

THE BOGGS  
BUILDING

116 FEDERAL  
STREET

PITTSBURGH  
PA 15212



**OFFICE**  
**SUBLEASE**  
**20,196 SQ. FT.**



**PAUL HORAN**  
PRINCIPAL | PITTSBURGH  
[PAUL.HORAN@COLLIERS.COM](mailto:PAUL.HORAN@COLLIERS.COM)  
412 515 8525



MOVE-IN READY



ROOFTOP PATIO



INNOVATIVE INTERIOR



FITNESS CENTER



# WELCOME TO YOUR NEW OFFICE,

an exceptionally and creatively designed workplace in plug-and-play condition, ready to welcome your company with furniture, fixtures, and equipment already in place.

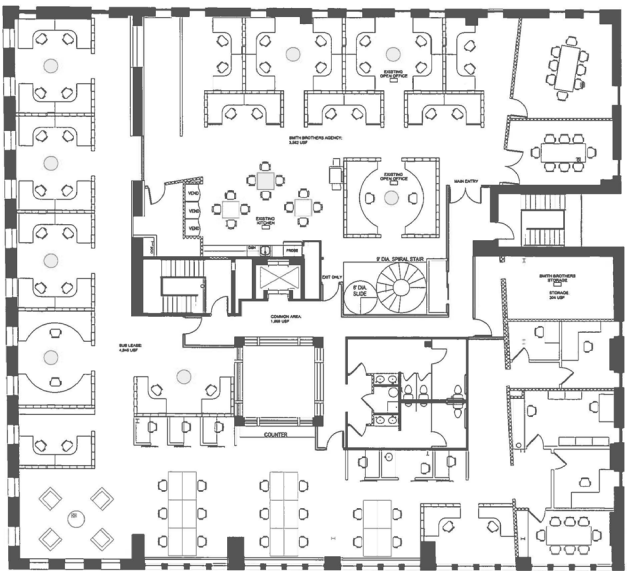
## SUBLEASE INFO

- 20,196 SF sublease space
- 2nd & 3rd floor availability
- 2nd floor is subdividable
- Subtenants have rights to nearby parking leases

## SUBLEASE FEATURES

- All existing furnishings & decor available
- Primarily open-plan layout with 50+ workstations
- Multiple meeting rooms and breakout spaces
- Open kitchen/break area and private restrooms
- Direct elevator access to each floor

# FLOOR PLANS



## 2ND Floor FEATURES

- Three private offices
- Twenty-four workstations
- Open-office collaboration area
- Breakout space with soft seating
- Common area restrooms
- Elevator and stairwell access



## 3RD Floor FEATURES

- Four meeting rooms
- Conference room (seats 20)
- Thirty-seven workstations
- Storage and server closets
- Open break area with kitchen
- Private in-suite restrooms

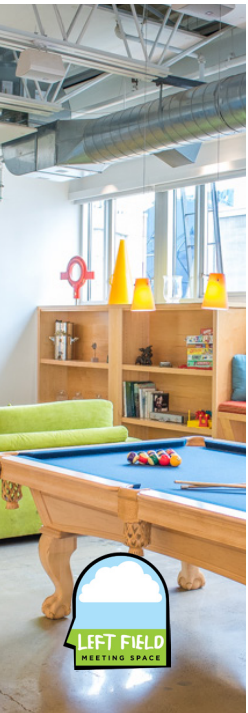
# 20,196 TOTAL SQUARE FEET OF SPACE

Each floor available for sublease offers ±10,000 square feet of rentable office area, contiguously connected via stairwell and elevator access. The second floor can be subdivided to accommodate a smaller footprint.



# ONSITE AMENITIES

LOCATED ON THE GROUND FLOOR OF 116 FEDERAL STREET



## MIKE'S BEER BAR

A craft beer destination in Pittsburgh offering over 500 beers and 80 rotating taps!

## LEFT FIELD MEETING SPACE

A rentable event space offering conference rooms, a professional kitchen, rooftop deck access, and a gaming lounge!

## NORTH SHORE TAVERN

A popular sports bar offering an expansive menu and wide variety of beers and cocktails!

## ACROSS THE STREET: PNC PARK,

consistently ranked as one of America's best baseball stadiums, home to the Pittsburgh Pirates and serving as a concert venue for national celebrities.

Park amenities include Primanti Brothers, Mrs. T's Pierogies, Augustine's Pizza, Quaker Steak & Lube, and Benkovitz Seafood, and a Pittsburgh Pirates merchandise storefront.



# NORTH SHORE'S AMENITIES

At 116 Federal Street, tenants will have access to dozens of bars, restaurants, and entertainment options within minutes from the property's centralized location on one of the North Side's busiest thoroughways:

## POPULAR VENUES

- PNC Park
- Acrisure Stadium
- Rives Casino
- The Warhol Museum
- Stage AE

## A NEIGHBORHOOD OF CULTURAL ATTRACTIONS



# INTERESTED IN THIS SPACE?



CONTACT OUR LIST-  
ING AGENT FOR  
MORE DETAILS OR  
TO SCHEDULE A  
TOUR TODAY.



**PAUL HORAN**

PRINCIPAL | PITTSBURGH

PAUL.HORAN@COLLIERS.COM

412 515 8525