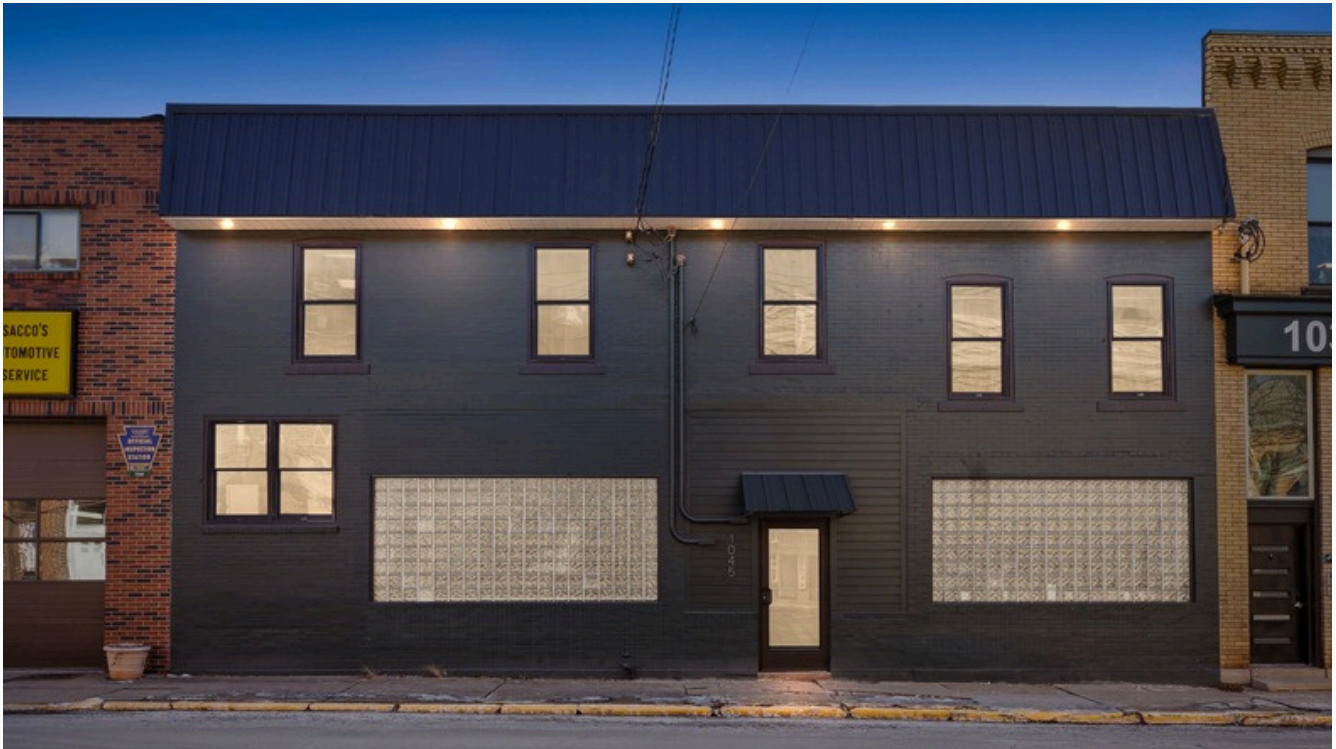




FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215



Description

Sharpsburg Lofts is a versatile office building offering flexible spaces for artists, startups, and established businesses. With adaptable layouts and a creative atmosphere, it's an ideal setting for professionals and companies looking to thrive in a dynamic environment.

The building was updated in 2021. Tenants enjoy access to shared amenities, including common bathrooms, a break room, and an inviting entry lobby.

Each suite has been, or will be renovated to suit your business needs. Flexible lease terms are available, with options for full-service leases or prorated utilities. Tenants are responsible for electric and cleaning, ensuring a straightforward and transparent leasing experience.

Highlights

- ✓ Flexible Work Spaces
- ✓ Updated common spaces
- ✓ Shared Break Room and Bathrooms
- ✓ Updated units
- ✓ 16 Car Parking Lot
- ✓ Drive Bay

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 1



Description

Suite 1 offers 400 sqft of first-floor workspace directly off the common lobby and break room, making it easily accessible for both customers and staff.

A glass block window brings in natural light while maintaining privacy. Warm woodwork throughout the space adds charm and character, and the layout is ideal for a small office or service-based business.

This suite is move-in ready and positioned for convenience, providing quick access to shared amenities and a welcoming first impression.

Highlights

- ✓ 400 sqft
- ✓ First Floor
- ✓ Wood Work
- ✓ Directly Off Common Lobby
- ✓ Glass Block Window
- ✓ Move-In Ready

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 2



Description

Suite 2 offers 350 sqft of garage space with access to a shared bathroom and break room featuring a table, fridge, sink, and microwave.

The garage has a 7-foot overhead door with motor and remote, plus multiple outlets for convenience. Central heating and cooling keep the space comfortable year-round.

Off-street parking is available. Perfect for a small service business that needs storage and a place to stop between appointments. This is a full service lease.

Highlights

- ✓ 350 sqft Of Storage Space
- ✓ 7' garage door
- ✓ Central AC
- ✓ Drive Bay
- ✓ Shared Break Room And Bathroom
- ✓ Concrete Floor

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 3



Description

Suite 3 offers 350 sqft of versatile storage space, freshly painted with a durable concrete floor. Built-in wood shelving provides organized storage options, and the space is equipped with outlets for light-duty power needs.

A set of double doors allows for easy loading and unloading. Tenants also have access to common areas, including the break room and restroom.

This is a convenient option for businesses needing secure storage with the benefits of a professional building. This is a full service lease.

Highlights

- ✓ 350 sqft Of Storage Space
- ✓ Built In Shelves
- ✓ Freshly Painted
- ✓ Concrete Floors
- ✓ Double Doors
- ✓ Shared Break Room And Restrooms

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 4



Description

Suite 4 offers 1,640 sqft of fully updated workspace, featuring new floors, lighting, paint, and baseboards. The layout combines an open area with five private offices, two of which have modern glass sliding doors.

Glass block windows bring in natural light while maintaining privacy. A loading dock with a roll-up overhead door at the rear of the space provides access for deliveries and shipping needs.

This suite is ideal for businesses requiring a mix of office space and functional loading capabilities, all in a clean, move-in-ready environment.

Highlights

- ✓ 1,640 Sqft
- ✓ Loading dock
- ✓ Open work space
- ✓ 5 private offices
- ✓ Plus Electric and Gas
- ✓ Move In Ready

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 5A & 5B



Description

Suites 5A and 5B each offer 200 sqft of private office space on a full-service lease. Both offices feature a window for natural light and are move-in ready, providing a comfortable and professional setting for day-to-day business needs.

These spaces are ideal for solo professionals or small teams needing a quiet workspace with access to shared amenities, including a break room and restroom. Flexible lease terms make them an easy fit for a variety of uses. This is a Full Service Lease.

Highlights

- ✓ 200 Sqft Private Office (Two Available)
- ✓ Window In Each Space
- ✓ Full-Service Lease
- ✓ Move-In Ready
- ✓ Shared Break Room And Restrooms
- ✓ Flexible Leasing Options

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 5C



Description

Suite 5C offers 1,100 sqft of versatile workspace featuring one private office and two large open areas, separated by divider walls with wide openings for easy flow. This layout provides distinct work zones while keeping the space open and connected.

The suite is turn-key and move-in ready, with utilities potentially prorated based on usage. Tenants have access to shared amenities, including a break room and restroom, making it a convenient and functional choice for daily operations. Ideal for a growing business needing a combination of private space and open, collaborative areas.

Highlights

- ✓ 1,100 sqft Of Flexible Workspace
- ✓ Two Large Open Areas
- ✓ One Private Office (200 sqft)
- ✓ Move-In-Ready
- ✓ Flexible Lease Terms
- ✓ Shared Break Room And Restrooms

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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 6



Description

Suite 6 offers 1,300 sqft of versatile office or creative space with the potential for soaring 14-foot ceilings and exposed brick walls. This open layout can be customized to showcase character while fitting your business needs.

The suite includes access to a shared bathroom and break room with a table, fridge, sink, and microwave. Large windows bring in natural light, creating an inviting work environment. Utilities may be prorated based on usage, and build-out can be tailored to your specifications. This space is ideal for a growing business, creative studio, or professional office looking for a mix of functionality and architectural charm.

Highlights

- ✓ 1,300 sqft
- ✓ Potential 14-Foot Ceilings
- ✓ Custom Build-Out Available
- ✓ 4-6 Week Build Out

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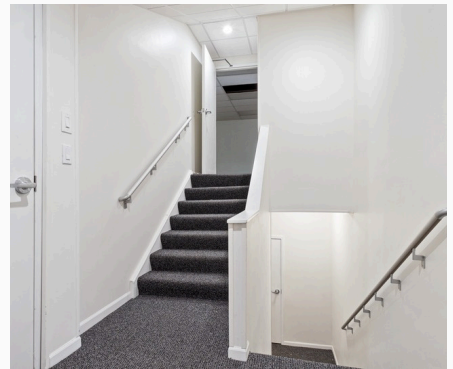
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FOR LEASE

1045 NORTH CANAL ST, PITTSBURGH, PA 15215
SUITE 7



Description

Suite 7 offers 800 sqft of office space with three new windows bringing in plenty of natural light. You'll have access to shared bathrooms and break room with a table, fridge, sink, and microwave. A small interior room with plumbing access offers added flexibility for your business setup.

The space will be built out to suit your needs, with an estimated four-week completion timeline. Central heating and cooling keep it comfortable year-round. Utilities may be prorated based on use.

Highlights

- ✓ 800 sqft
- ✓ Estimated 4-week build-out
- ✓ Gross Lease
- ✓ New Windows
- ✓ Plumbing Hookups
- ✓ Natural Light

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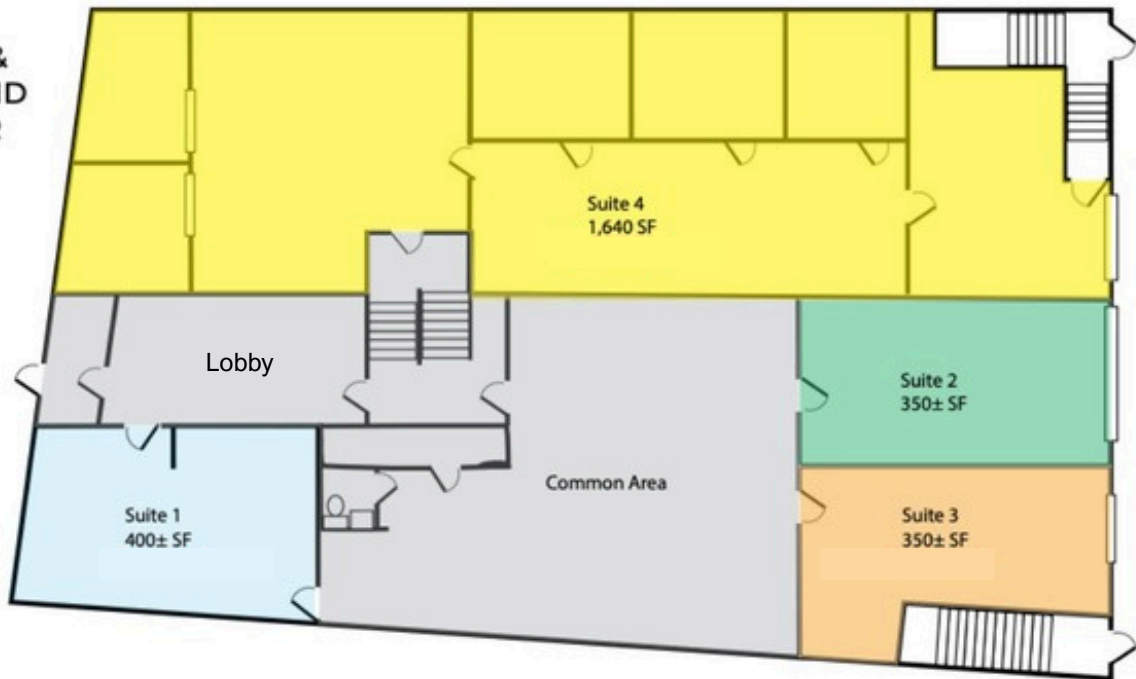
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FLOOR PLAN

1045 NORTH CANAL ST, PITTSBURGH, PA 15215

FIRST & SECOND FLOOR



THIRD & FOURTH FLOOR

