

OFFICE SPACE FOR LEASE

DOWNTOWN PITTSBURGH

428 BOULEVARD OF THE ALLIES, PITTSBURGH, PA 15219



PROPERTY HIGHLIGHTS

- 7th Floor Available For Lease: 2,750 SF
- Owner will build-to-suit
- Space offers a mix of exposed brick walls and wood beams
- Multiple offices, a conference room, kitchenette and restrooms
- 24/7 Access to Building
- Storage in basement available for lease, if needed
- Keypad access to be installed in elevator



OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$18.50 SF/yr (Full Service) |
| Available SF: | 2,750 SF |
| Building Size: | 19,240 SF |



Exclusively Listed By:

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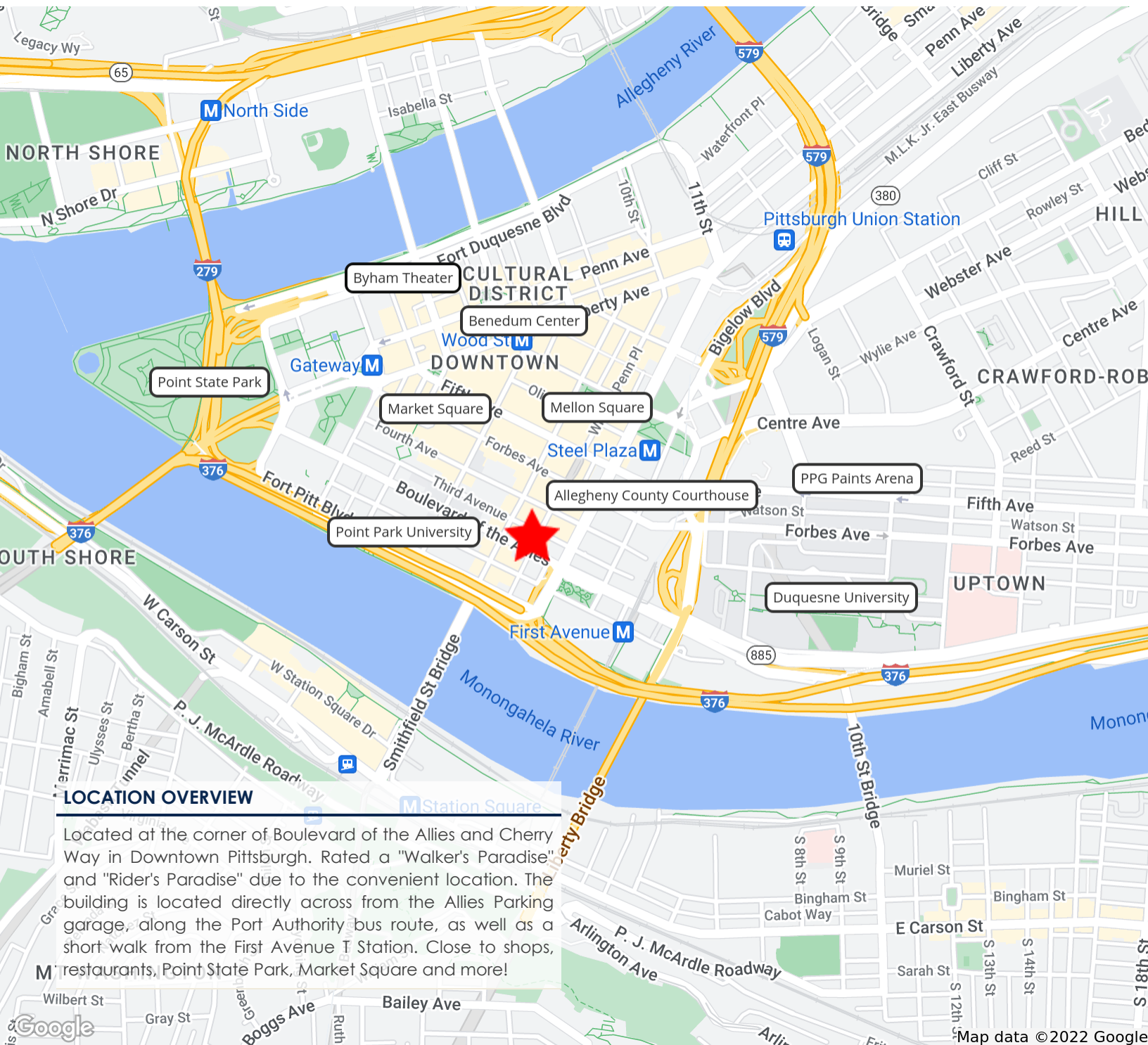
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LOCATION OVERVIEW

Located at the corner of Boulevard of the Allies and Cherry Way in Downtown Pittsburgh. Rated a "Walker's Paradise" and "Rider's Paradise" due to the convenient location. The building is located directly across from the Allies Parking garage, along the Port Authority bus route, as well as a short walk from the First Avenue T Station. Close to shops, restaurants, Point State Park, Market Square and more!



PENNSYLVANIA
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REAL ESTATE INC.

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