



Colliers



## Sublease Opportunity

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## 271 North Shore Drive Pittsburgh, PA 15212

Full floor opportunity: 24,541 SF per floor  
Floor 3 currently available for sublease

### Property Features:

- Sublease Term through **February 2031**
- Competitive sub-lease rates
- Incredible **river and cityscape views** from office suite
- Numerous breakout areas and conference rooms
- Furniture included
- **Tom's Watch Bar** located on 1st floor of building

*Newly opened as of August 8th, 2023!*

The SAP Building's scenic location is within close proximity to PNC Park, Heinz Field, and The Rivers Casino and surrounded by out-of-office amenities in the immediate North Shore neighborhood and nearby Downtown Pittsburgh.

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### Colliers Pittsburgh

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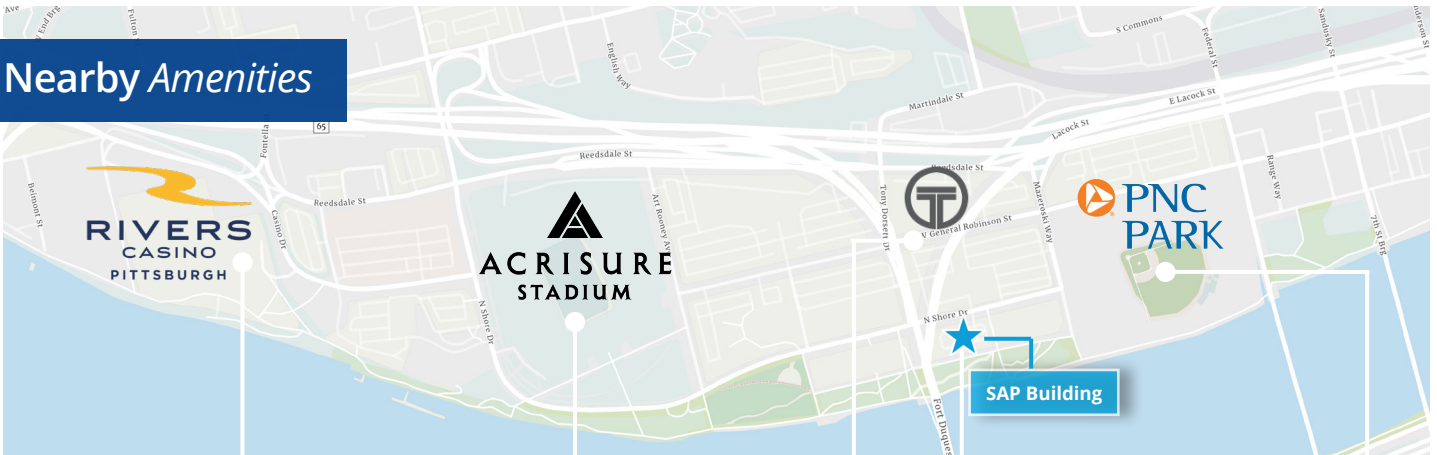


**Abundant natural light**

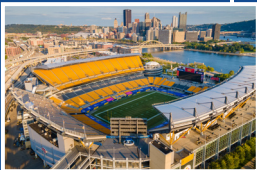


**Scenic river & cityscape views**

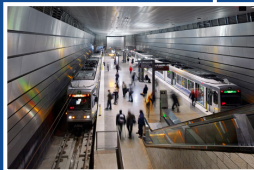
**Nearby Amenities**



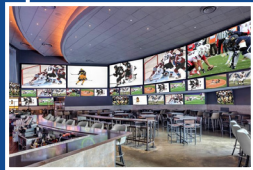
THREE RIVERS CASINO



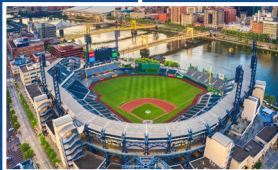
ACRISURE STADIUM



NORTH SIDE STATION



TOM'S WATCH BAR IN BUILDING



PNC PARK

**Location Accessibility**

- Near immediate access to throughways: I-376, Rt. 65, I-579, I-279, and Rt. 19
- Downtown Pittsburgh: 1 mile
- Pittsburgh's Strip District: 2 miles
- Pittsburgh International Airport: 20 miles

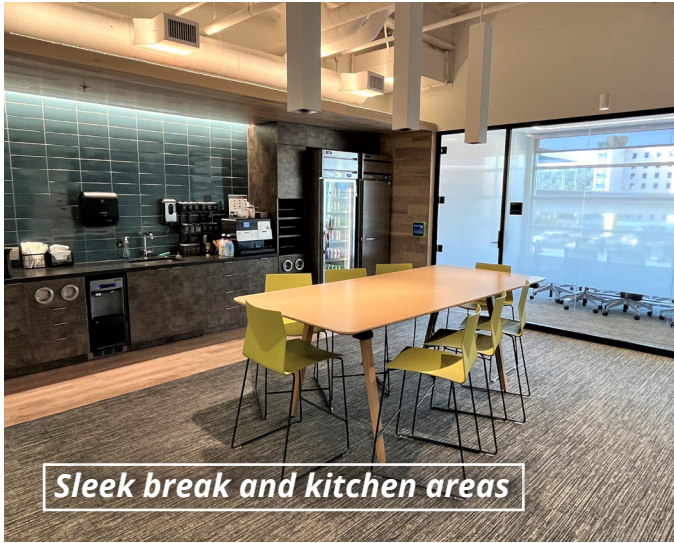
**Recreation Access**

- West Park: 0.6 miles (12-minute walk)
- Point Park: 0.4 miles (8-minute walk)
- Point Park: 0.2 miles (5-minute walk)





*Numerous workstations*



*Sleek break and kitchen areas*



*Spacious conference rooms*



*Multiple breakout areas*



**Interior**  
*Photo gallery*