



U.S. STEEL TOWER

FLOOR 28
UP TO 31,603 SF
FOR LEASE

CBRE

THE
601W
COMPANIES

UPMC





UP TO 31,603 SF FOR LEASE →



U.S. STEEL TOWER

WELCOME TO THE REIMAGINED U.S. STEEL TOWER

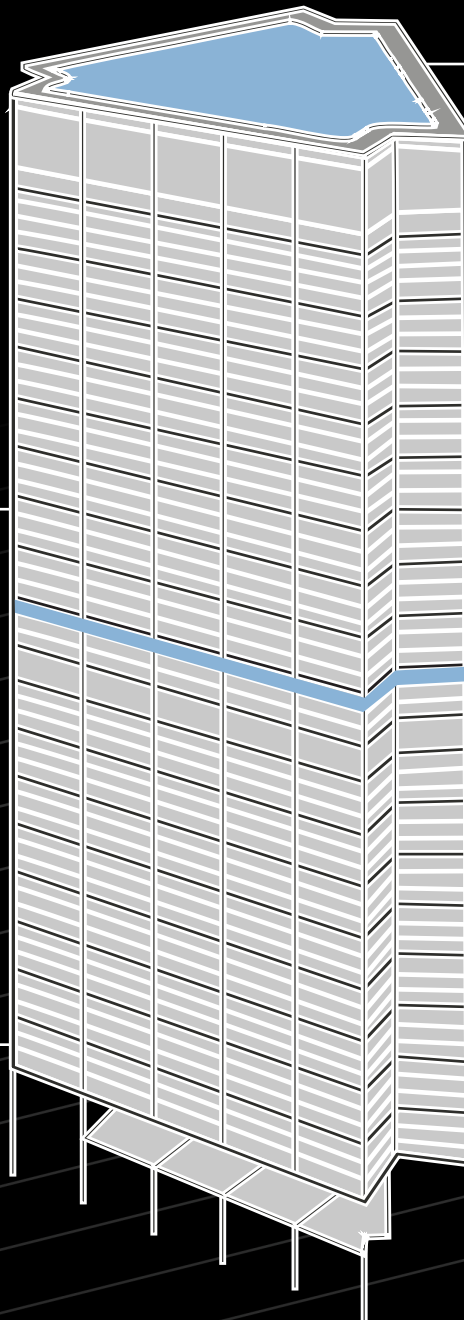
This Landmark office property has undergone a series of major capital improvements to deliver unparalleled workplace wellness while successfully leading Pittsburgh into a new and evolving office experience. With 40K SF of column-free space per floor and a series of innovative tech features, U.S. Steel Tower provides tenants with an unmatched opportunity to a create functional, efficient, and striking workspace at the city's most desirable business address.

SUSTAINABILITY



841 FEET 64 FLOORS

41,164 RSF of Column Free Space per Floor.
2,336,272 RSF Total.



EXCESS PARKING

Three-level underground garage with space for 700 cars.

NEWLY RENOVATED CONCOURSE

Direct Access to Light Rail.

54 ELEVATORS

Six Banks of Eight Passenger Elevators.
Four Freight Elevators.
Two Private Elevators.

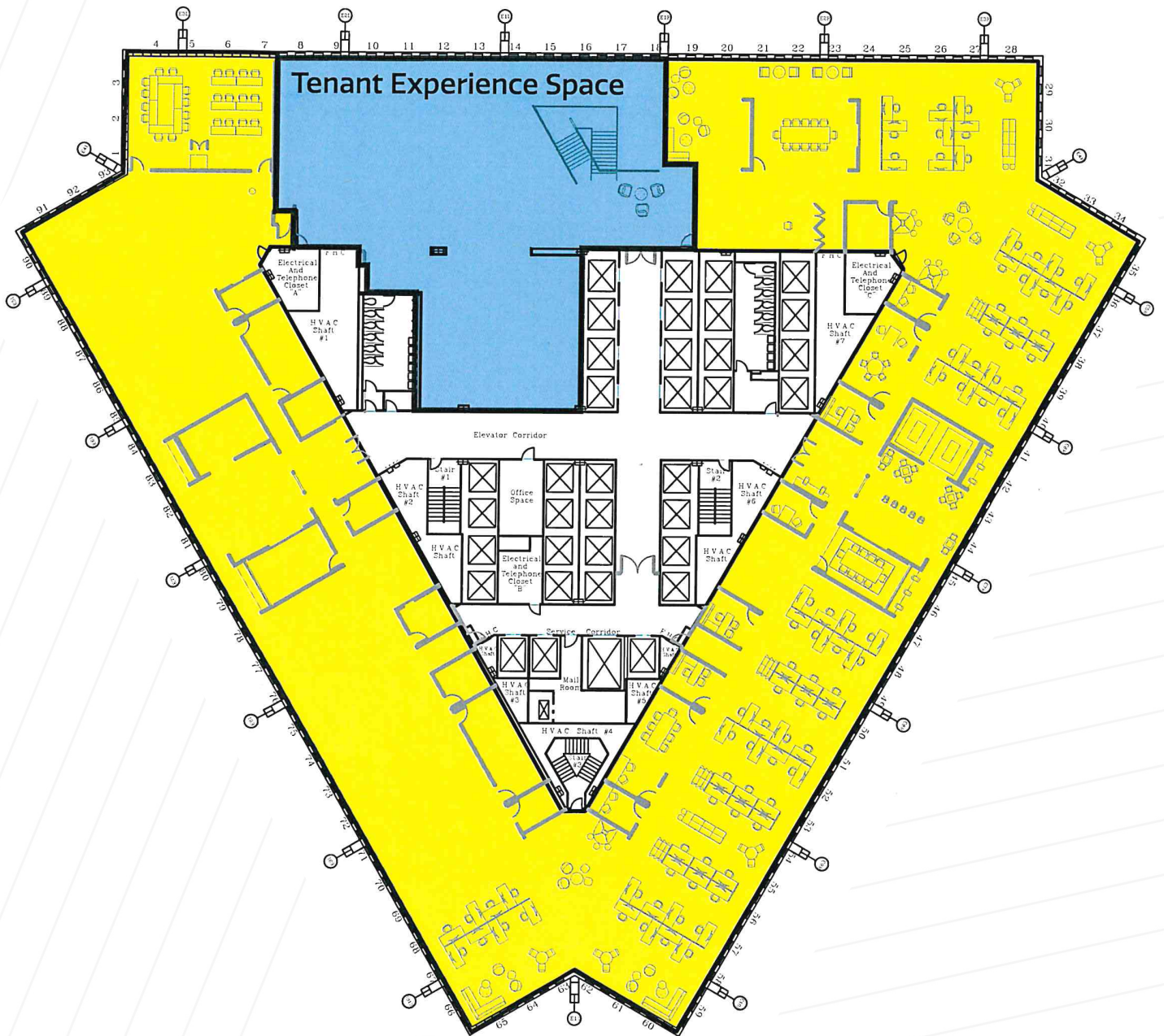
NEWLY RENOVATED LOBBY

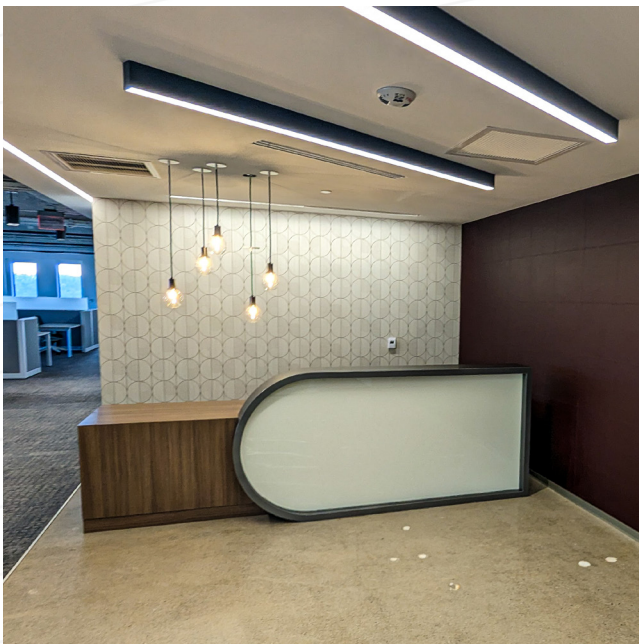
20,000 SF, 28' High Ceilings.
Grab-n-Go Starbucks.
Comfortable Soft-Seating.

FOR LEASE

FLOOR 28

UP TO 31,603 SF





SUITE VIDEO



U.S. STEEL TOWER



LUSH OUTDOOR PLAZA



LUXURY MULTI FLOOR
TENANT AMENITY CENTER



ON-SITE DAYCARE CENTER



DIRECT SUBWAY ACCESS



STEELFIT
FITNESS CENTER



ON-SITE PARKING: 700 SPACES
IN CLIMATE CONTROLLED GARAGE



13K SF CONFERENCE CENTER



RENOVATED LOBBY SPACE,
TENANT EXPERIENCE LOUNGE





CAPITAL IMPROVEMENTS

THIRTY-FIVE, A New Conference Center

Tenant Experience Floor

Steelfit - a fully-renovated, curated fitness center

Coffee Bar

Private Party Area

Game room with soft seating, pool table, shuffleboard, foosball tables and more

Library Lounge

Multi floor Tenant Amenity Center

Over \$60M in upgrades in the past 5 years with ongoing renovation

Upper/Lower Lobby and concourse renovations recently completed

Upgraded Restrooms

New Common Corridors

HVAC upgrades with DDC controls

Energy efficient Direct and Indirect Lighting

Destination elevators with short ride times

New Electric Distribution Panels

Extensive investments into mechanical upgrades

New Security Command Center

THE
601W
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**U.S. STEEL
TOWER**

Jeremy Kronman, CCIM, SIOR

Vice Chairman

+1 412 394 9848

jeremy.kronman@cbre.com

Alex Ruck

Vice President

+1 412 918 5635

alex.ruck@cbre.com

Dominika Demantova

Senior Associate

+1 412 471 4065

dominika.demantova@cbre.com

CBRE

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