



Developed by
ELMHURST

Paul Horan | Pittsburgh **Phone** 412 515 8525 **Email** paul.horan@colliers.com
Principal, Office Agency



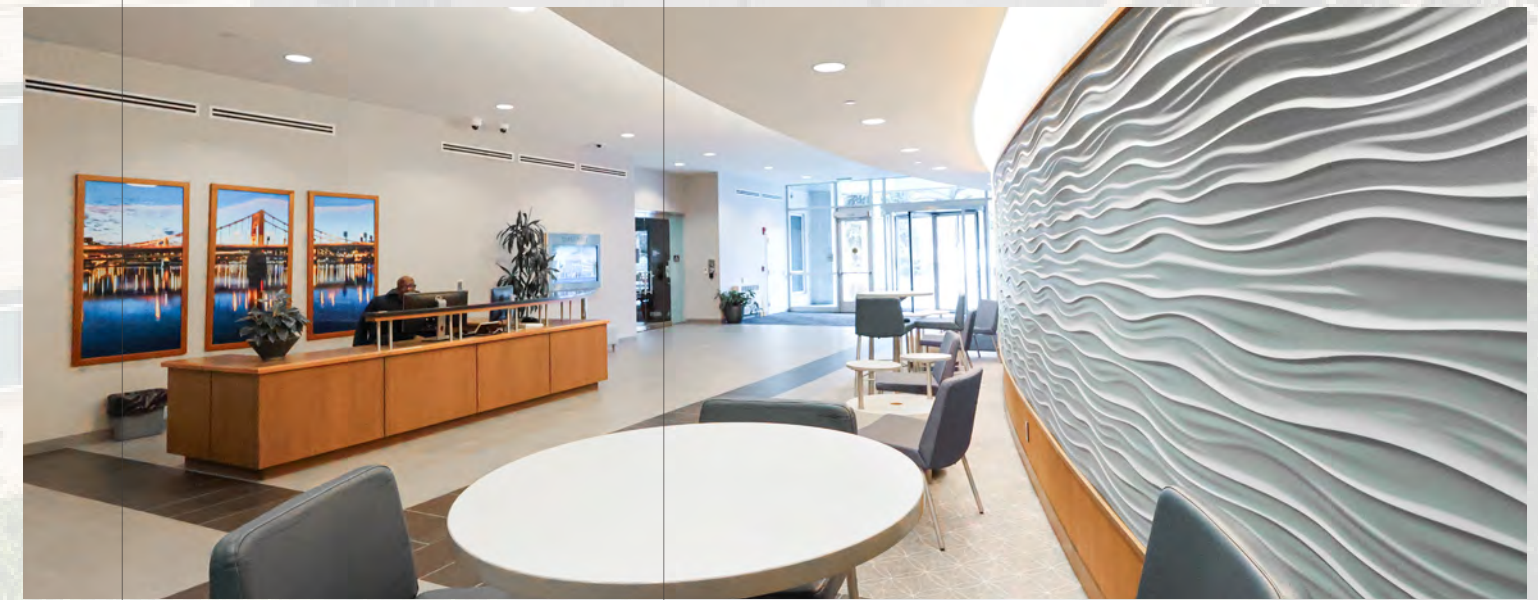
For lease.
Range of sq. ft. available.



Schenley Place

4420 BAYARD ST. PITTSBURGH PA 15213

CLASS A OFFICE



IN THE HEART OF OAKLAND.

Join world-renowned tenants in a modern workspace located
MINUTES FROM CARNEGIE MELLON & UNIVERSITY OF PITTSBURGH.



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Plug into possibility.

Innovation is bred in Oakland. World-class academic institutions, the Carnegie culture complex, historic architectural landmarks, and thousands of professionals populate the Pittsburgh neighborhood known for churning out groundbreaking research and industry-leading technology.

Schenley Place stands in the center of it all.

Perfectly positioned between the University of Pittsburgh and Carnegie Mellon University, Schenley Place offers unparalleled access to top talent, research partners, walkable amenities, inspiring green spaces, and seamless connectivity to public transit options and major throughways.

Join Pittsburgh's Innovation District.

Find your space at Schenley Place.



120

BAYARD STREET



Building Specs & Features

Schenley Place spans 105,127 square feet of office product across seven floors, each outfitted with carpeted flooring, drop ceilings, windowed offices, 8.75' - 9' clear heights, modern finishes, and elevator service.

Each floor provides tenants with elevator service that connects directly to the building's 2.5 below-grade levels of integral parking. Updated common restrooms and elevator bays are centrally located on every floor for convenience.

Property Highlights

- ±105,000 sq. ft. of class A office space across 7 floors
- 2.5 levels of secure, integral parking with direct elevator service
- Modern, furnished entry lobby with manned information desk
- Tenant fitness center with strength and cardio equipment
- Landscaped courtyard with outdoor seating
- 400 AMP / 400 V / 3-phase power capacity on each floor
- Updated common restrooms and elevator bays on every floor

CONSTRUCTION

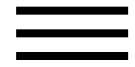
Built in 2015, Schenley Place is a seven-story masonry construction with stone clad steel frame. The building's exterior features semi-reflective green glass windows supported by an aluminum glazing system.

Floors 1-3 offer a typical floor plate of ±20,200 sq. ft.; 4-7 floors consist of 13,583 sq. ft. each.



Schenley Place is positioned on a 0.67-acre lot, adjacent to the historic First Baptist Church of Pittsburgh and a block away from the University of Pittsburgh's landmark Cathedral of Learning.





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PERIMETER OFFICES



WORKSTATION



BREAK AREA



WORKSTATION



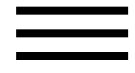
CONFERENCE CENTER



FUNCTIONAL KITCHEN



SPACIOUS CORNER OFFICES



Amenities

Integral Parking

Keep your car and your coat out of unpredictable Pittsburgh weather: Schenley Place provides tenants and visitors with 117 indoor parking spaces across 2.5 levels of underground garage space that offers direct elevator access to every floor.

Valet service is available. Four EV chargers and multiple bike racks are also available on the garage's first floor.

Garden Space

Take a break in the building's intimate and landscaped courtyard, furnished with outdoor seating.

Fitness Center

Tenants have free and exclusive access to a gym space on the building's first floor, equipped with cardio machines, strength training equipment, and yoga supplies.

Daily lockers, as well as men's and women's shower facilities, are located at the gym's entry.

Staffed Lobby

Guests are greeted by a furnished waiting area, attended security/info desk, and an interactive, digital directory screen.

Tenants can pick up and drop off mail in USPS serviced boxes in the lobby's rear.

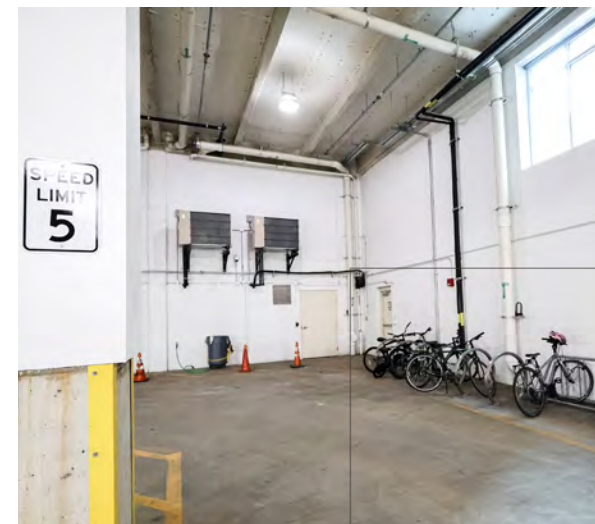
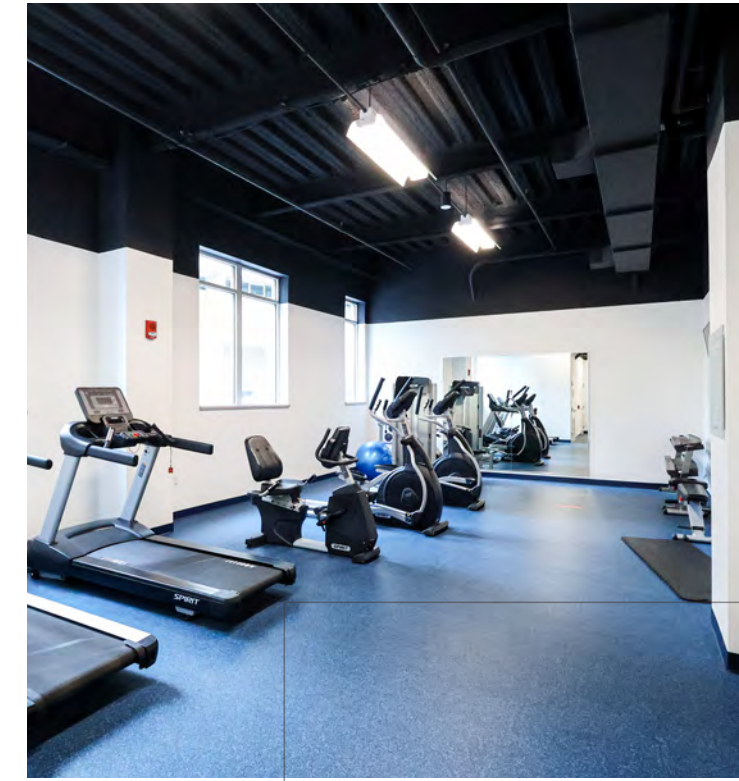
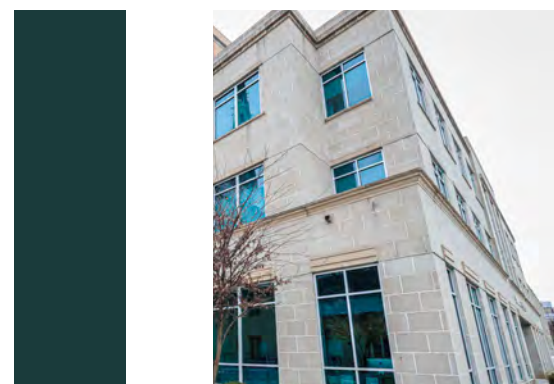


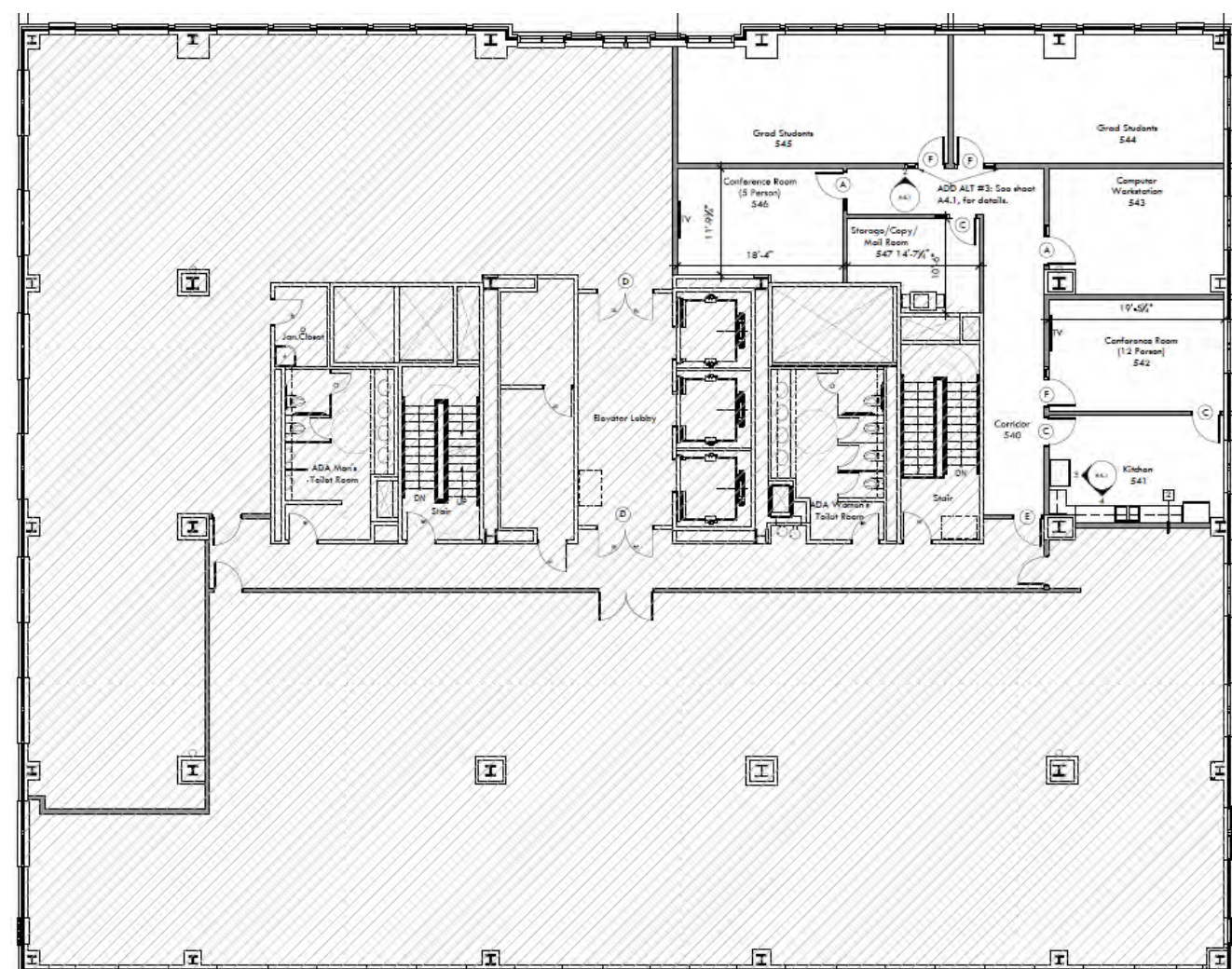
IMAGE GALLERY CLOCKWISE FROM TOP RIGHT:
FITNESS CENTER, BUILDING LOBBY, GARAGE ENTRY, BICYCLE STORAGE, INTERIOR MAIL BOXES, COMMON ELEVATOR BAY



Floor Plans

Floor 5

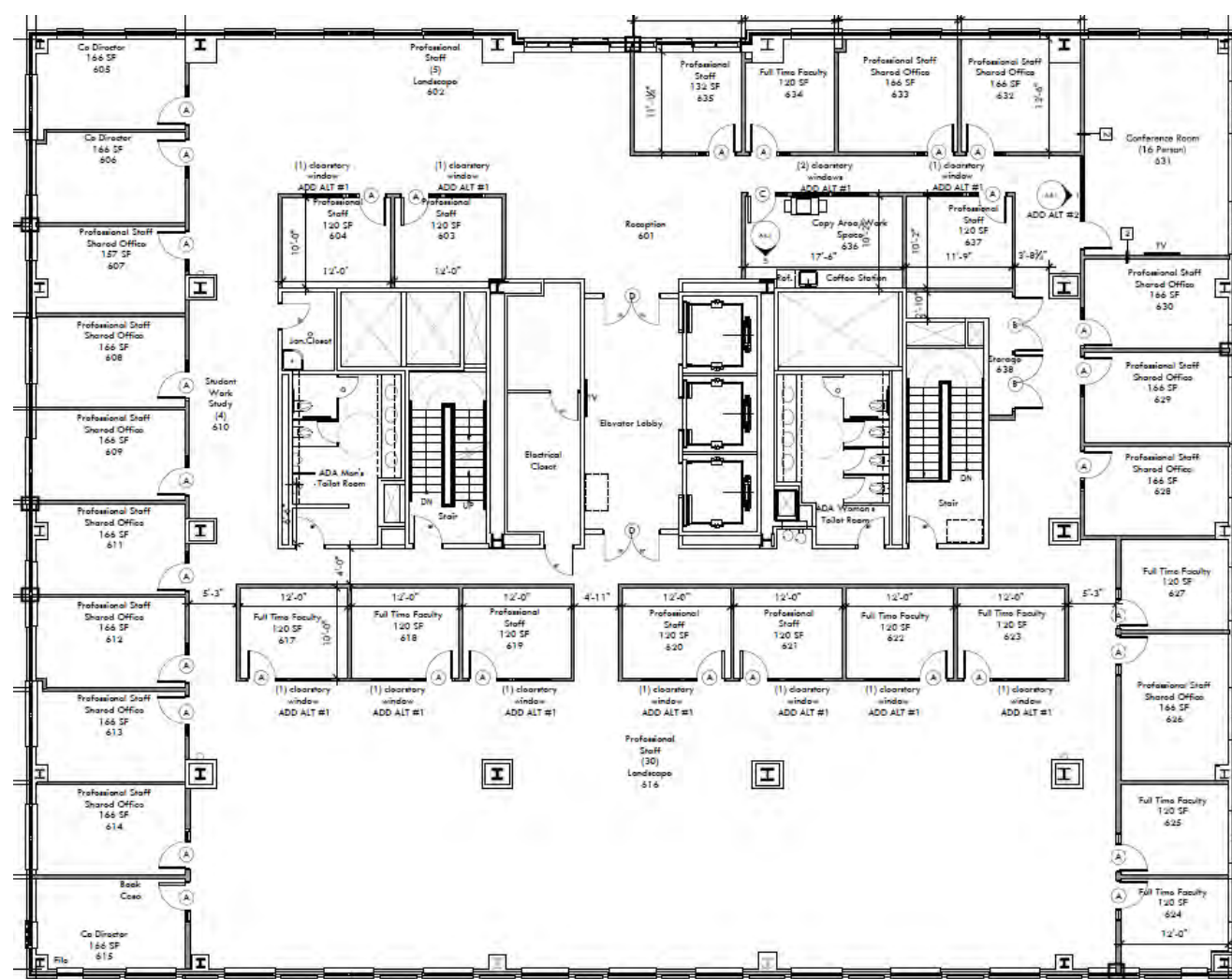
Corner suite located on the fifth floor. Includes two conference spaces, a storage/mail/copy area, two partitioned offices, and a breakroom with kitchenette.



2,987 sq. ft.

Floor 6

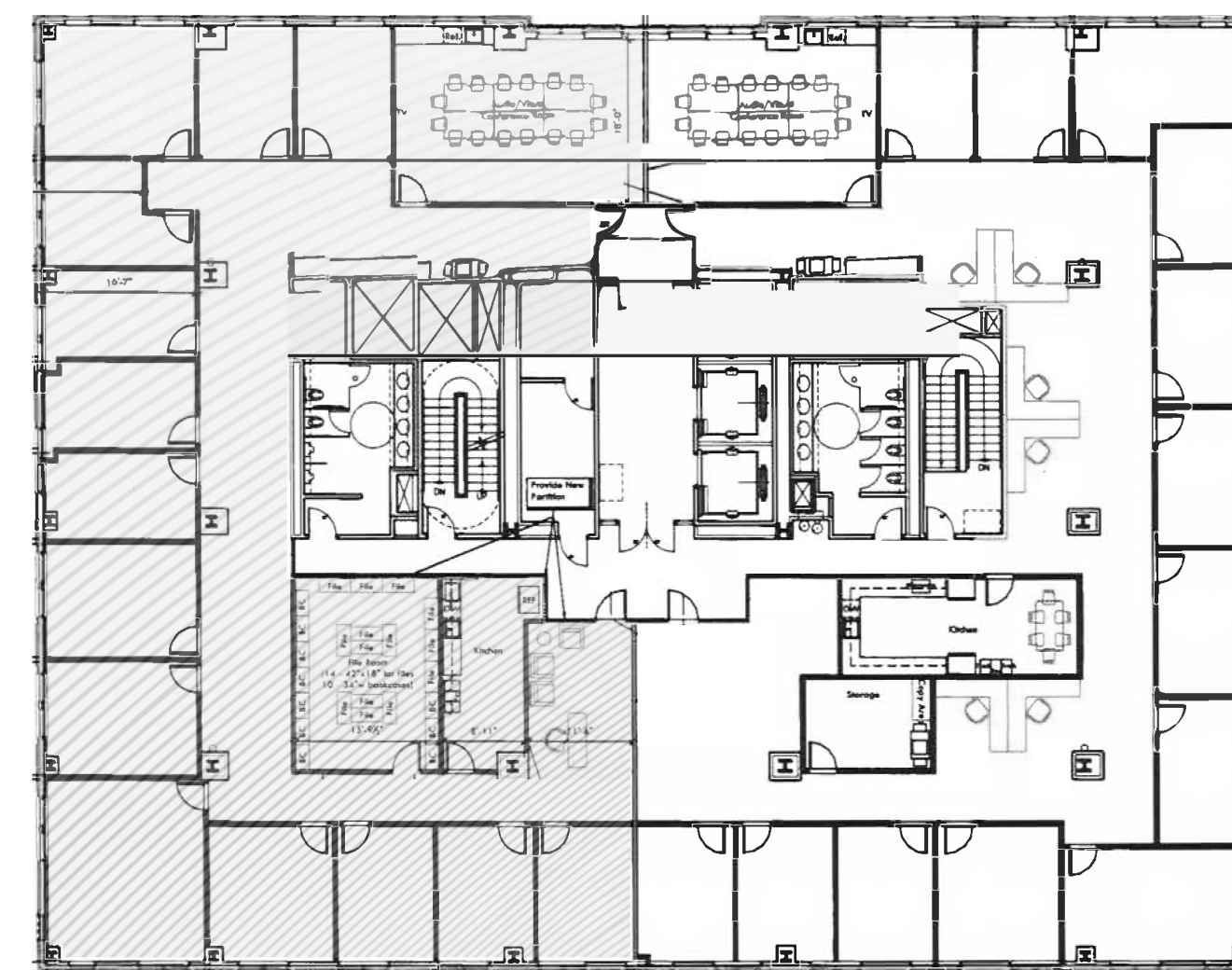
Full-floor opportunity on the building's sixth story. This subdividable suite offers twenty-eight private offices, a conference room, copy/mail room, and open office area.



13,583 sq. ft.

Floor 7

Partial-floor opportunity on the building's seventh story. This suite offers thirteen private offices, a breakroom with kitchenette, conference room, and storage space.



6,847 sq. ft.



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The Oakland neighborhood.

HOME TO PITTSBURGH'S INNOVATION DISTRICT.

Where a critical mass of talent and amenities comes together to support a
NEXT-GENERATION CENTER OF ACADEMICS, RESEARCH, AND CULTURAL AMENITIES.





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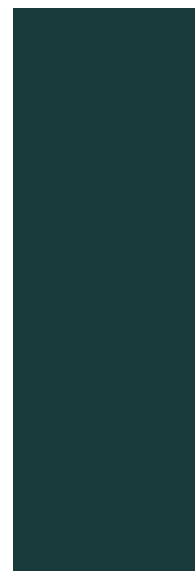
Market Overview

The ideal area to work, live, and play in Pittsburgh.

Located two miles east of Downtown Pittsburgh, Oakland is one of the region's major cultural centers, populated by universities, museums, dozens of shopping and dining venues, and recreational spaces.

The neighborhood's buzzing daytime population is supported by 44,000 students, 19,500 educational institution employees, and over 11,000 workers employed by the area's medical infrastructure.

Oakland is Pennsylvania's 3rd largest area of economic activity, *and it's ready for your business.*





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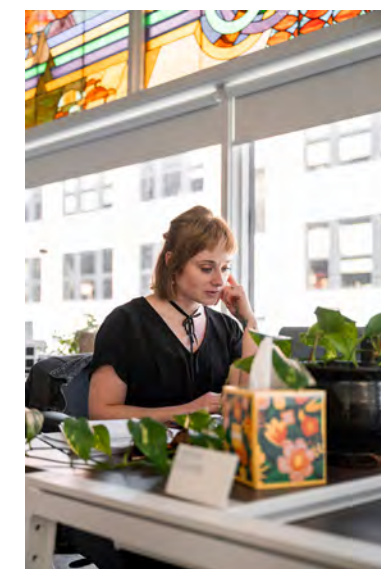
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Colliers

Welcome to Oakland.

Highly walkable, filled with amenities, offering dozens of public and micro-transit options, and one of the East Coast's most educated markets.



30+

Restaurants,
Bars & Cafes

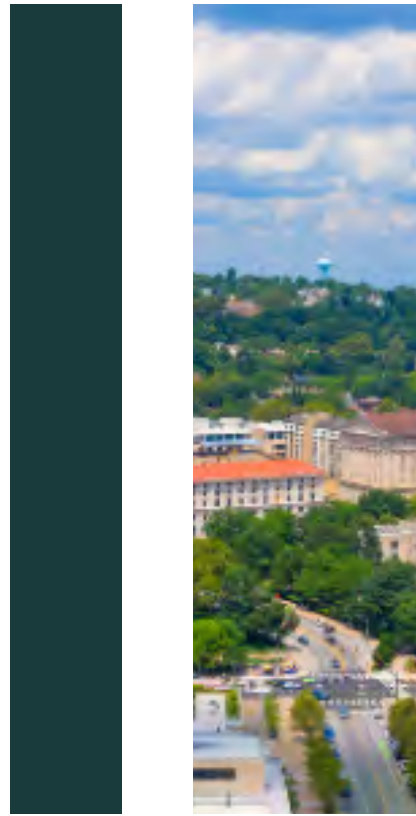
in Oakland's
retail corridor.



20+

Shops, salons,
& convenience
stores

in the neighborhood.



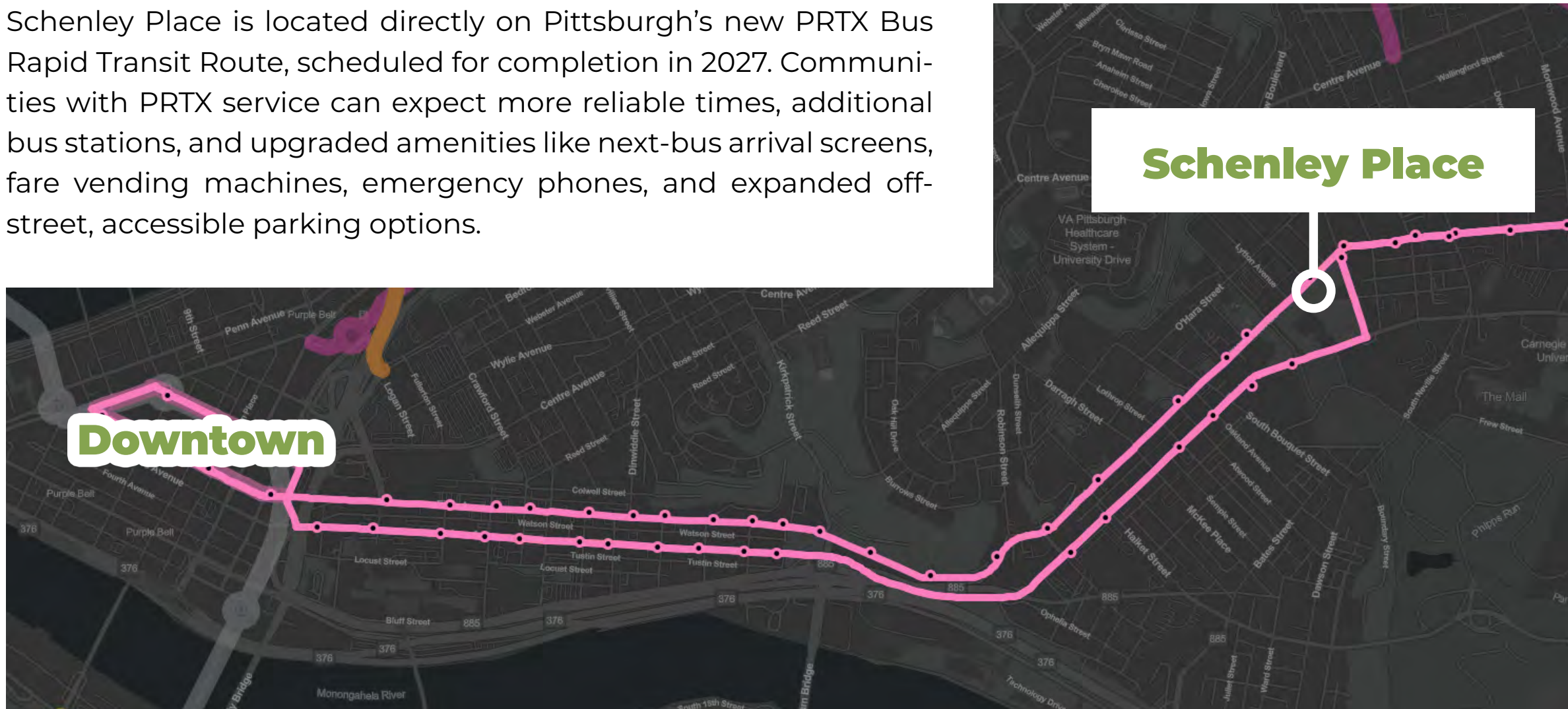
Schenley Place's Area Amenities & Access

Oakland is quickly accessible from a majority of Pittsburgh's most prominent destinations and major highways. From Schenley Place's location, tenants can reach Downtown Pittsburgh and the North Shore within 15 minutes, while the Strip District and Lawrenceville areas are just an 11-minute drivetime away.

Multiple cafes, bars, and restaurants are within a 3-block radius of the property, along with two 4-star hotels and the landmark Cathedral of Learning.

An ideal workplace for public transit users.

Schenley Place is located directly on Pittsburgh's new PRTX Bus Rapid Transit Route, scheduled for completion in 2027. Communities with PRTX service can expect more reliable times, additional bus stations, and upgraded amenities like next-bus arrival screens, fare vending machines, emergency phones, and expanded off-street, accessible parking options.





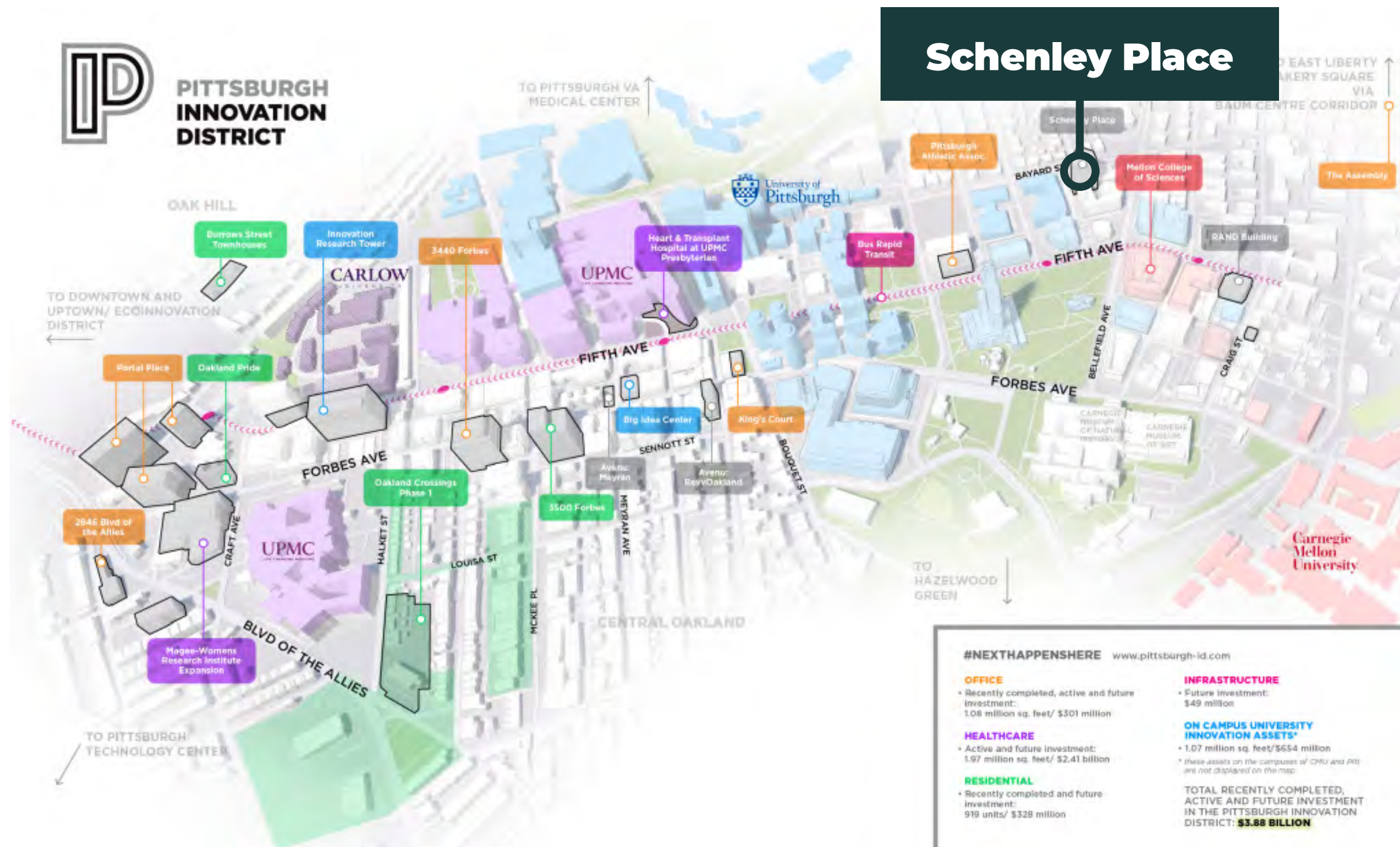
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Home to Pittsburgh's Innovation District

To unify the critical mass of talent, university resources, transformative technology, and cultural assets in Pittsburgh's Oakland neighborhood to create a sustainable innovation ecosystem with global impact. The PID provides workspace solutions to foster growth for startups and entrepreneurs, nurtures community engagement, and leverages ongoing investments to attract firms in advanced industries.



Innovation District Investments

\$301M

in recently completed, active, and future office space construction.

\$328M

in recently completed, active, and future Oakland housing investment.

\$3.4B

in active and future healthcare investments and on-campus university innovation assets.

The Pittsburgh Innovation District is located in a Keystone Innovation Zone (KIZ).

Tax credit pool of up to \$15M available for PID-based companies.



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JOIN THE COMMUNITY



Schenley Place

AVAILABLE OFFICE

Schenley Place is a modern, university-adjacent office with abundant area amenities and within walking distance to University of Pittsburgh and Carnegie Mellon University.

[Learn More >>](#)

3250

AVAILABLE

This high flexible space offers different office sizes and near a prime location.

Team size

[Learn More](#)

Contact **Paul Horan** for details.

Email

paul.horan@colliers.com

Phone

412 515 8525

Website

colliers.com/pittsburgh



Pittsburgh Office

525 William Penn Pl., Suite #3510
Pittsburgh, PA 15219