

RIVERTECH OFFICE WORKS

Building Six

NOW LEASING

3850-3858 South Water Street Pittsburgh PA 15203

David Hanley • Broker • 412.261.6532 x237 • david@prudentialrealty.com

PROPERTY HIGHLIGHTS

FEATURES:

- High-Tech/Loft Style Office Space
- Loft Offices/Conference Room
- Large First Floor Bullpen
- Private Restrooms & Kitchen
- Floors: Polished Concrete/Carpeting
- Windows: Large windows that open with screens
- Ceilings: 8'-20' High
- Parking: Free on-site parking

LEASE AMENITIES

- *Riverfront Views
- *Campus Setting
- *Walking/Bike Trails
- *Located near restaurants/ hotels and upscale retail shops

AVAILABLE SPACE:

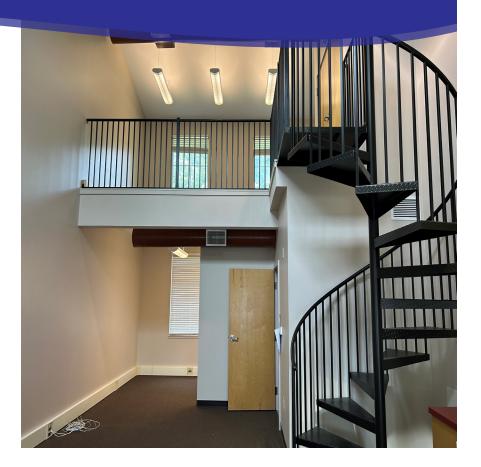
Suite #3850 1,833 sf

Suite #3856 1,654 sf

Suite #3858 915 sf

RENTAL RATE:

\$22.50 per square foot + electric + janitorial





All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.



LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	10,204	157,861	381,996
Median HH Income	\$47,756	\$50,651	\$55,162

