



LEASE  
BROCHURE

# LAW & FINANCE BUILDING

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429 4th AVENUE  
PITTSBURGH, PA



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# LEASING OVERVIEW

**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 413 - 6,200 SF

**AVAILABILITY:** Immediately

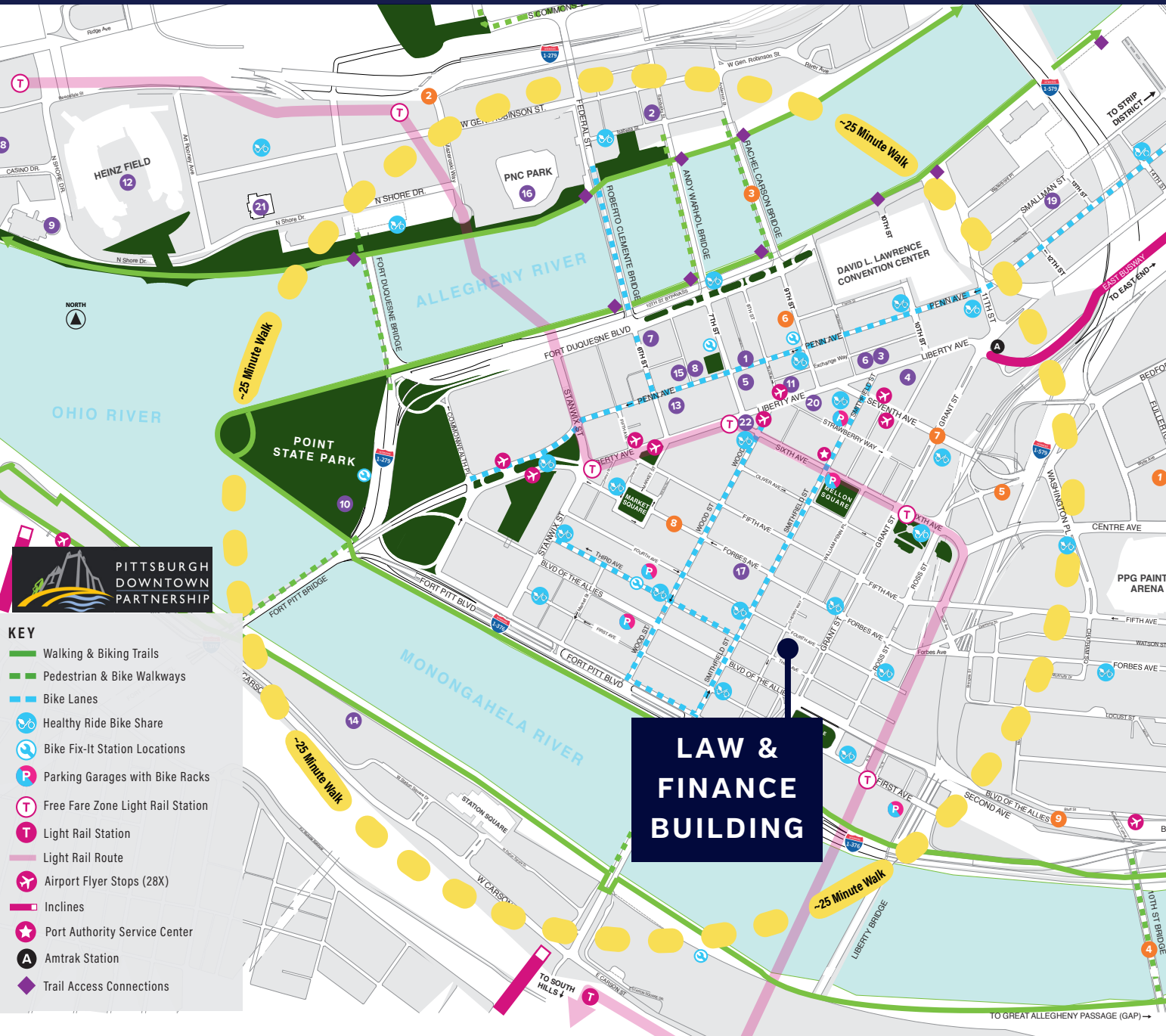
**LEASE TYPE:** Full Service

SVN | Three Rivers Commercial Advisors is pleased to present for lease The Law & Finance Building. This office building is comprised of 133,063 SF with street retail along the corner of 4th Avenue and Cherry way, with visibility to Grant Street in Downtown Pittsburgh. Its ideal location offers access to and from the city via I-376 E, I-376 W, I-279 N, and the Smithfield Street Bridge and it is within walking distance to Market Square, Station Square, and the Cultural District.

- Exceptionally located office building in Downtown Pittsburgh
- Surrounded by ample parking and adjacent to Oxford Center
- Offices with great views of downtown with a large amount of windowed offices
- 24 Hour security system with key card systems
- Co-Working spaces available on the 3rd Floor - Individual office suites and conference room available to be rented
- Individual heating and cooling per suite
- High speed internet capabilities
- Customizable updated office space available immediately



# DOWNTOWN PITTSBURGH MAP



## DOWNTOWN CONSTRUCTION

- 1 **Lower Hill Redevelopment Project**  
(Ongoing) Predevelopment work
- 2 **I-279 Parkway North Improvement Project**  
(2017-2019)  
Northbound ramp closures, mainline I-279 restrictions, crossovers
- 3 **Rachel Carson Bridge Rehabilitation (9<sup>th</sup> Street Bridge)**  
(2019-2020)  
Complete closure repair & rehabilitation.
- 4 **10th Street Bridge Paving**  
(2018-2019)  
Paving the bridge deck & completion of painting
- 5 **I-579 "Cap" Urban Connector Project**  
(2019-2021)  
Park connector project linking Downtown & the lower Hill District
- 6 **9th and Penn Garage Redevelopment**  
(Ongoing)  
Demolition & reconstruction of the public parking garage
- 7 **Grant Street Reconstruct Project**  
(2019-2020)  
Replacement of all bricks & damaged portions of the concrete subbase.
- 8 **Forbes Avenue Sidewalk Extension Project**  
(2019)  
Sidewalk extension between Market Square and Wood Street.
- 9 **Boulevard of the Allies**  
(2019-2020)  
Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements.

## DOWNTOWN DESTINATIONS

- |  |                           |
|--|---------------------------|
| 1 707-709 Penn Avenue Galleries                          | 9 Carnegie Science Center |
| 2 Andy Warhol Museum                                     | 10 Fort Pitt Museum       |
| 3 Arcade Comedy Theater                                  | 11 Harris Theater         |
| 4 August Wilson Center                                   | 12 Heinz Field            |
| 5 Benedum Center   | 13 Heinz Hall             |
| 6 Bricolage Production Company                           | 14 Highmark Stadium       |
| 7 Byham Theater  | 15 O'Reilly Theater       |
| 8 Cabaret at Theater Square                              | 16 PNC Park               |
| 18 Rivers Casino   | 17 Pittsburgh Playhouse   |
| 19 Senator John Heinz Pittsburgh Regional History Center |                           |
| 20 SPACE Gallery   |                           |
| 21 Stage AE  |                           |
| 22 Wood Street Galleries                                 |                           |



- ### KEY
- Walking & Biking Trails
  - Pedestrian & Bike Walkways
  - Bike Lanes
  - Healthy Ride Bike Share
  - Bike Fix-It Station Locations
  - Parking Garages with Bike Racks
  - Free Fare Zone Light Rail Station
  - Light Rail Station
  - Light Rail Route
  - Airport Flyer Stops (28X)
  - Inclines
  - Port Authority Service Center
  - Amtrak Station
  - Trail Access Connections



# DOWNTOWN PITTSBURGH BY THE NUMBERS



**100**  
TRANSIT SCORE



**98**  
WALK SCORE



**81**  
BIKE SCORE



**11**  
THEATERS



**215**  
RESTAURANTS




**130**  
RETAILERS



**4k+**  
HOTEL ROOMS



**24M+**  
SQUARE FEET  
RENTABLE OFFICE SPACE



**5**  
FORTUNE 500 COMPANIES



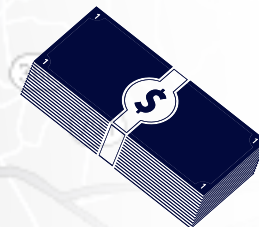
# DEMOGRAPHICS



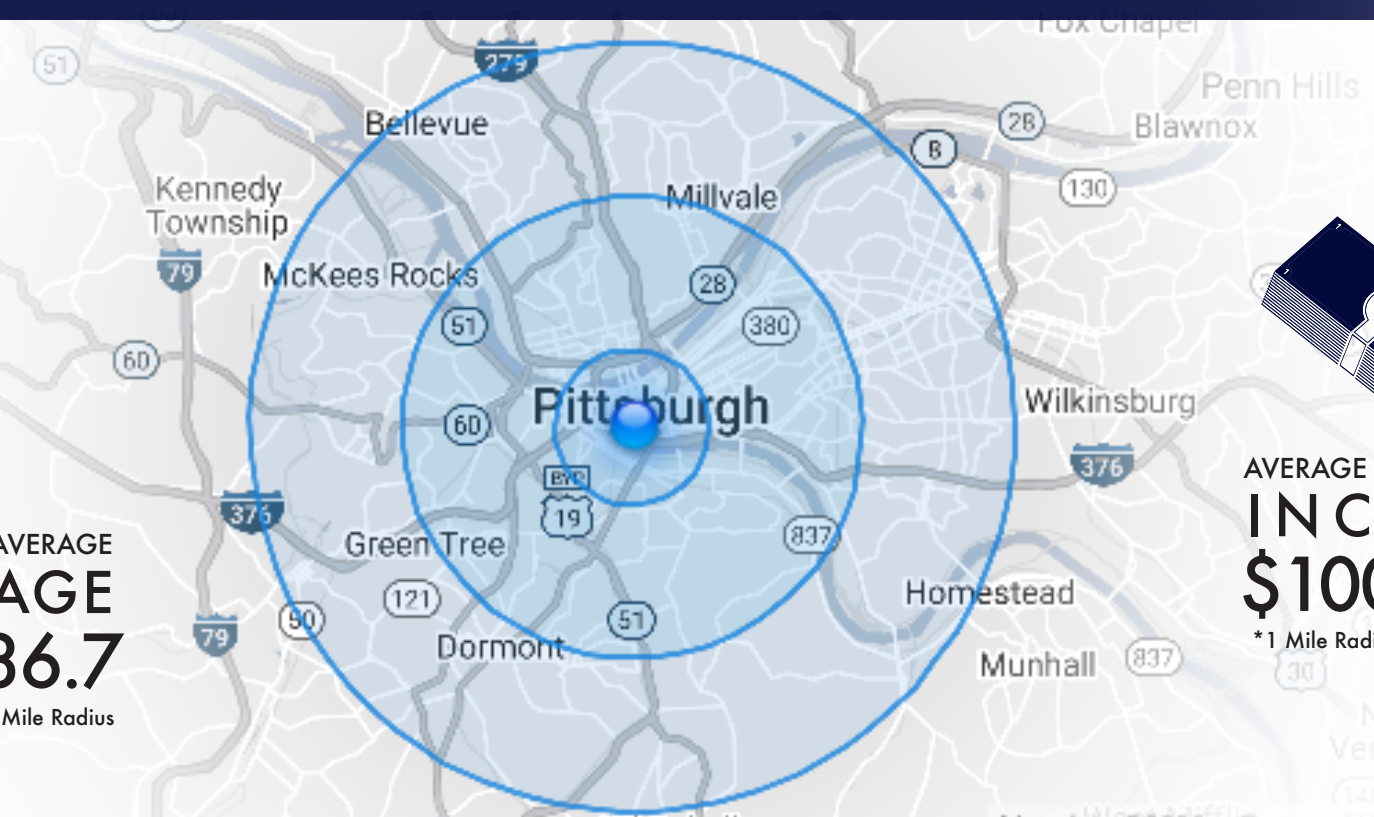
DAYTIME POPULATION  
**313,665**  
\*3 Mile Radius



AVERAGE AGE  
**36.7**  
\*1 Mile Radius



AVERAGE HOUSEHOLD INCOME  
**\$100,495**  
\*1 Mile Radius



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Total population	20,017	149,661	381,830
2028 Projected population	20,966	152,459	385,769
Average age	36.7	37.6	39.4
Median home value	\$261,927	\$134,207	\$157,446

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,504	67,657	173,987
# of persons per HH	1.6	2	2.1
Average HH income	\$100,495	\$72,316	\$79,714
Median HH income	\$68,761	\$48,669	\$57,977



# EXTERIOR PHOTOS





# INTERIOR PHOTOS



Lobby



Lobby



Lobby



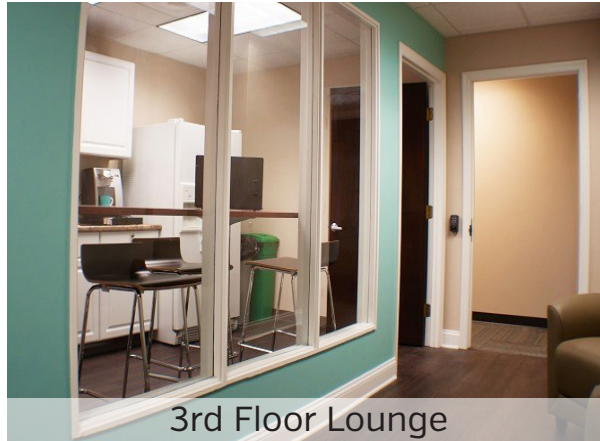
Lobby



# BUSINESSWISE CO-WORKING PHOTOS



3rd Floor Entrance



3rd Floor Lounge



3rd Floor Suite



3rd Floor Suite



3rd Floor BusinessWise Conference Room



8th Floor BusinessWise Conference Room



3rd Floor Hallway



# CITY VIEWS



14th Floor Views



14th Floor Views



21st Floor Views



21st Floor Views



21st Floor Views



21st Floor Views



# STACKING PLAN AVAILABILITY

Floor				
21	Ste 2100 6,200			
20	Ste 2002 3,100		Ste 2010 3,100	
19	Ste 1900 3,200		Ste 1902 2,065	Ste 1910 575
18	VACANT - Ste 1810 (Full Build Out Required) 2,285	Ste 1800 3,915		
17	Ste 1701 1,398	Ste 1700 3,318	Ste 1704 544	(Storage) Ste 1704 275 CAPTIVE SPACE
16	Ste 1600 3,320	Ste 1601 1,000	VACANT (STORAGE) 1,580 CAPTIVE SPACE	
15	VACANT-Ste 1501 1,032	Ste 1508 2,731	Ste 1502 2,338	
14	VACANT - Ste 1400 2,355		Ste 1402 1,085	Ste 1404 1,010
13	Ste 1300 6,200			
12	VACANT-Ste 1203 678	Ste 1201 1,687	Ste 1204 618	Ste 1202 1,500
11	Ste 1100 6,200			
10	Ste 1000 1,040	Ste 1005 1794	VACANT-Ste 1010 810	Ste 1002 1,616
9	Ste 900 2,632	Ste 902 1,563	VACANT-Ste 910 413	STORAGE RM 1&2 343
8	Ste 800 535	SUITE 805 5,152		Ste 810 502
7	VACANT - SUITE 700 6,200			
6	Suite 602 + 601 + 600 Expansion 5,655			Ste 608 545
5	Ste 500 6,200			
4	VACANT-Ste 401 1,302	Ste 400 5,260		
3	Ste 300 3,512		Building Maintenance 2,818	Ste 301 694
2	Ste 200 6,495			
1	2,500	2,439	Bldg Lobby 1900	Bldg Maint. 168
Street	Ste LL1 1,200	BASEMENT STORAGE (9 ROOMS) 1583	Bike Room 75	VACANT (LL Storage) 2217

Occupied Available Co-Working



# SUITE 401

## LEASING OVERVIEW

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**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 1,302 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service



# SUITE 700

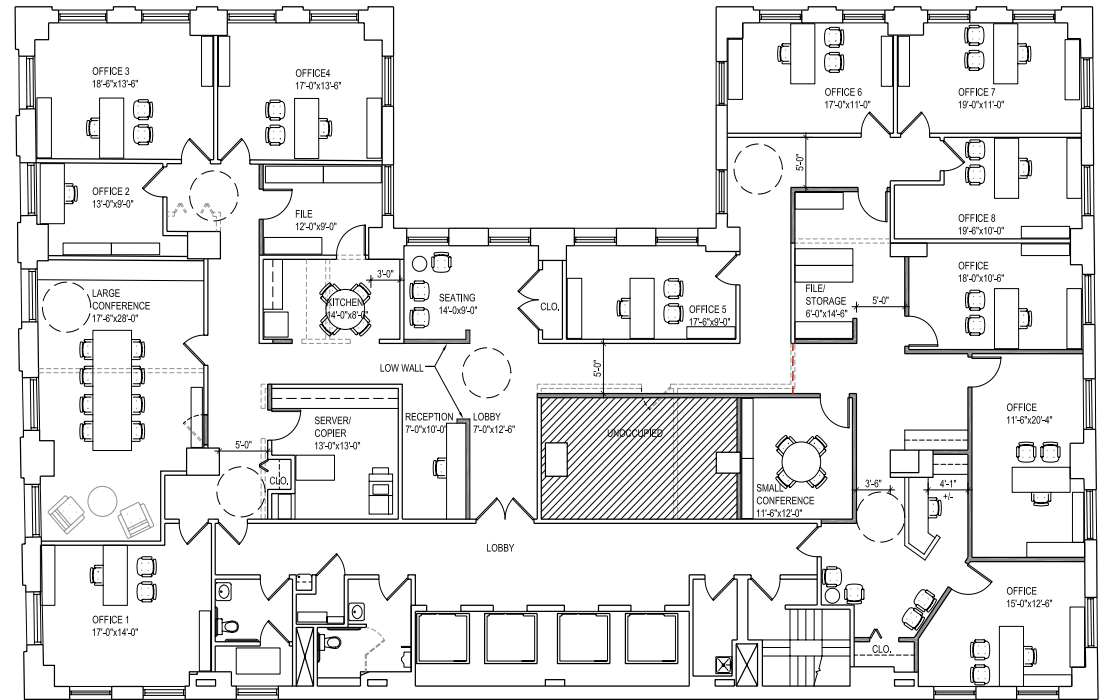
## LEASING OVERVIEW

**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 6,200 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service





# SUITE 910

## LEASING OVERVIEW

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**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 413 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service

# SUITE 1010

## LEASING OVERVIEW

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**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 810 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service



# SUITE 1203

## LEASING OVERVIEW

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**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 678 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service

# SUITE 1400

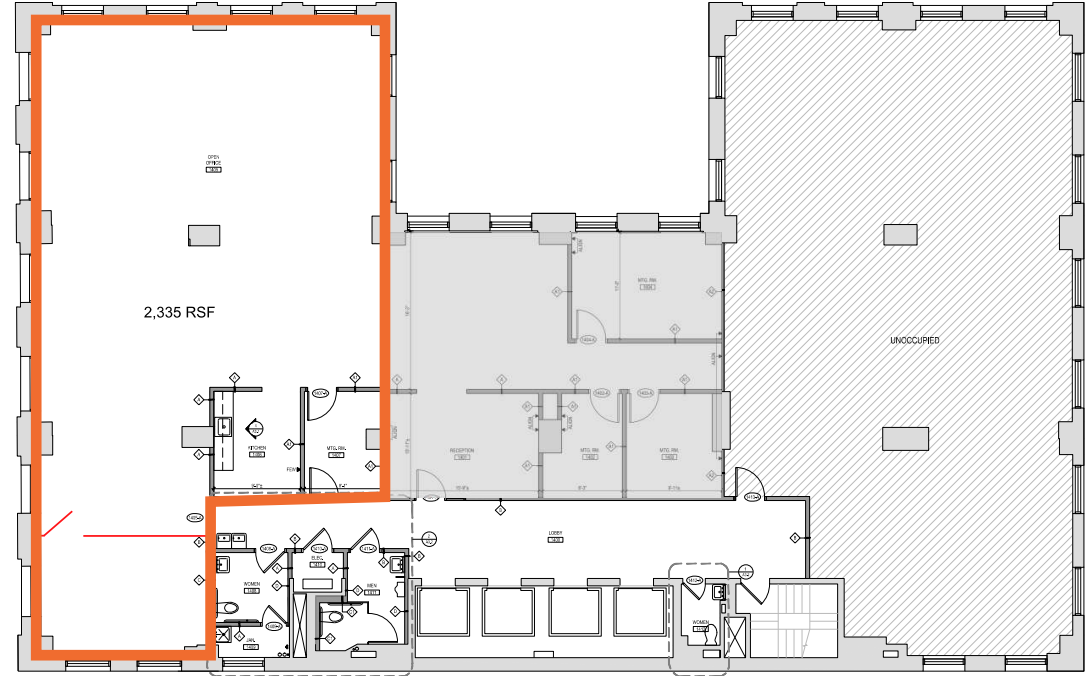
## LEASING OVERVIEW

**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 2,355 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service





# SUITE 1501

## LEASING OVERVIEW

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**ASKING RENT:** \$17.95/SF

**AVAILABLE SPACE:** 1,032 SF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service

# SUITE 1810

## LEASING OVERVIEW

ASKING RENT:

\$17.95/SF

AVAILABLE SPACE:

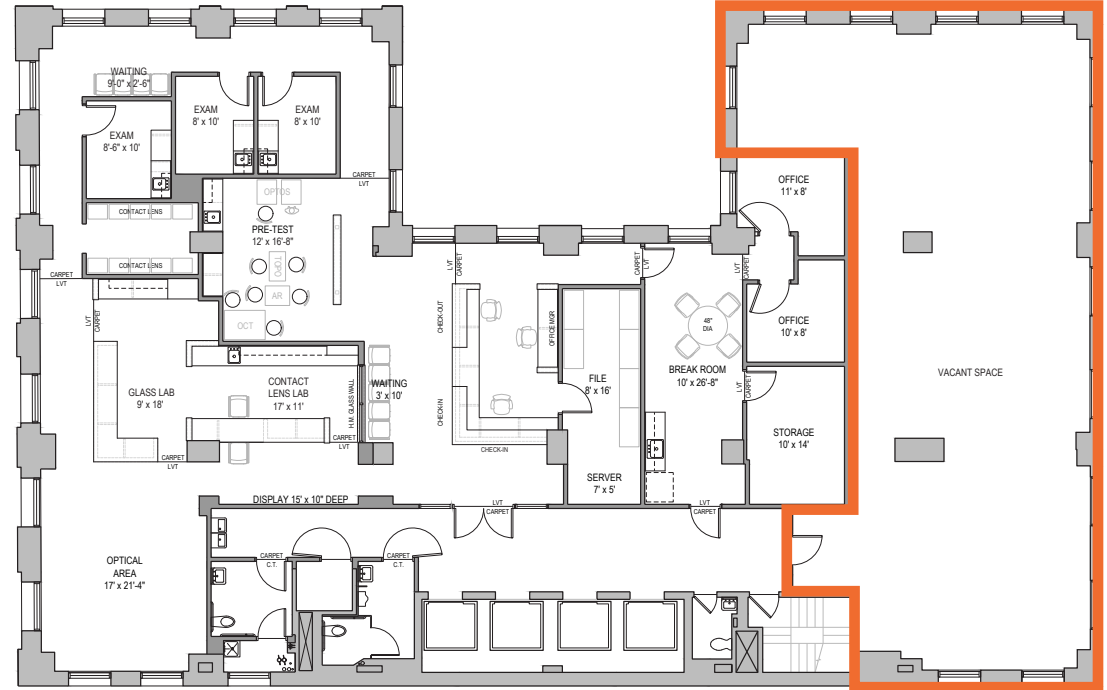
2,285 SF

AVAILABILITY:

Immediately

LEASE TYPE:

Full Service







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