



The Hartley
Rose Building

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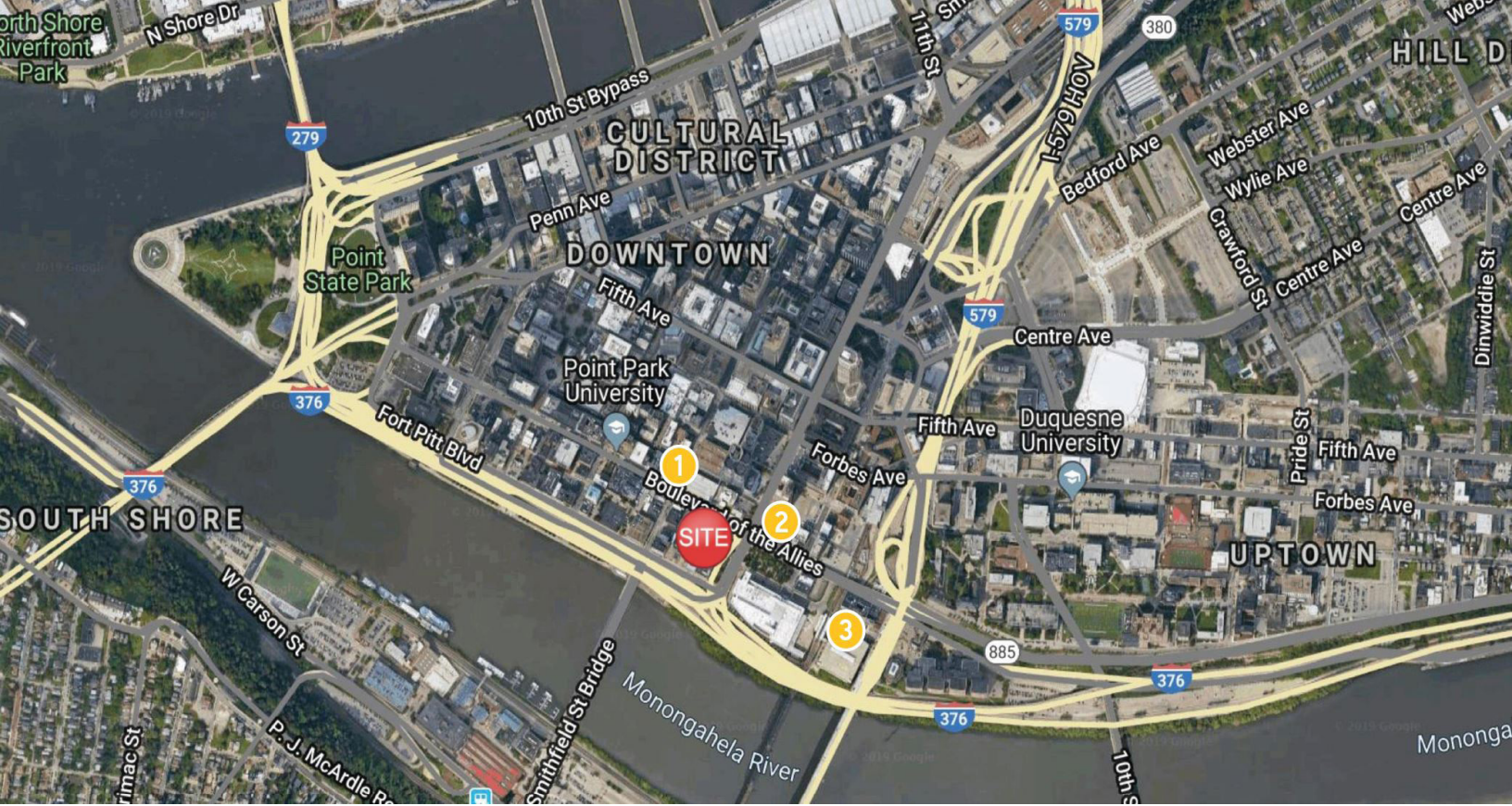
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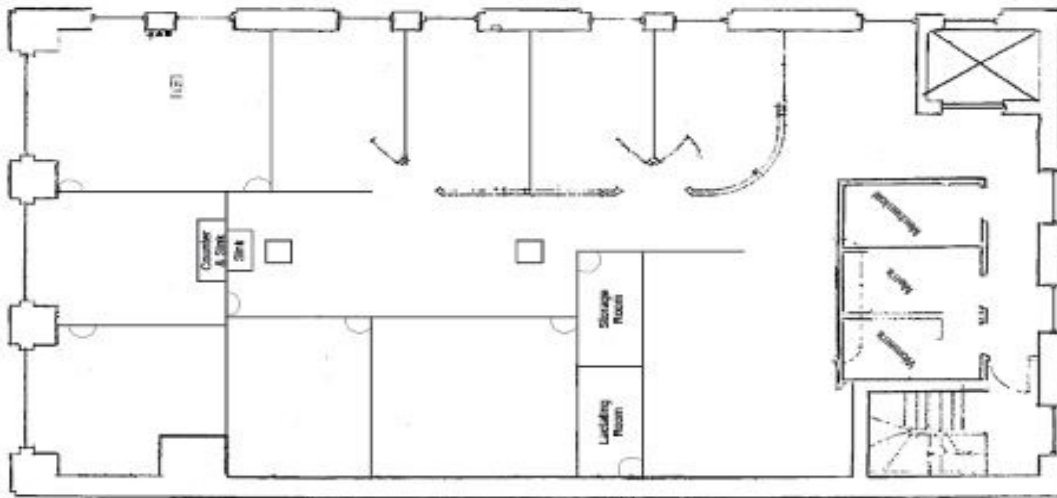
For Lease
425 1st Avenue
Pittsburgh, PA 15219

- Entire Second Floor - 3,000 RSF
- Located in the historic Firstside area | one block from Grant Street
- Aggressive rental rates and lease terms
- Magnificent views of the Monongahela River
- Beautifully restored exposed brick and timber construction
- Large windows and abundant natural light
- Abundant nearby parking, including several garages and lots within two block area
- Separate HVAC systems on each floor provide individual tenant complete control



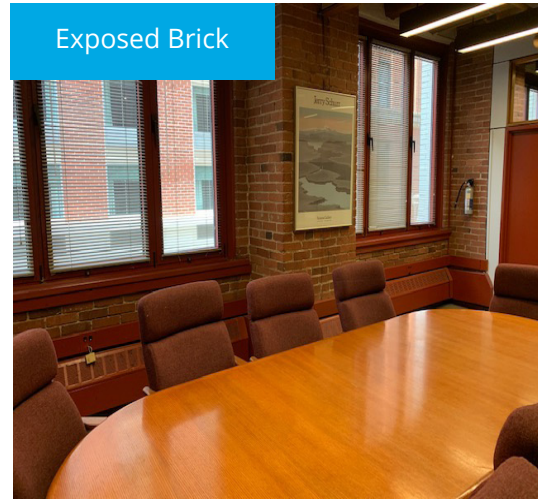
Possible Parking Options:

- 1. Allies Garage
- 2. Boulevard of the Allies & Grant Street Lot
- 3. First Avenue Garage & Station



Available Space
2nd Floor
3,000 RSF

Exposed Brick



Large Windows & Natural Light

