA

**CBRE**

**LIONSTONE**  
INVESTMENTS

**WALNUT**  
CAPITAL

**APPROXIMATELY 40,000 SF**

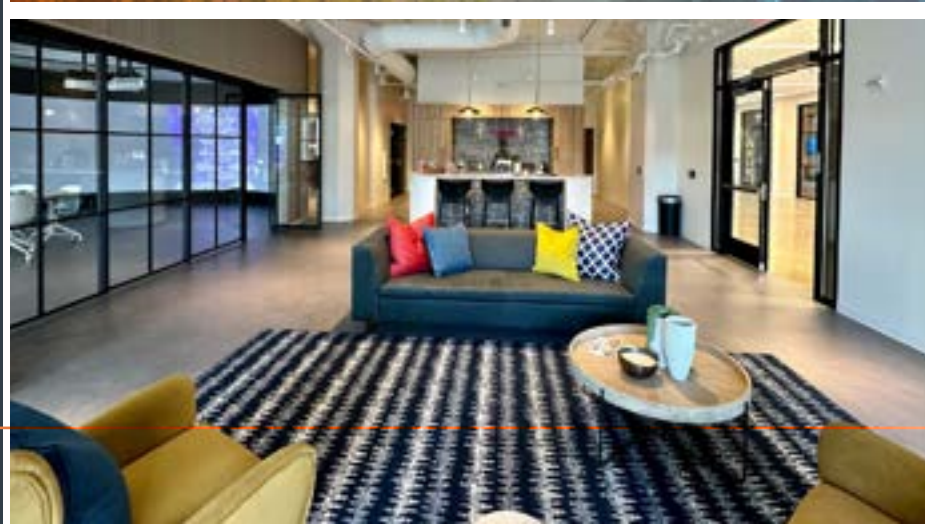
**AVAILABLE NOW**







- Entire 1st Floor Available: 32,174 RSF
- 7,902 RSF Available on 2nd Floor
- Multiple Loading Options
- Excessive Power Density
- Extraordinary Clear Heights
- Direct Venting Capabilities
- Exposed Bricks & Metal Beams
- Dedicated Parking Lot Adjacent, Plus Access to Both Bakery Square Parking 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
- Adjacent to New Road Infrastructure
- Incredible Co-Tenancy



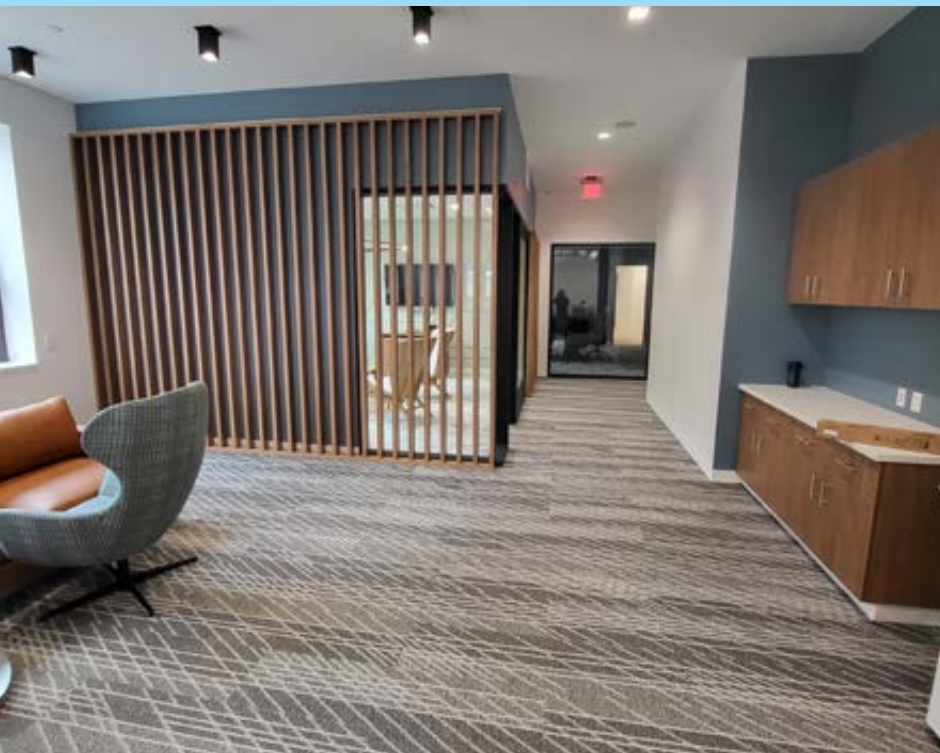




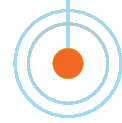
**1ST FLOOR:**  
32,174 RSF AVAILABLE



**2ND FLOOR:**  
7,902 RSF AVAILABLE







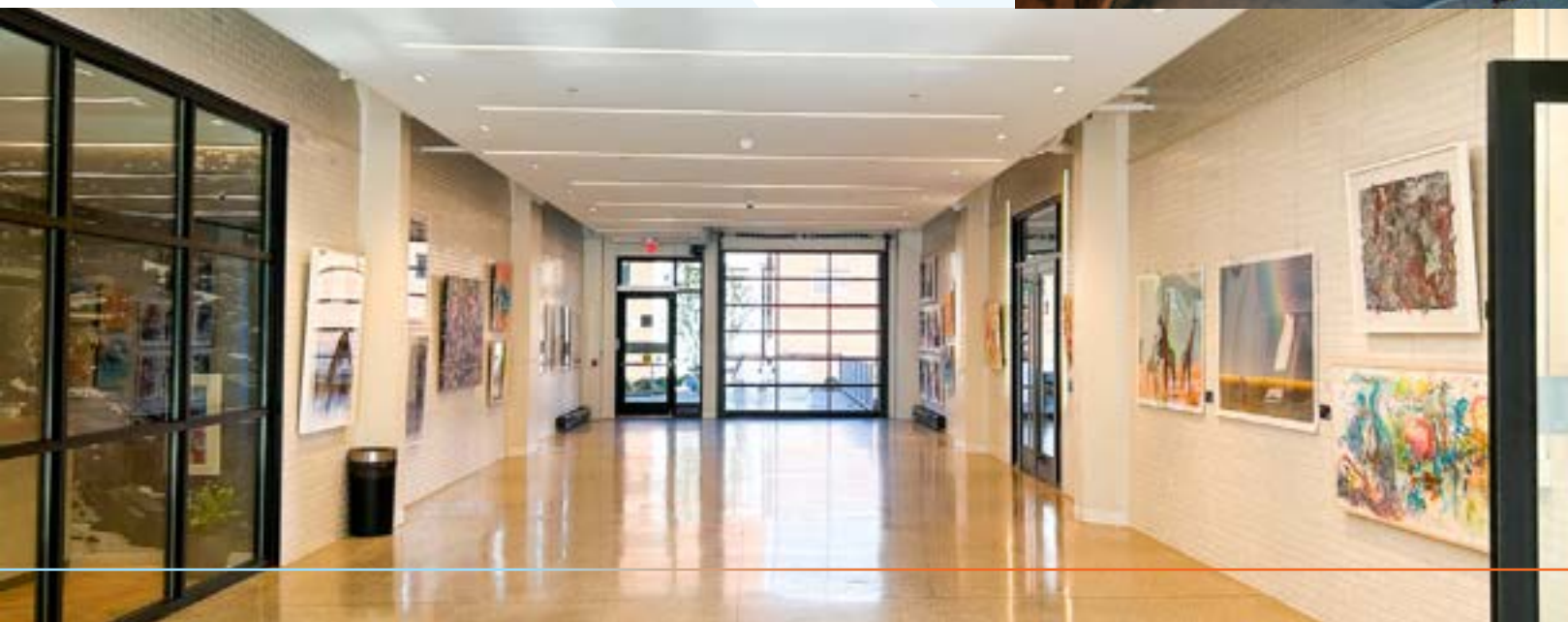
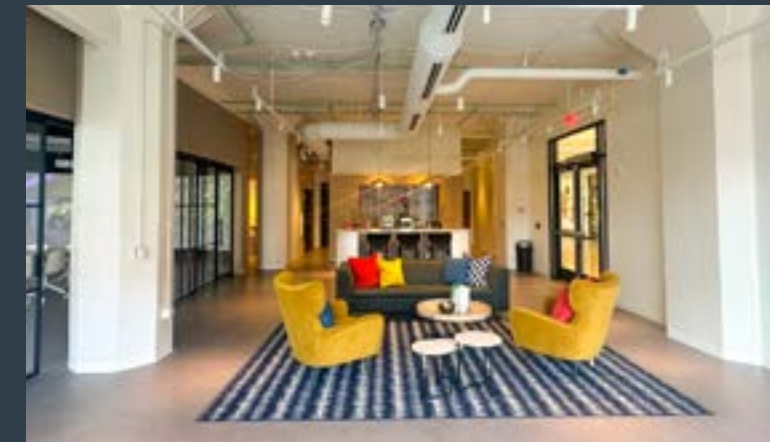
## BAKERY SQUARE EXPERIENCE CENTER

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

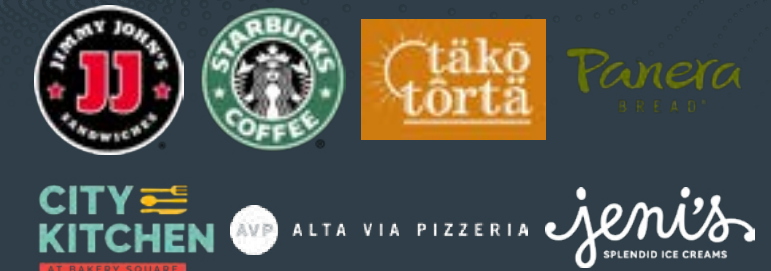
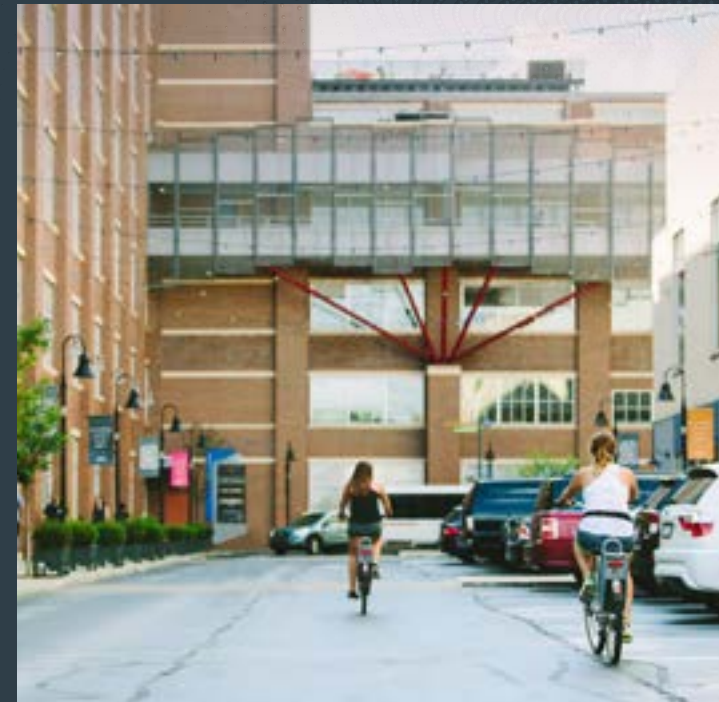
[View Full Details On Logistics & Booking](#)







# INFRASTRUCTURE IMPROVEMENTS

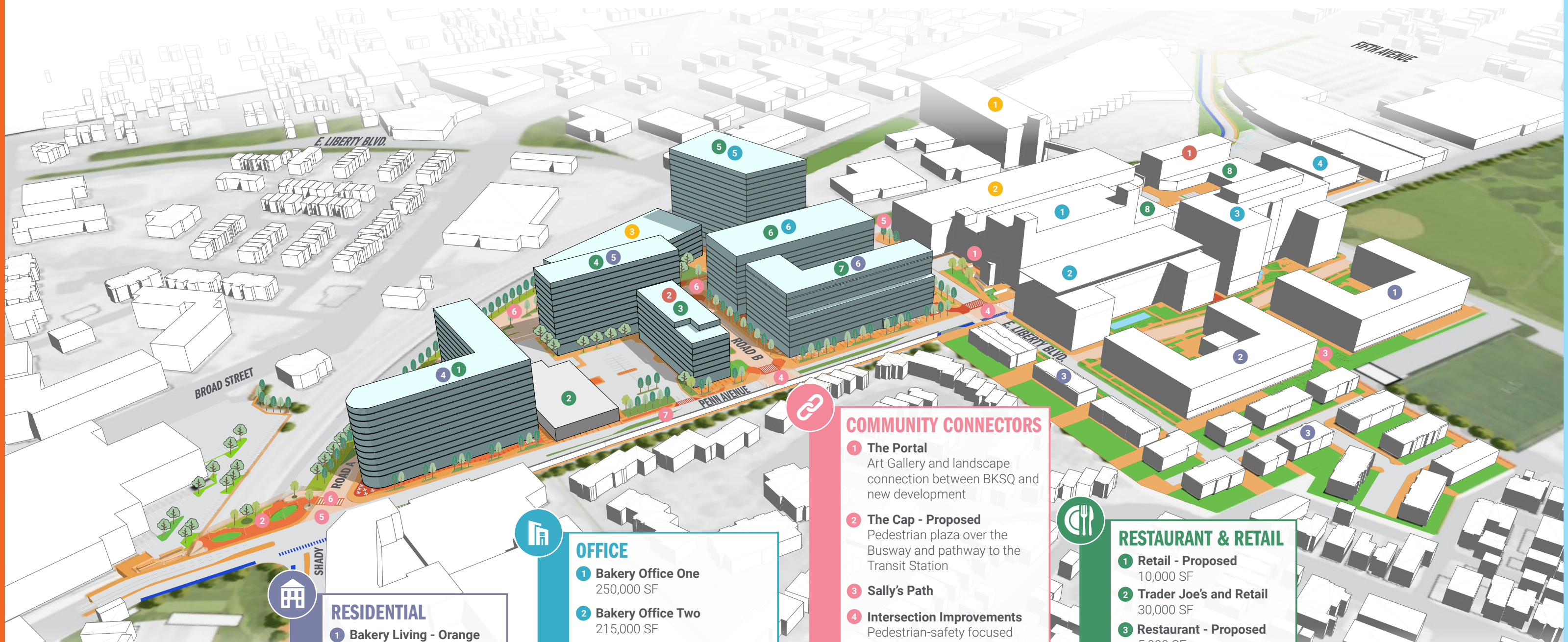


BAKERY SQUARE



# 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



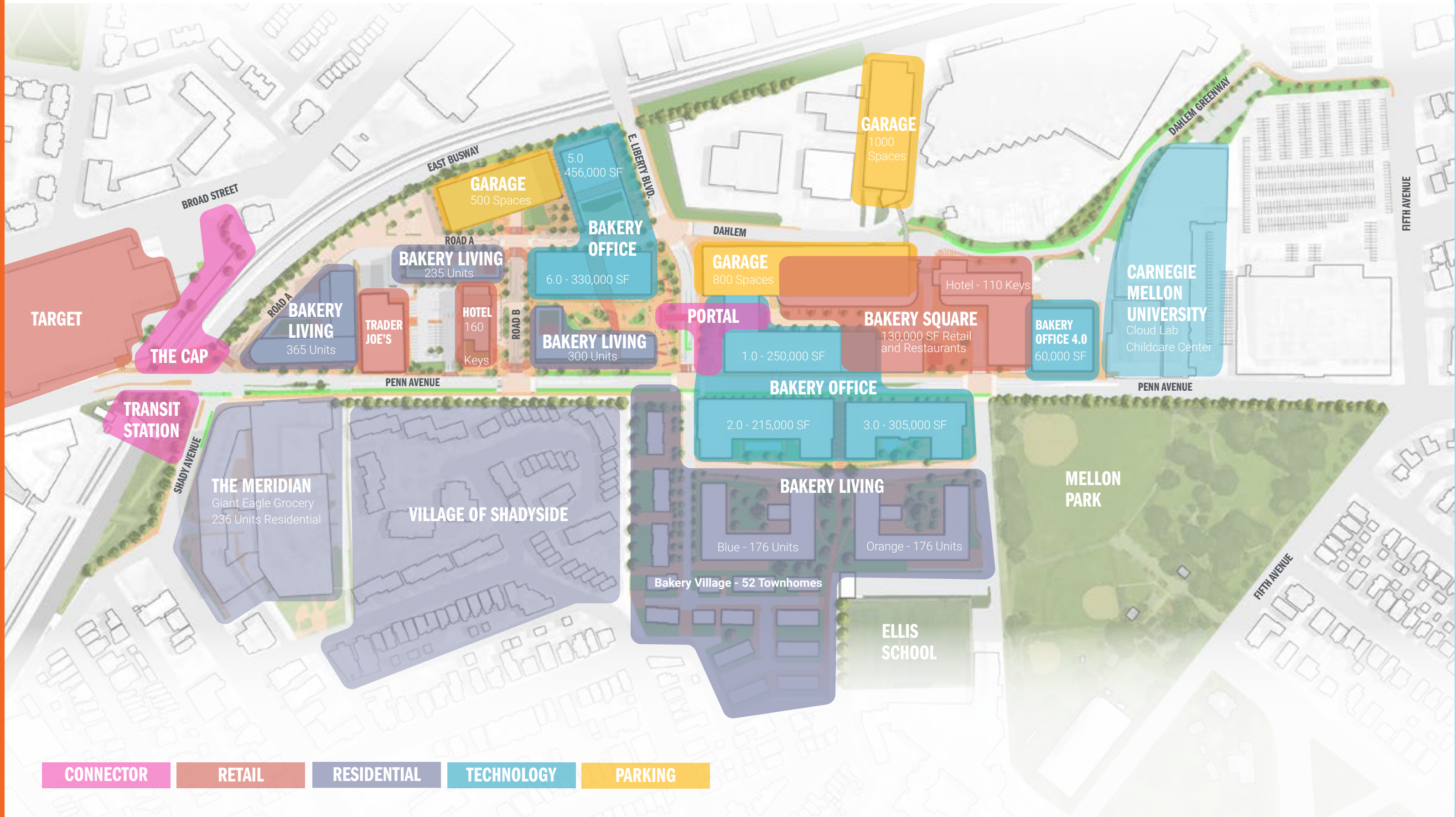
## HOTEL

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

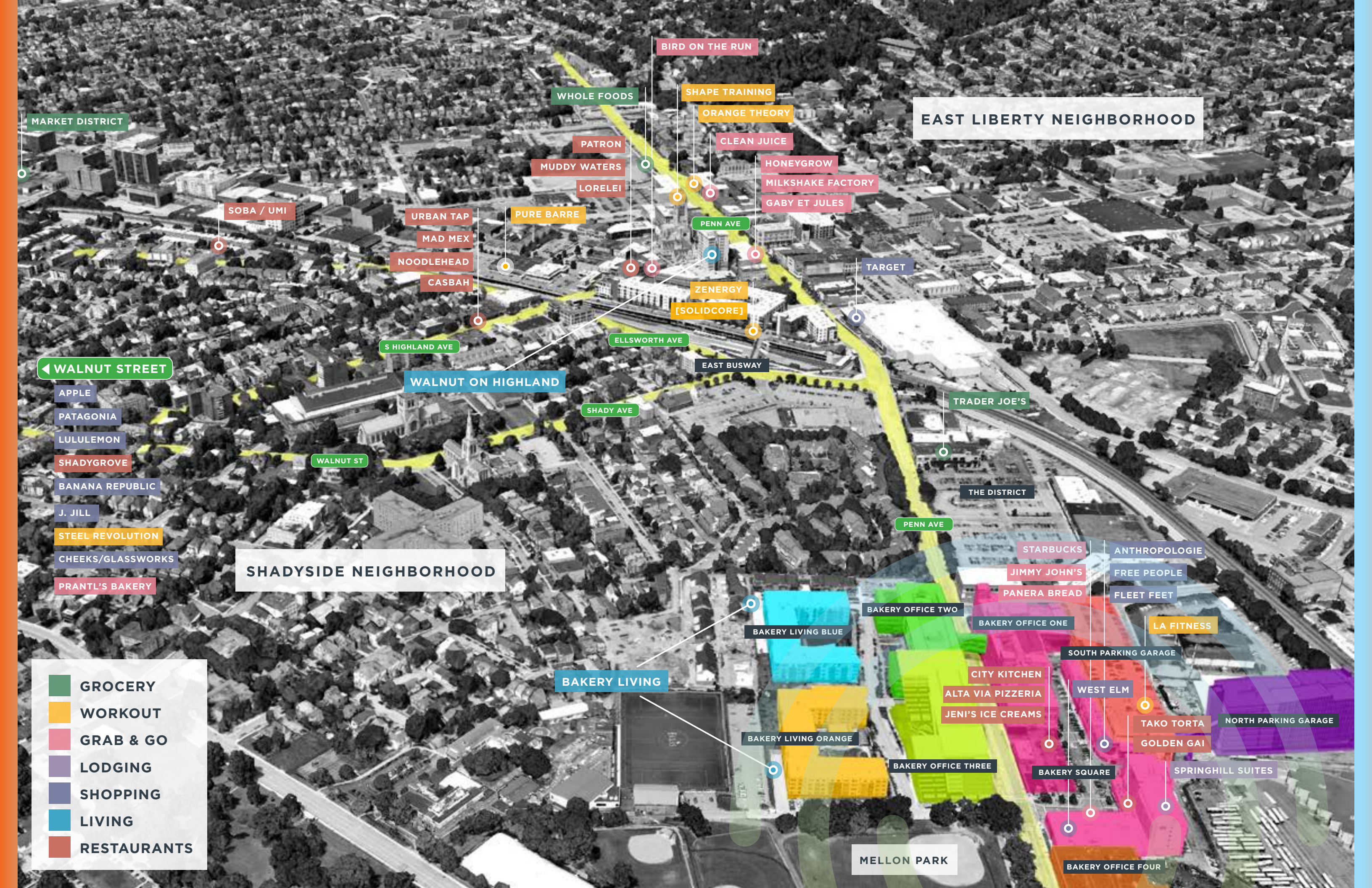


# BAKERY SQUARE GROWTH CONTINUES!

April 2024







# EAST LIBERTY NEIGHBORHOOD

# SHADYSIDE NEIGHBORHOOD

MARKET DISTRICT

WALNUT STREET

WALNUT ON HIGHLAND

BAKERY LIVING

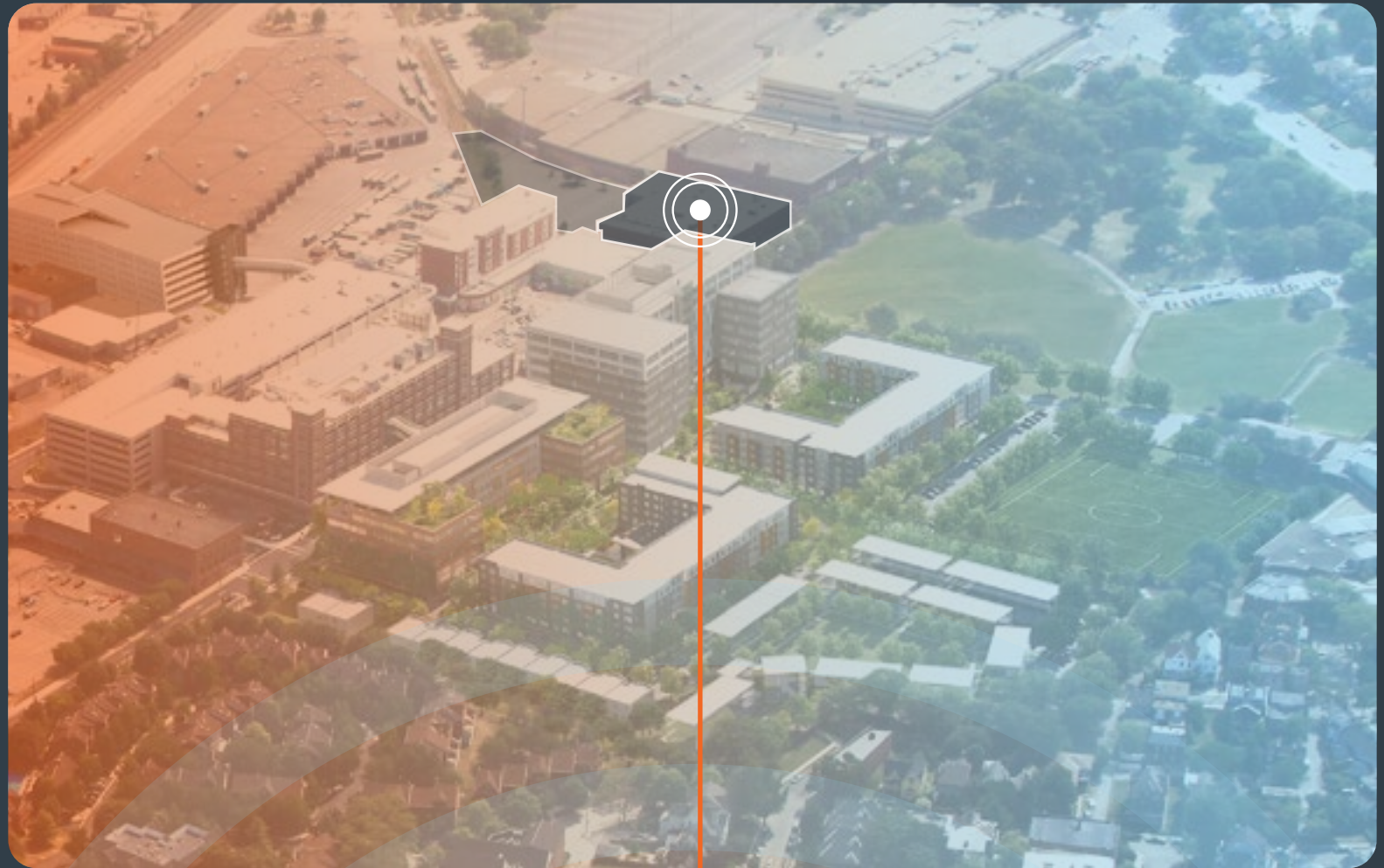
- APPLE
- PATAGONIA
- LULULEMON
- SHADYGROVE
- BANANA REPUBLIC
- J. JILL
- STEEL REVOLUTION
- CHEEKS/GLASSWORKS
- PRANTL'S BAKERY

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

Labels for various businesses and amenities in East Liberty and Shadyside:

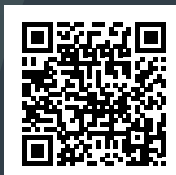
- WHOLE FOODS
- SHAPE TRAINING
- ORANGE THEORY
- CLEAN JUICE
- HONEYGROW
- MILKSHAKE FACTORY
- GABY ET JULES
- BIRD ON THE RUN
- PATRON
- MUDDY WATERS
- LORELEI
- PENN AVE
- ZENERGY
- [SOLIDCORE]
- TARGET
- SOBA / UMI
- URBAN TAP
- MAD MEX
- NOODLEHEAD
- CASBAH
- PURE BARRE
- S HIGHLAND AVE
- ELLSWORTH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



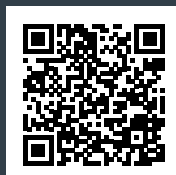


# Bakery Office **Four**

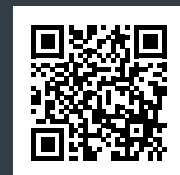
*Scan to view  
portal & experience center video*



*Scan to view  
canopy walkthrough video*



*Scan to view  
Bakery Office Four video*



**Jeremy Z. Kronman**  
Vice Chairman  
+1 412 471 9500  
jeremy.kronman@cbre.com

**Andrew B. Miller**  
Senior Vice President  
+1 412 394 9807  
andrew.miller@cbre.com

**CBRE**

**WALNUT  
CAPITAL**

**LIONSTONE  
INVESTMENTS**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.