



600

ON THE RIVER

600 RIVER AVENUE

PGH,
PA
15212

LISTED BY

Colliers

UP TO 810 SF OF SIGNAGE

OFFICE FOR LEASE

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COLLIERS

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SHOW OFF YOUR LOGO TO PITTSBURGH'S SKYLINE



64K+

DAILY IMPRESSIONS

Make your mark.

600 on the River offers an incredible signage (*read: marketing*) opportunity to tenants seeking to elevate their brand by showcasing it daily to thousands of viewers on both sides of the Ohio River.

600 River Avenue is perfectly positioned to capture and maximize exposure to your company's logo:

- + 29,000 ADT on I-279
- + 12,000 ADT on 28 North
- + 14,000 ADT on Ft. Duquesne Blvd.
- + 9,000 ADT on 9th St. Bridge

= 64,000 daily impressions

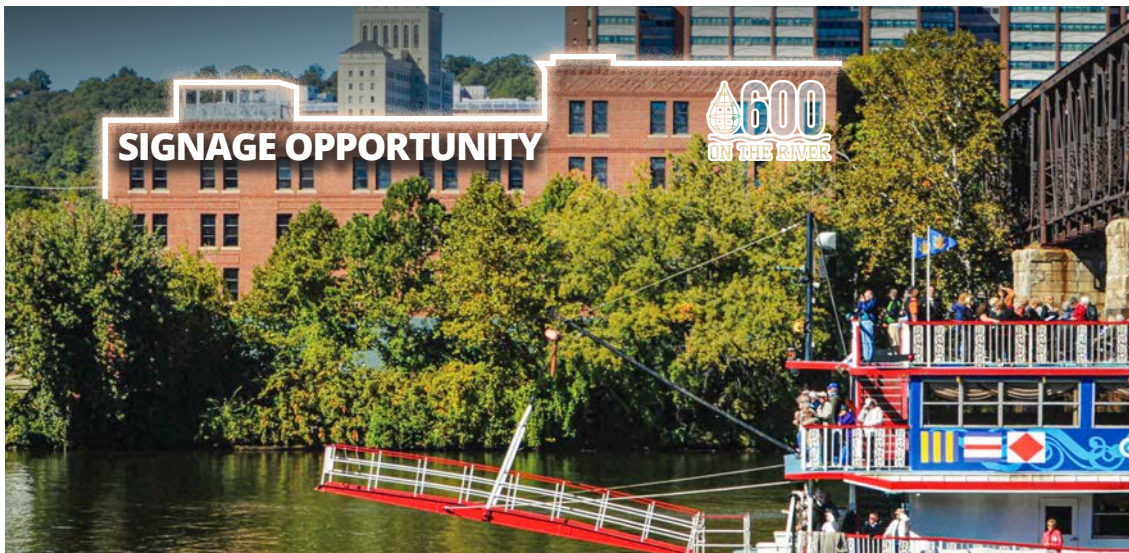
Every five days, 320,000 people will have viewed your signage.

= 1,280,000 monthly views



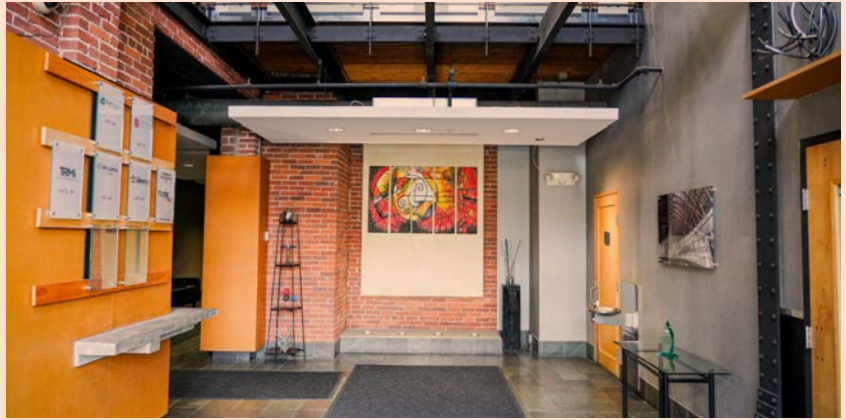
At an industry average of \$12 cost per thousand and with an impression rate of 1,280,000 signage views each month, 600 River Avenue offers a monthly advertising value of **\$15,000**.

\$180,000
annual advertising value



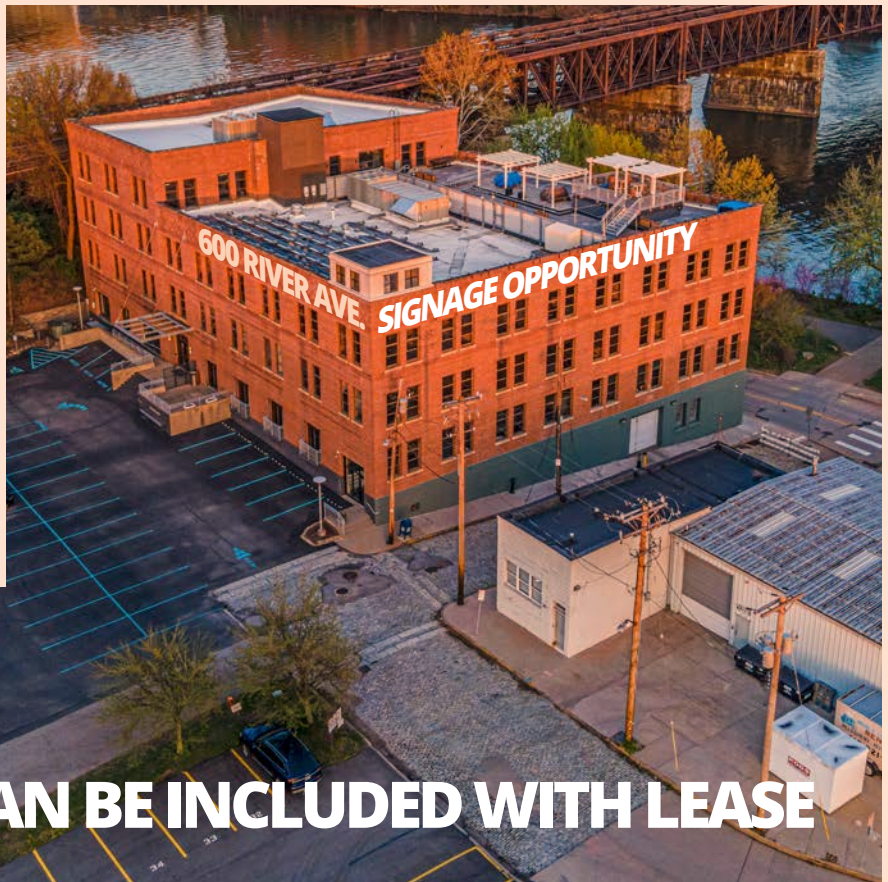
600 ON THE RIVER

Enjoy working in a centrally located office building uniquely outfitted in an industrial chic design highlighted by quality finishes, spacious buildouts, renovated common areas, and incredible panoramic city views from a tenant-exclusive rooftop patio overlooking the river.



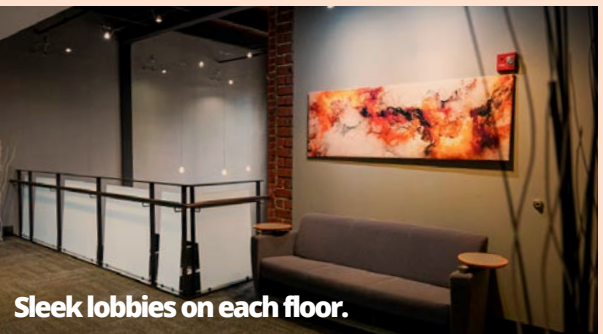
Ample onsite parking: **100+ spaces** with both indoor and outdoor parking available.

Near immediate access to **Rt. 28, Rt. 60** and **I-279**.



PARKING CAN BE INCLUDED WITH LEASE

Updated common restrooms.



Sleek lobbies on each floor.

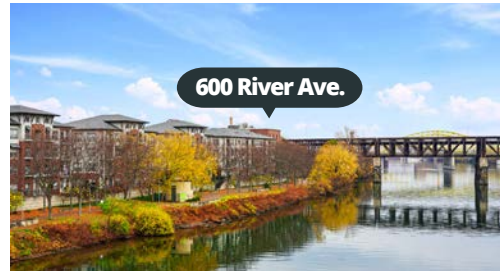
BUILDING AMENITIES

Rooftop Deck



Enjoy the best of Pittsburgh's city and riverscape views from the roof of 600 River Avenue.

Three Rivers Heritage Trail Access



600 River Ave.

Locker Room

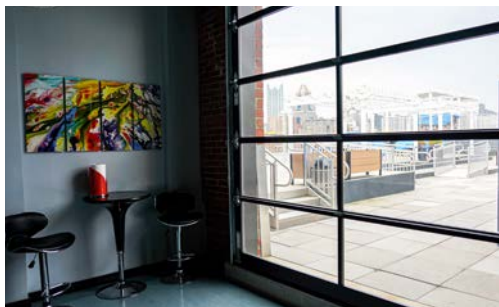


Locker room with shower facility available exclusively for tenant use on the building's second floor.

Rooftop Entertainment Kitchen



Tenant-exclusive kitchen on the top floor provides immediate access to the deck, perfect for entertaining employees and guests.



Rooftop Solar Array



600 River Avenue is supported by a solar power system installed on the building roof.

Additional Amenities:

- Golfing net on rooftop patio available seasonally
- Cornhole available on rooftop patio
- Wi-Fi enabled common areas
- Outdoor speakers available for tenant use on rooftop patio
- Free bike parking in garage
- Executive parking garage

Walkable amenities:

Experience the best of North Shore's entertainment, breweries, pubs and restaurants, all within a few minutes' walk from 600 on the River.



SOME OF NORTH SHORE'S LOCAL FAVORITES



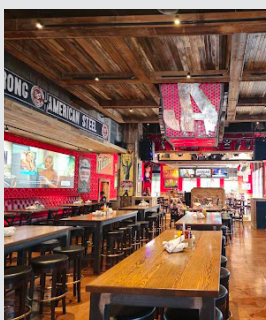
Tom's Watch Bar

Newly opened in 2023, this popular sports bar chain sits on the ground floor of the SAP Building, broadcasting live sporting matches across dozens of screens over brews and pub food.



Shorty's Pins x Pints

Pittsburgh's most popular social gaming spot, Shorty's offers duckpin bowling, arcade games, pub snacks, and craft beer for nightlife enthusiasts.



Jason Aldean's Kitchen & Bar

A 2024 addition to North Shore's vibrant bar scene, Aldean's offers Nashville food staples, live music, and a variety of cocktails, beers, and seltzers to choose from.



Tequila Cowboy

Award-winning destination bar and grill that offers live entertainment, custom catering, and event spaces for corporate celebrations, holiday parties, and team building events.



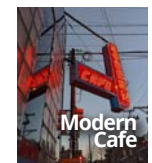
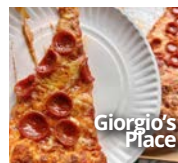
Neighborhood attractions:

At **600 on the River**, you're within a 1-mile radius of some of Pittsburgh's most notable entertainment attractions, renowned restaurants, and Downtown amenities. Find out what's in a five minutes of your new office space using the map below.



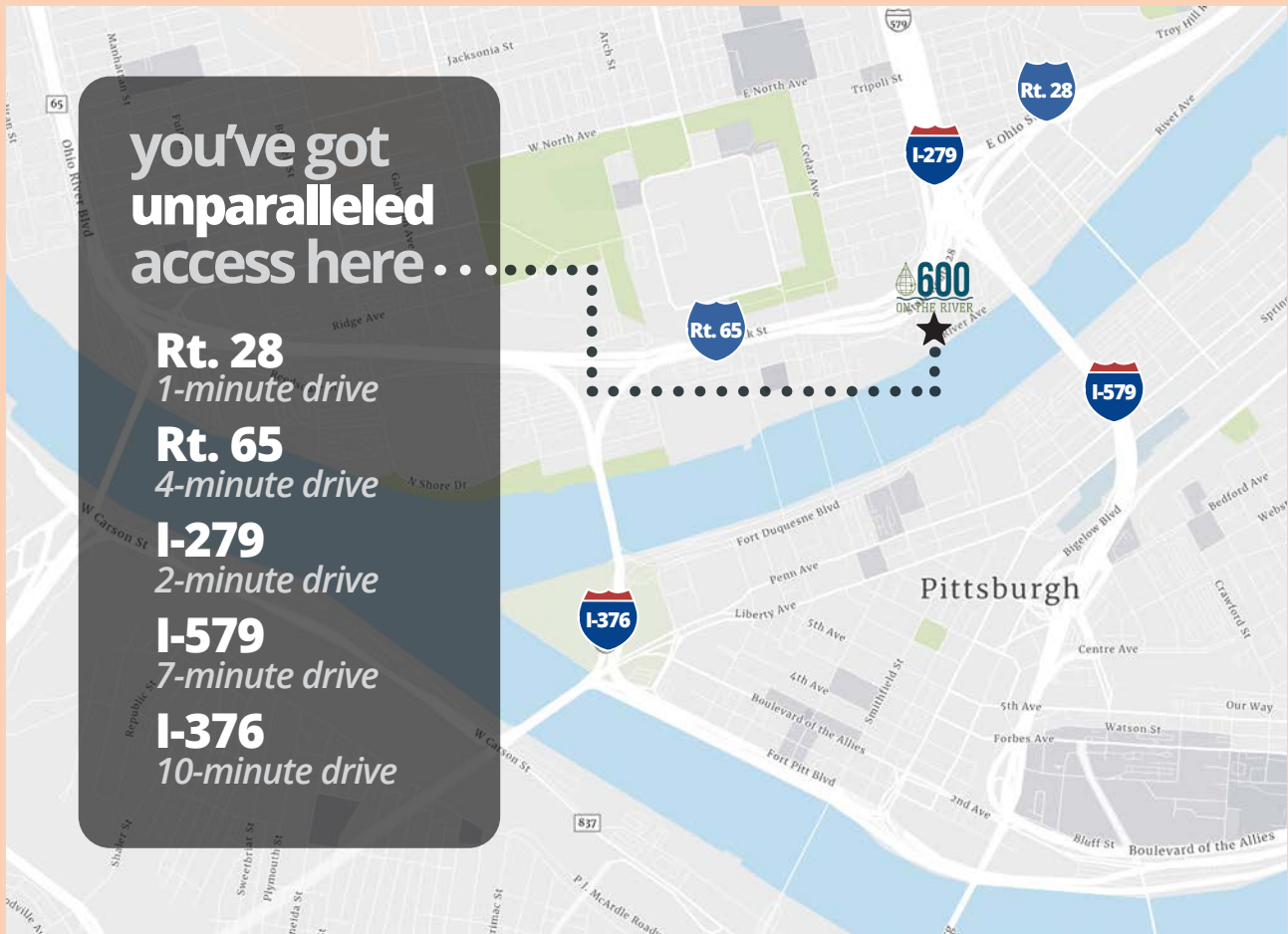
Going out for lunch? You're within a 5-minute drive of North Side's Restaurant Row.

Western Avenue is known for housing several of Pittsburgh's favorite dining options located on the North Side. Experience a delectable range of cafes and eateries offering homestyle American meals, traditional Italian cuisine, artisan beers, cold-brew infused smoothies, and more, all within a 1.5-mile drive from your office at 600 River Avenue.



EXCEPTIONAL ACCESSIBILITY.

600 River Avenue's centralized location on North Shore's riverfront ensures quick drivetimes to major thoroughways and neighboring submarkets.



Downtown Pittsburgh

5-minute drivetime



The Strip District

5-minute drivetime



Oakland's CMU & PITT

15-minute drivetime



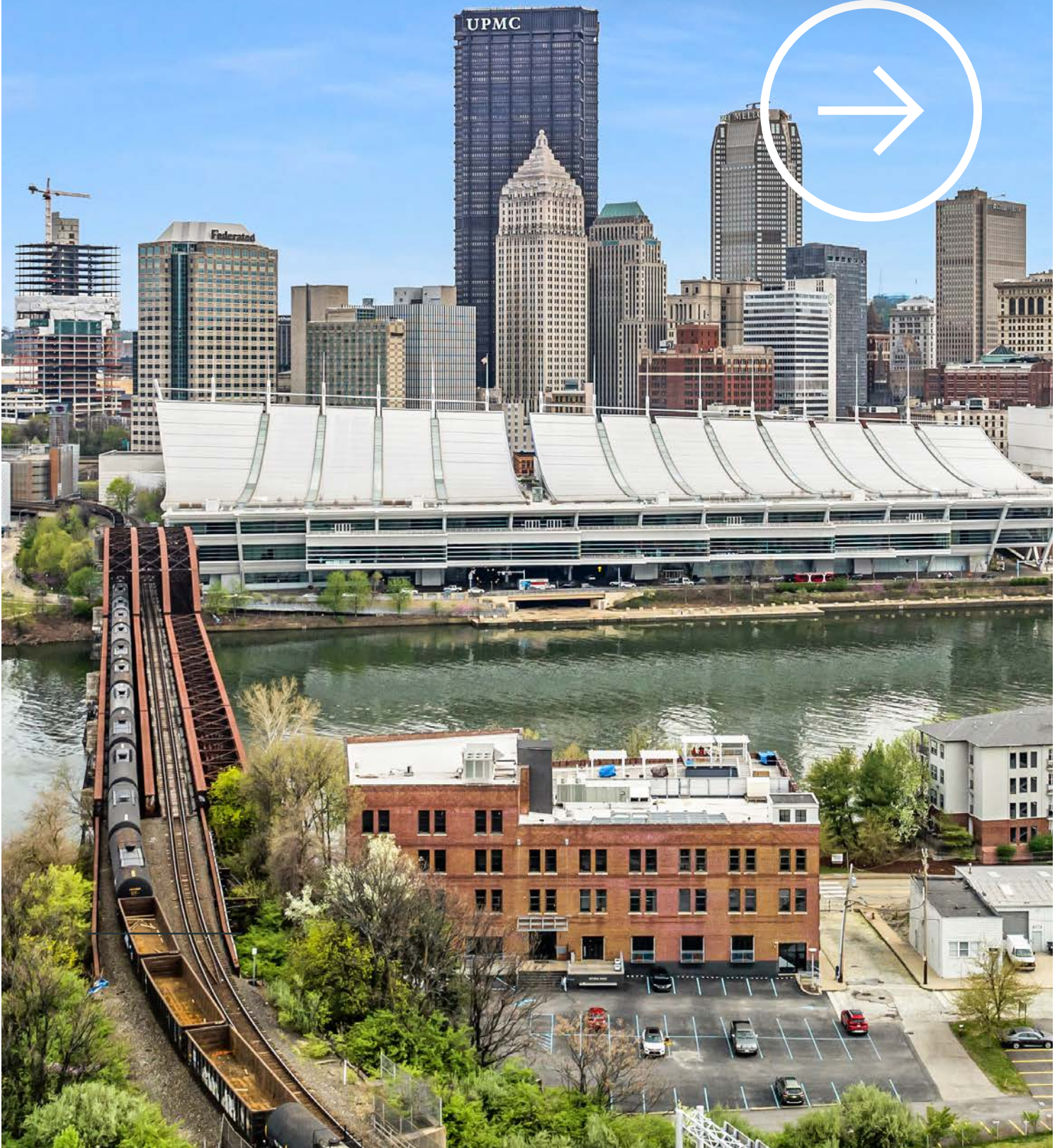
Lawrenceville Neighborhood

10-minute drivetime



 **600**
ON THE RIVER

**CURRENT
SPACES
FOR LEASE**



2nd Floor Availabilities

Suite 201

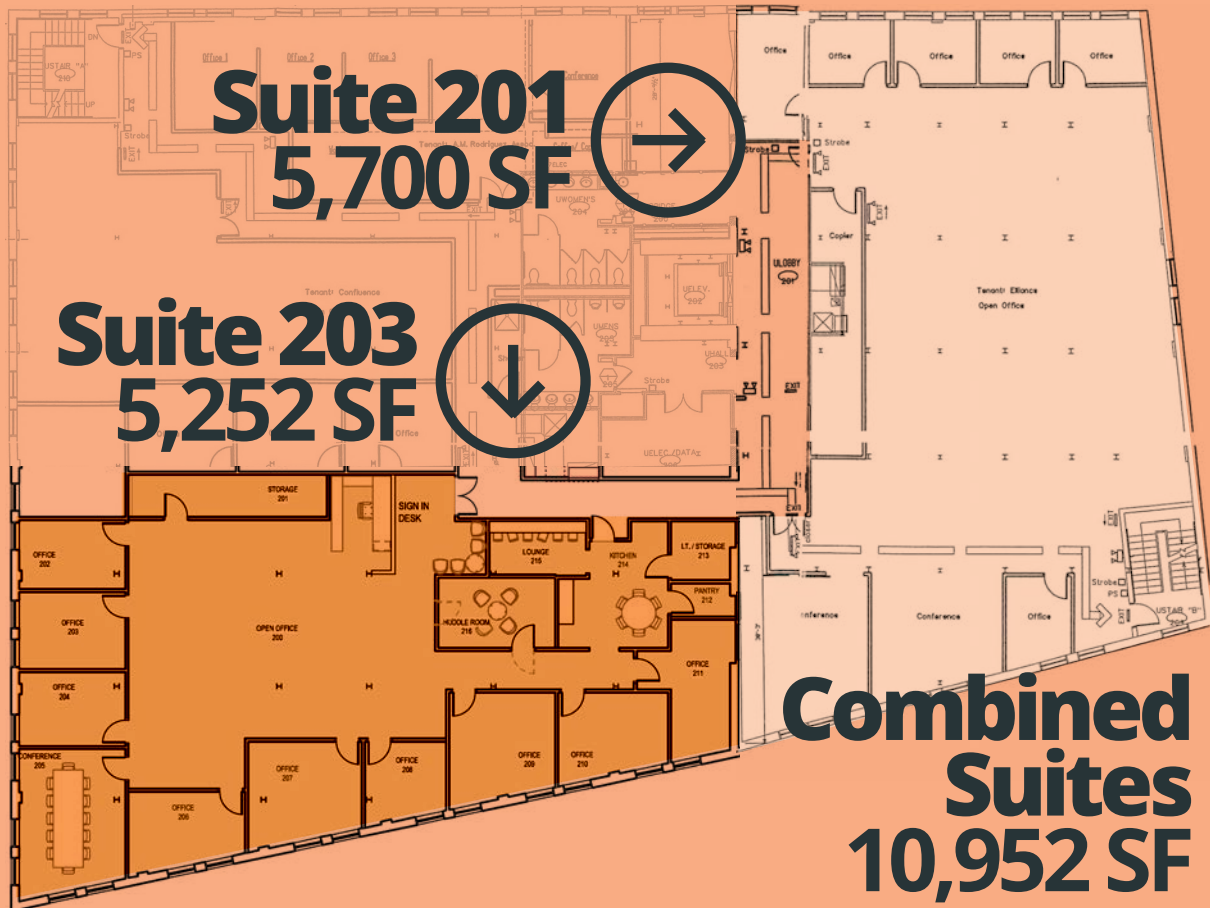
5,252 Sq. Ft.

Suite 203

5,700 Sq. Ft.

Can be combined with the adjacent Suite 203 to create 10,952 SF of contiguous space.

Can be combined with the adjacent Suite 201 to create 10,952 SF of contiguous space.



4th Floor Availabilities

Suite 400

5,881 Sq. Ft.

Sweeping cityscape scenes from floor four

Top floor suite offers incredible 360° views of Downtown and North Shore, as well as direct access to the rooftop entertainment kitchen and patio.



Downtown Pittsburgh



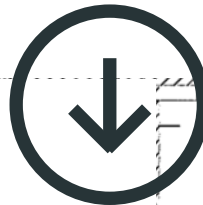
& The North Side



3 MEETING SPACES

COPY, SERVER, BREAK & STORAGE ROOMS

4th Floor 5,881 SF





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