

# Offices at Baum FOR LEASE

5607 BAUM BOULEVARD  
Pittsburgh, PA 15206



For information, please contact:

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# Property Overview

## PROPERTY LOCATION

- Sits on a Triangular Lot with access from Baum Boulevard, S Fairmont Street, and Roup Avenue
- Great East End Location
- Exterior Building Signage Available

## NEWLY RENOVATED LOBBY

- Lobby has been newly renovated with modern finishes that includes sitting areas and a meeting room
- Building features a Lobby Receptionist and Building Security

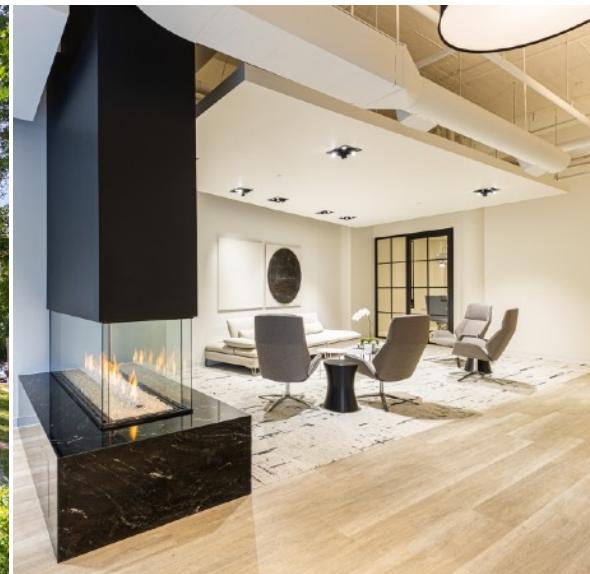
## GROUND LEVEL RETAIL

- Convenient Ground Floor Retail



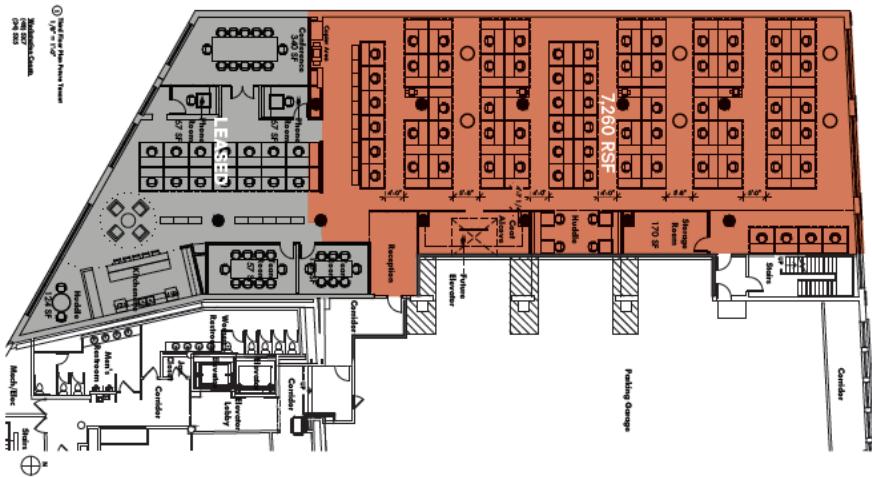
## INTEGRAL PARKING & OUTDOOR SPACE

- Integral Parking Garage with EV Charging
- Baum Grove Park sits directly behind the building
- Potential for Private Rooftop deck



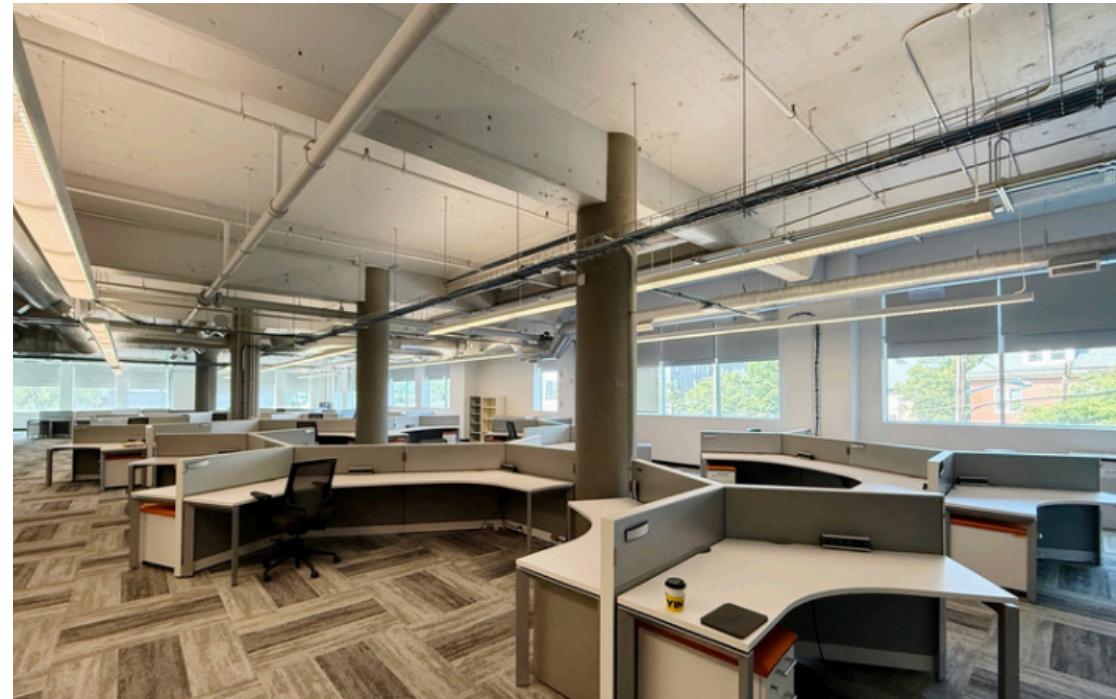
# Property Layout

4,000 SF – 20,000 SF Available



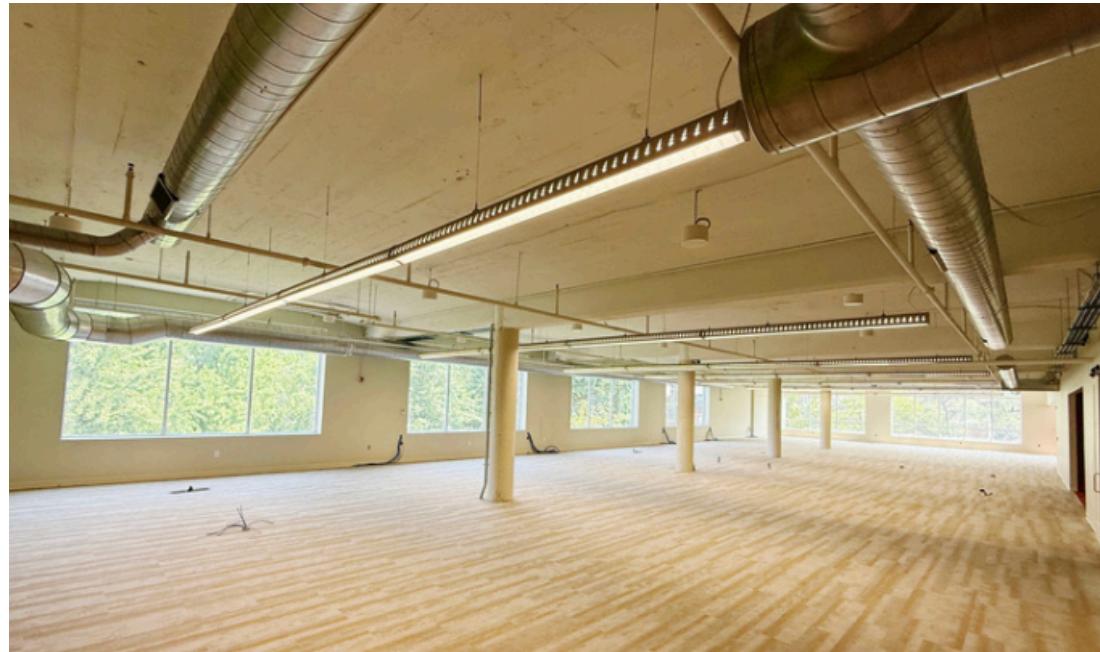
## Second Floor Highlights

- Approximately 10,000 sf on the 2nd floor immediately available
- Space includes multiple private offices with interior glass walls and cube banks
- Modern kitchen with seating within the space
- Oversized windows, open floor plan
- Tall, exposed ceilings
- Renovated lobby
- Secure entrance
- Full time property manager on site
- Elevator served
- Indoor parking
- Furniture available



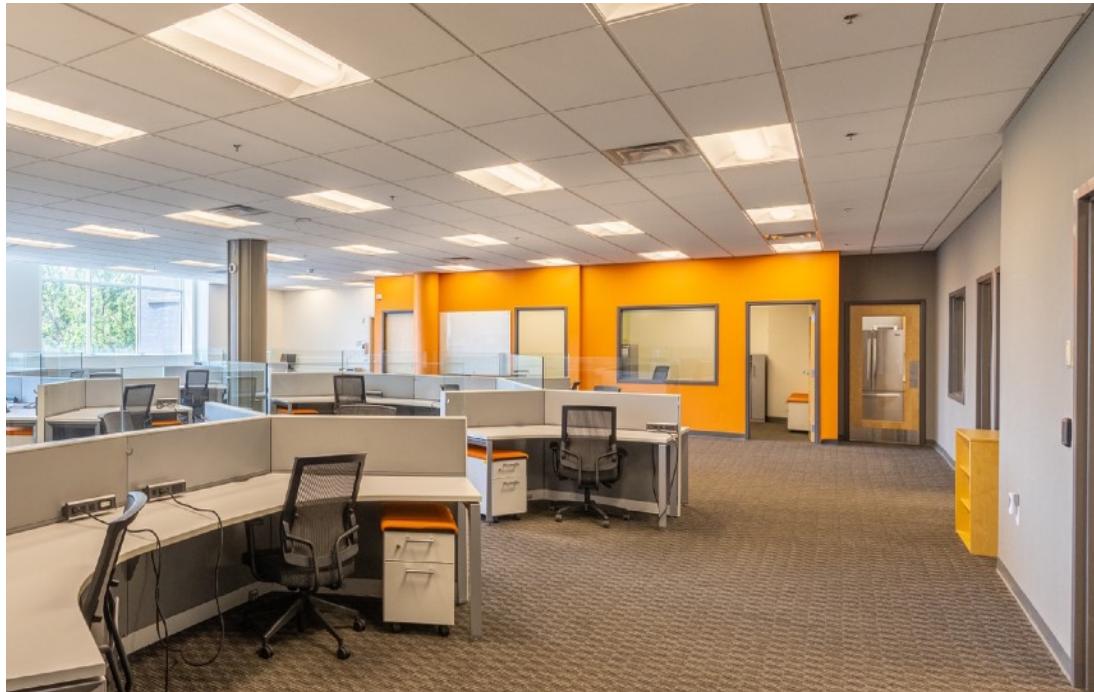
## Third Floor Highlights

- Approximately 2,500 - 8,000 sf available
- Space includes multiple private offices and cube banks
- Luxury kitchen
- Oversized windows, open floor plan
- Tall, exposed ceilings
- Renovated lobby
- Secure entrance
- Full time property manager on site
- Elevator served
- Indoor parking
- Furniture available if desired



## Fourth & Fifth Floor Highlights

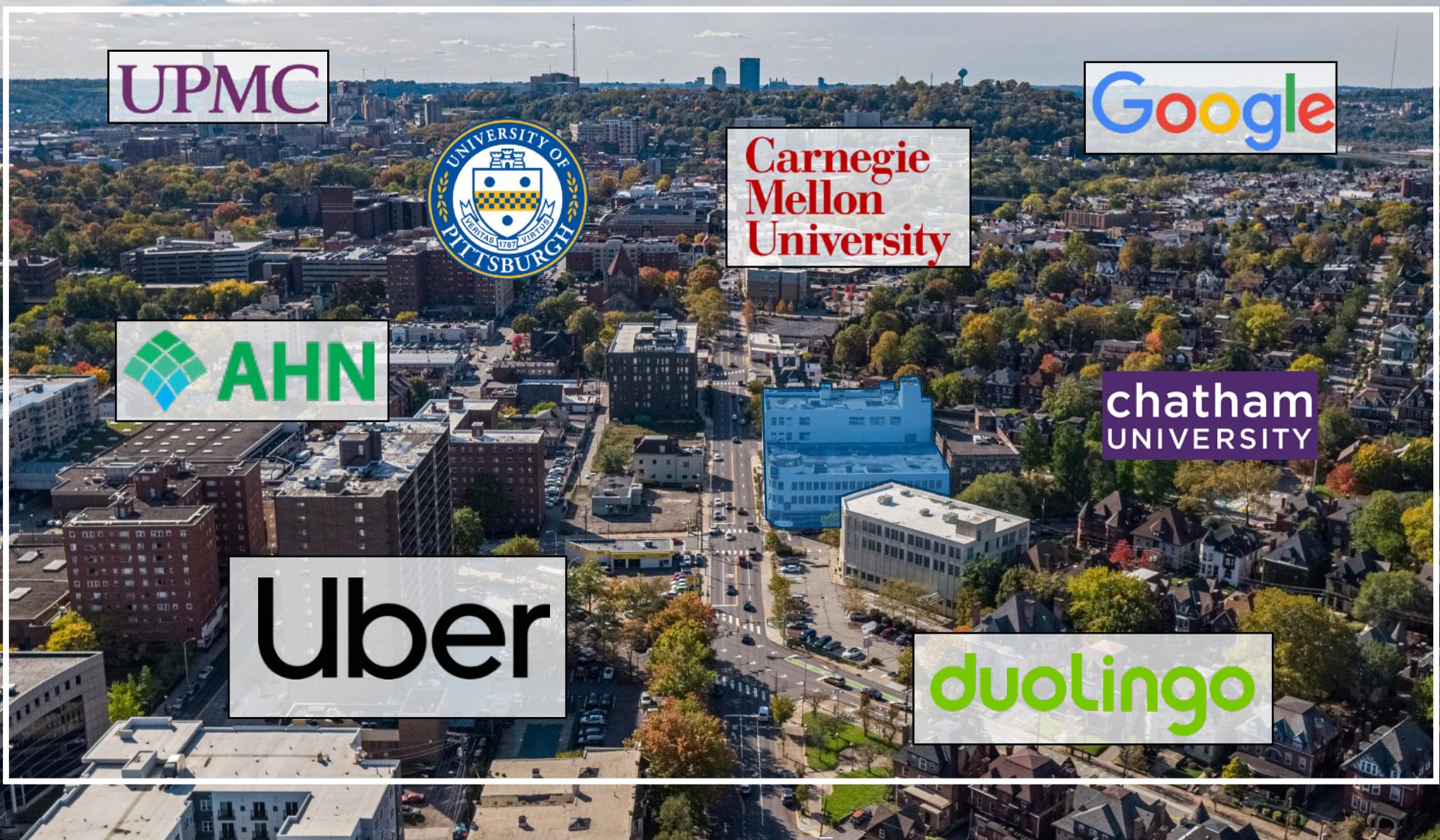
- Up to 30,000 sf available on the 4th & 5th floor
- Building signage available with a minimum of 20,000 sf leased
- Space may be designed per Tenant's specifications
- Oversized windows, open floor plan
- Tall, exposed ceilings
- Renovated lobby
- Secure entrance
- Full time property manager on site
- Elevator served
- Indoor parking
- Potential for rooftop and outdoor area







# Neighboring Companies





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**NEWMARK**