

# The Bank Tower | Downtown

307 Fourth Avenue  
Pittsburgh, PA 15222



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Available SF:	354 - 9,028 SF [2 floors]
Floor Size:	4,450 SF
Building Size:	82,000 SF
Market:	Pittsburgh, PA 15222
Submarket:	CBD

**Richard L. Beynon**  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

## PROPERTY DESCRIPTION

SVN Three Rivers Commercial Advisors is pleased to present unique office space for lease at the Bank Tower. The building has had a flurry of leasing activity and has successfully leased 24,634 RSF since November 2018.

The Bank Tower is centrally located in the heart of the Market Square District in Downtown Pittsburgh at the corner of Fourth Avenue and Wood Street. This location provides quick and easy access to all major businesses, banking, legal and government centers, as well as mass transportation, shopping, restaurants, and coffee. Several parking garages, numerous outdoor lots, and the Wharf parking area are all within walking distance.

## PROPERTY HIGHLIGHTS

- Smaller suits starting at 354 sf; Full floors available with 4,450 sf
- Consecutive floors totaling ±9,000 SF on floors 12 & 13 which may be subdivided
- Abundant windows provide natural, spacious lighting throughout
- Large building conference room
- Offers a blend of world elegance and efficient unique office space
- Full service leases include professional management, cleaning, and utilities

FLOOR	SF AVAILABLE
Floor 5	354 SF, 369 SF and 529 SF
Floor 6	610 SF
Floor 8	705 SF
Floor 9	696 SF
Floor 10	376 SF and 787 SF
Floors 12 & 13	4,506 SF, 4,522 SF, or 9,028 SF Total [Consecutive Floors]
Floor 16	4,450 SF



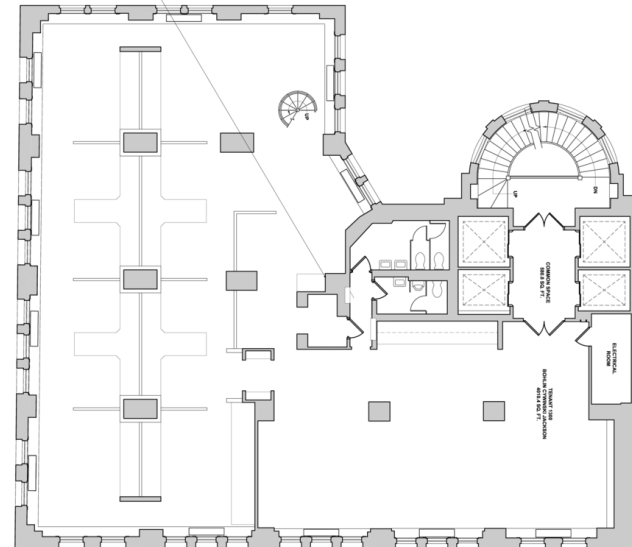
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Full Floor Available:  
±4,500

TWELFTH FLOOR PLAN  
1/8" = 1'-0"



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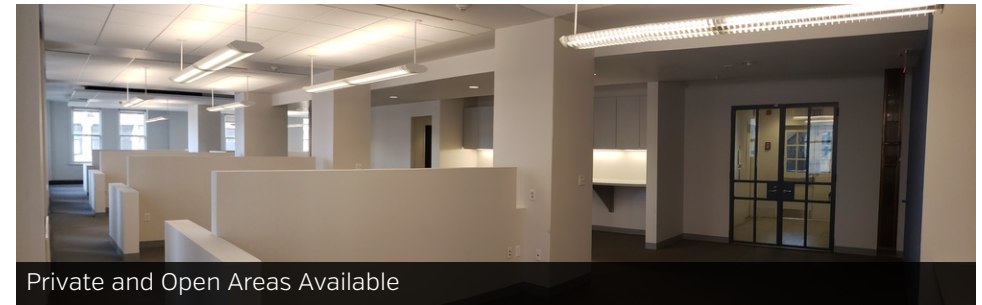


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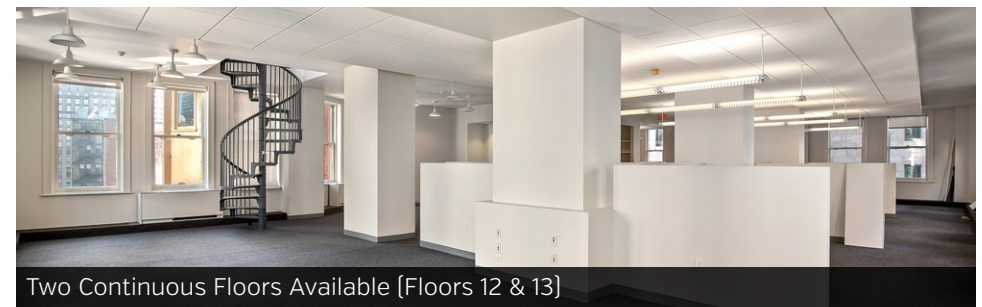
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13th Floor



Private and Open Areas Available



Two Continuous Floors Available [Floors 12 & 13]

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