



100 ROSS STREET

Pittsburgh, PA 15222



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LEASING OVERVIEW

Summary

Asking Rent: \$15.95/SF

Available Spaces: 9,637
1,366 RSF
2,698 RSF
2,000 RSF

Available: Immediately

Lease Type: Full Service



Highlights

- Unique creative office space from 1,366 to 9,637 SF available
- Exceptionally located office building in Downtown Pittsburgh
- Easy access to Station Square, I-376 East & West and the Liberty Bridge
- Close to courthouse, 1st Ave parking garage is next door and subway stop is across the street
- Offices with great views of downtown with a large amount of windowed offices
- High speed internet capabilities
- Customizable updated office space available immediately
- Large Unique Office Layouts



FIRST FLOOR

Overview

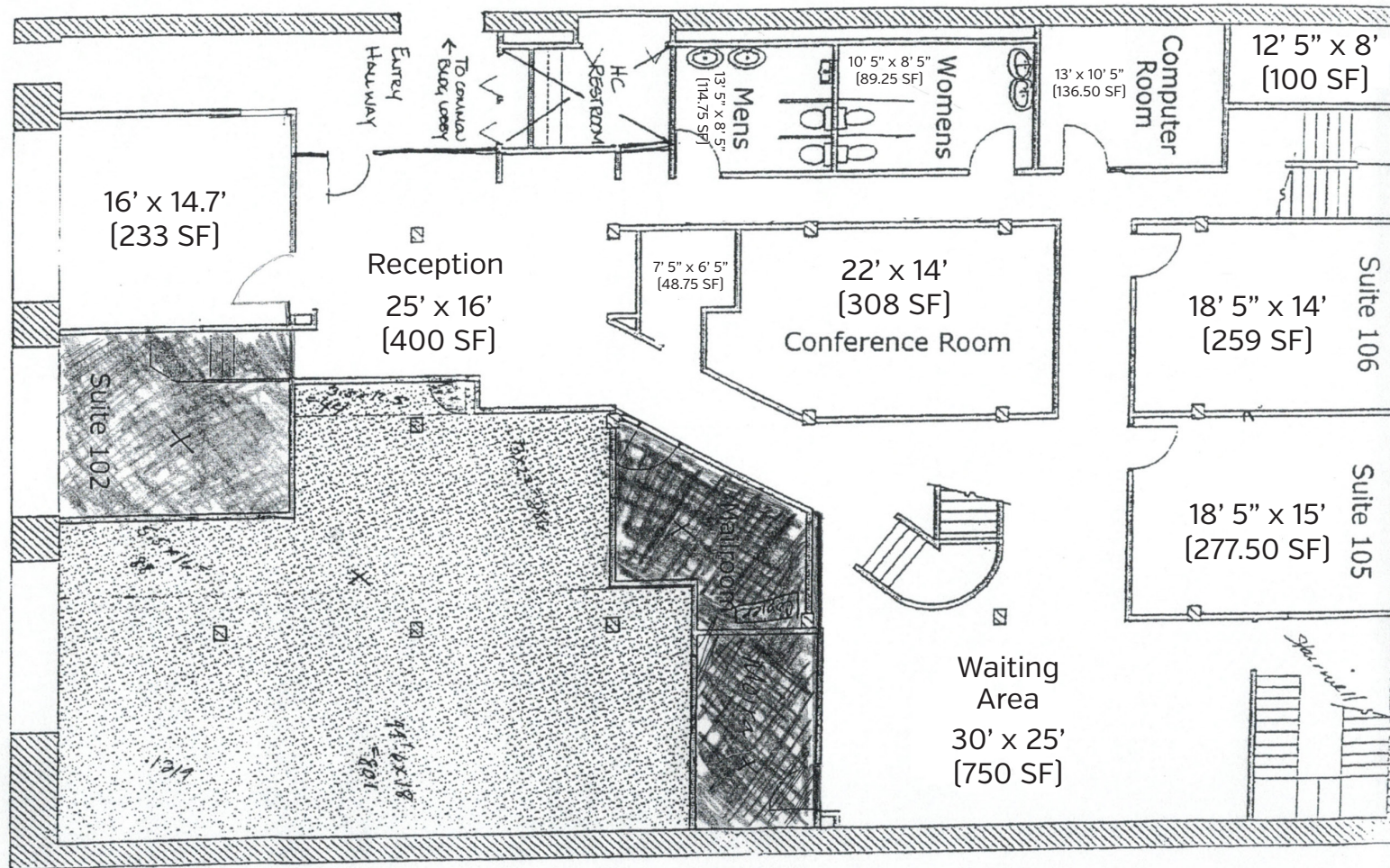
Asking Rent:	\$15.95/SF
Available Space:	9,637 RSF
Available:	Immediately
Lease Type:	Full Service

HIGHLIGHTS

- Suite 100 is a very unique space suitable for either office or retail space or a combination of both
- The first floor features large street level plate glass windows, a spiral staircase to the 2nd floor, several offices or conference rooms, reception area and restrooms
- The second floor mezzanine area has many additional private offices and conference room space, another set of restrooms and kitchen area and large storage room
- 1st Floor - 3,887 SF
- 1st Floor Mezzanine Back Section - 1,131 SF
- 1st Floor Mezzanine Main Section - 4,799 SF

FLOOR PLAN

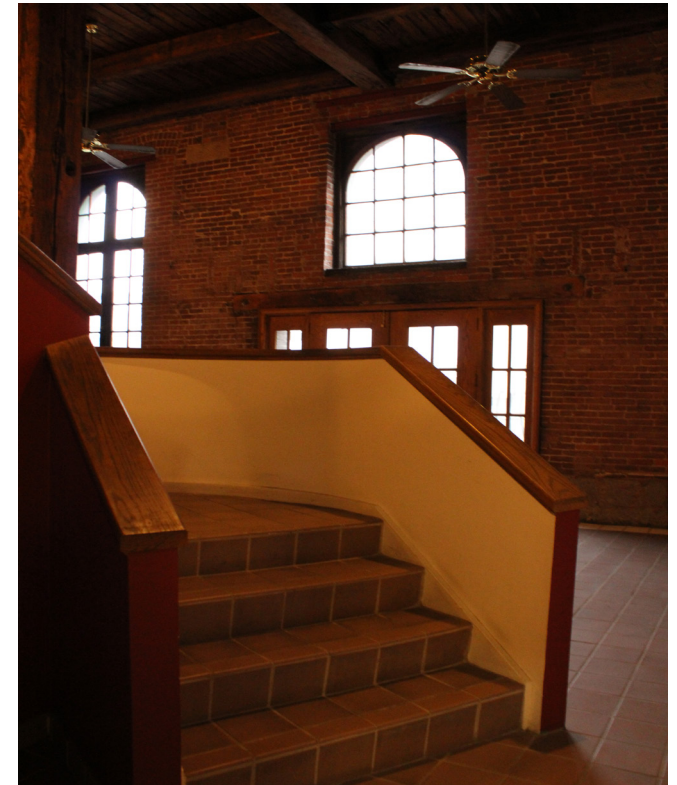
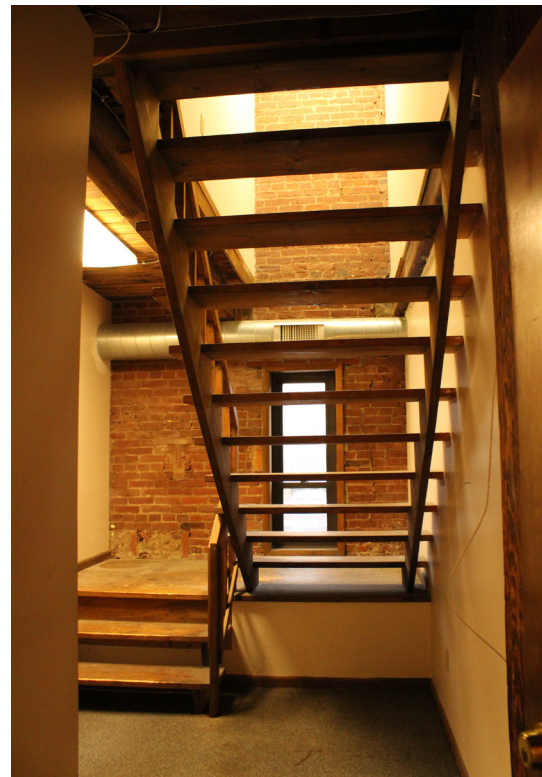
1ST FLOOR



PHOTOS

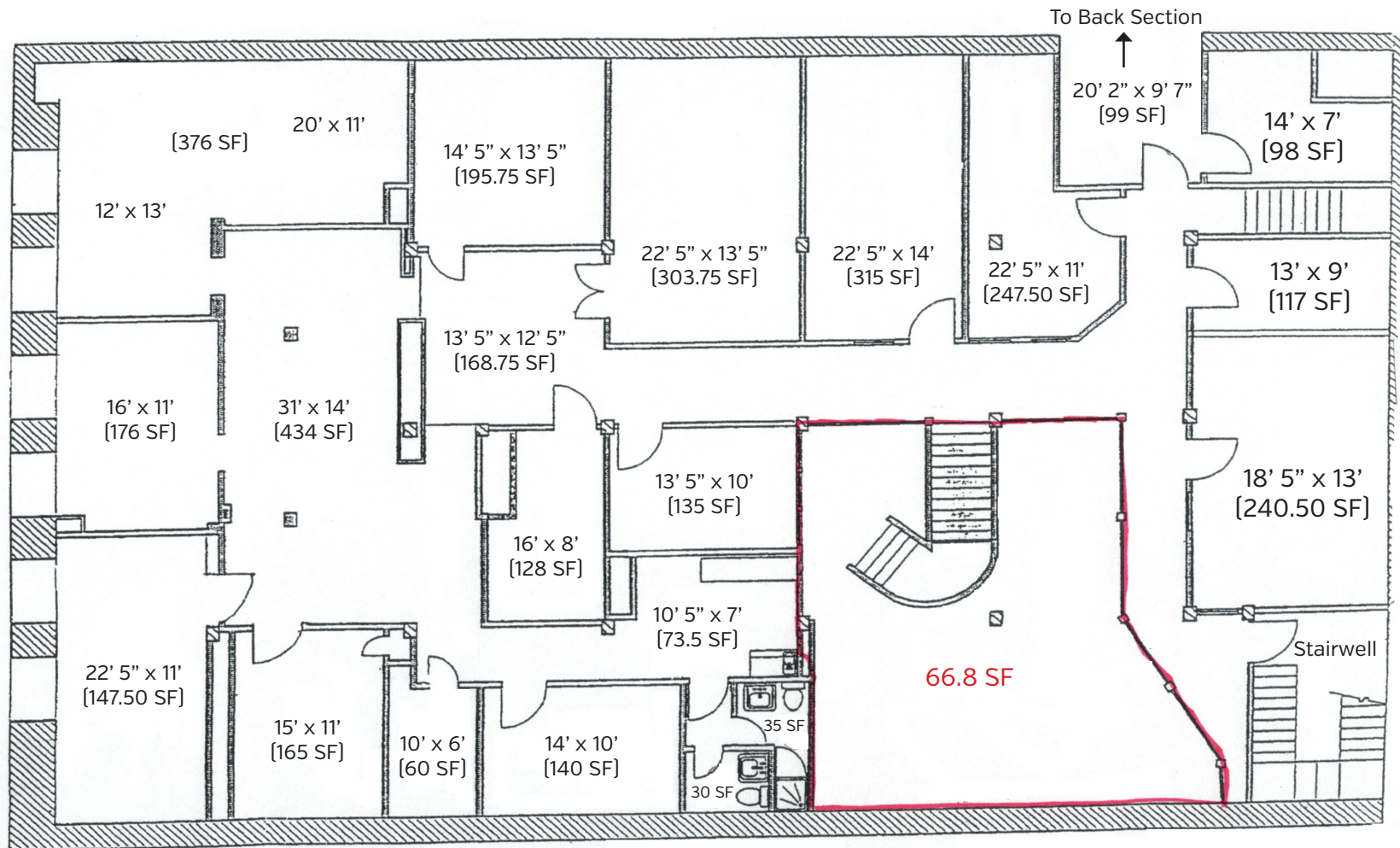
1ST FLOOR

Reception



FLOOR PLAN

1ST FLOOR MEZZANINE - FRONT



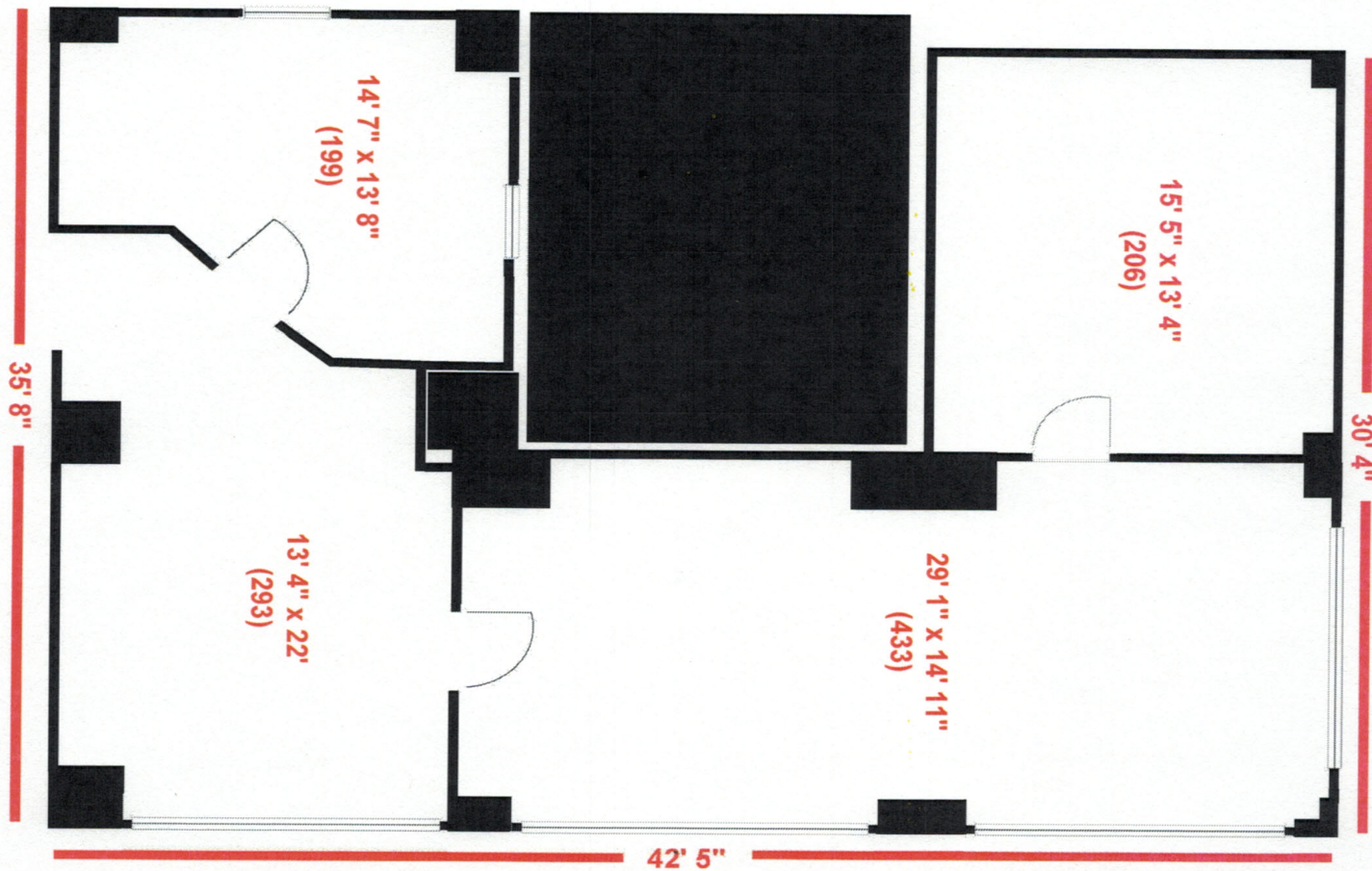
PHOTOS

1ST FLOOR MEZZANINE - FRONT



FLOOR PLAN

1ST FLOOR MEZZANINE - BACK



PHOTOS

1ST FLOOR MEZZANINE - BACK





SUITE 304

Overview

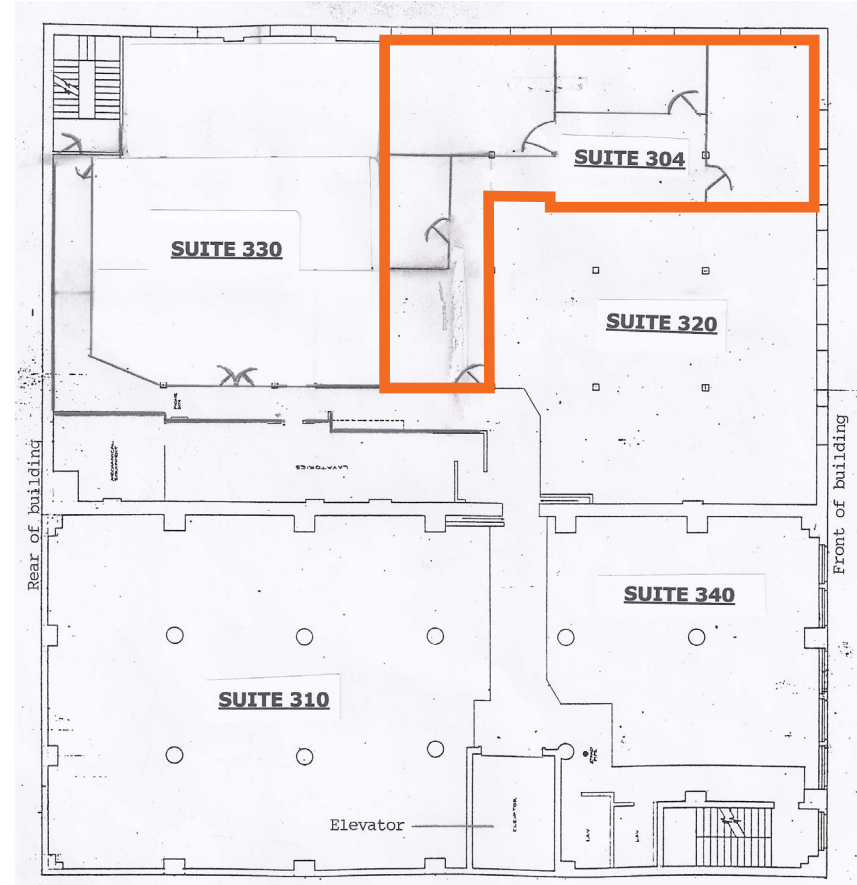
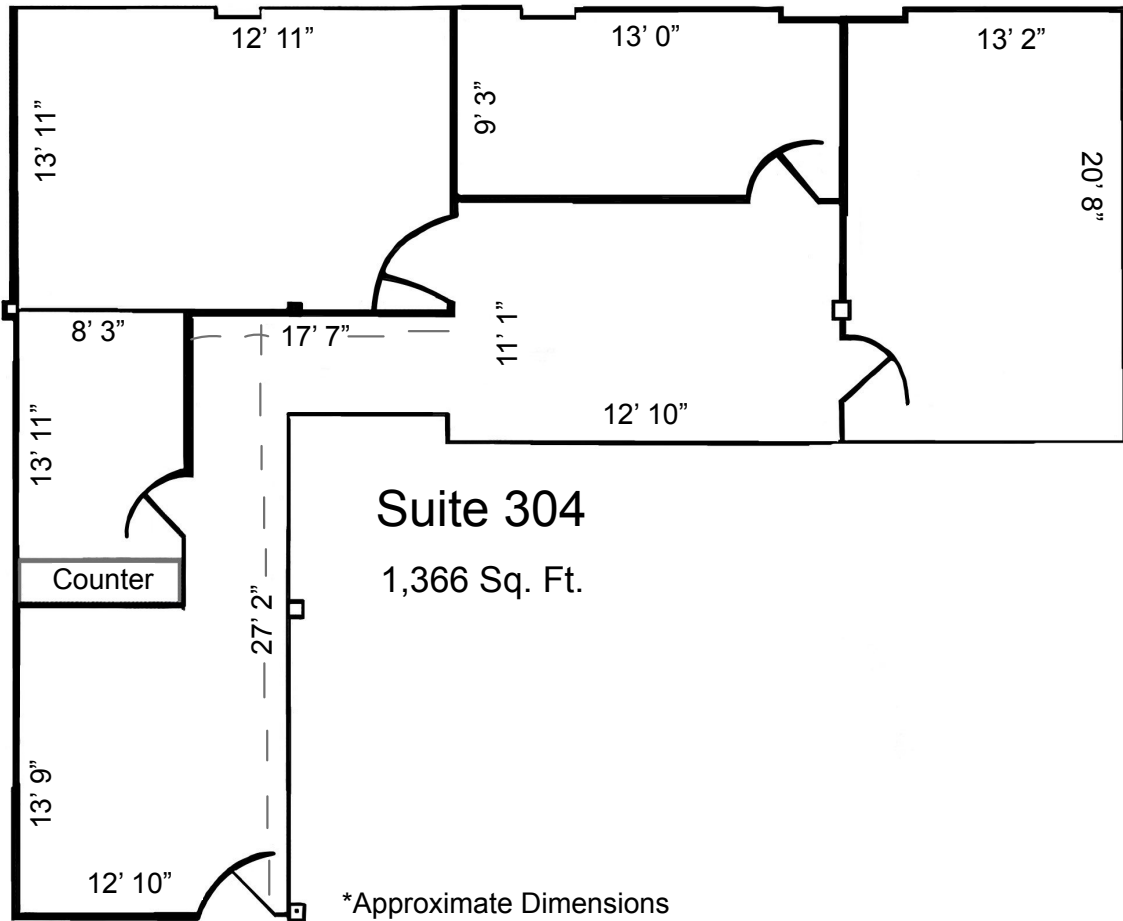
Asking Rent:	\$15.95/SF
Available Space:	1,366 RSF
Available:	Immediately
Lease Type:	Full Service

HIGHLIGHTS

- Suite 304 has a mix of private office space plus large open floor plan
- Space features high exposed ceilings and beams with original architectural features
- This is a corner office space with exterior windows on two sides of the building
- Tall windows provide natural light throughout the office

FLOOR PLAN

SUITE 304



PHOTOS

SUITE 304



SUITE 310

Overview

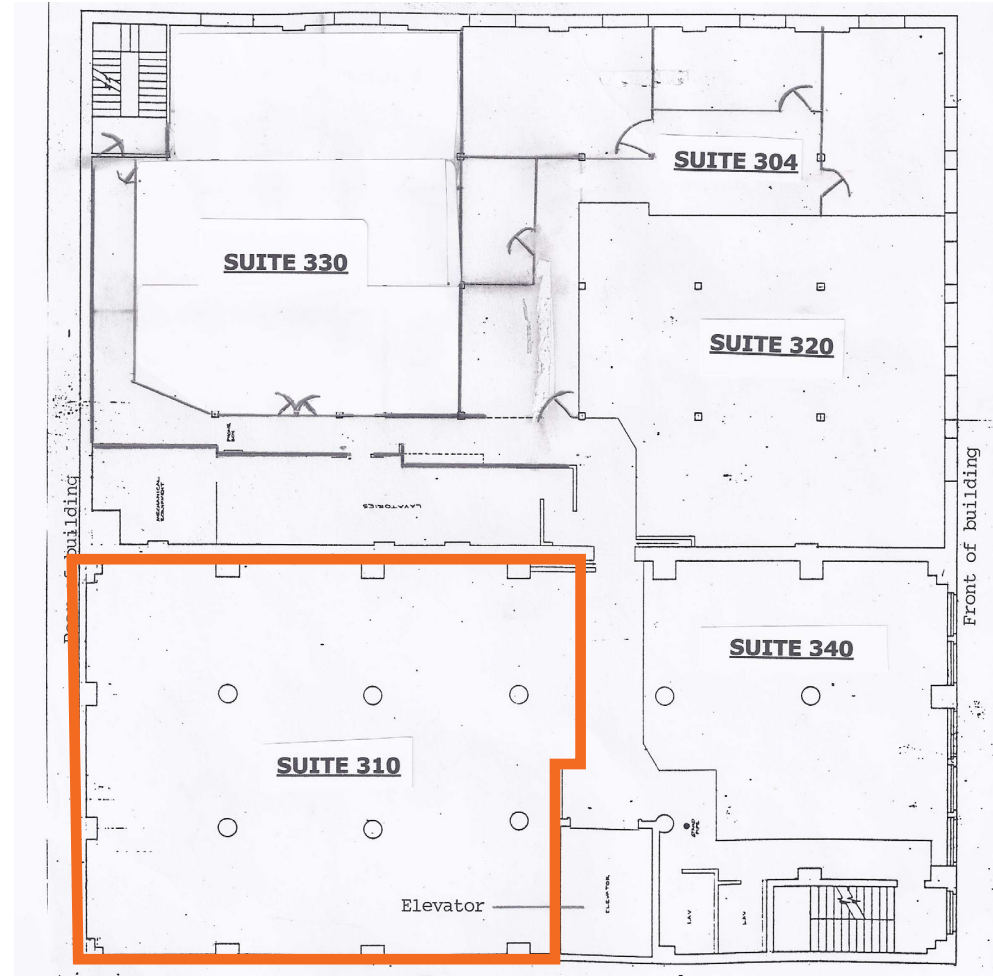
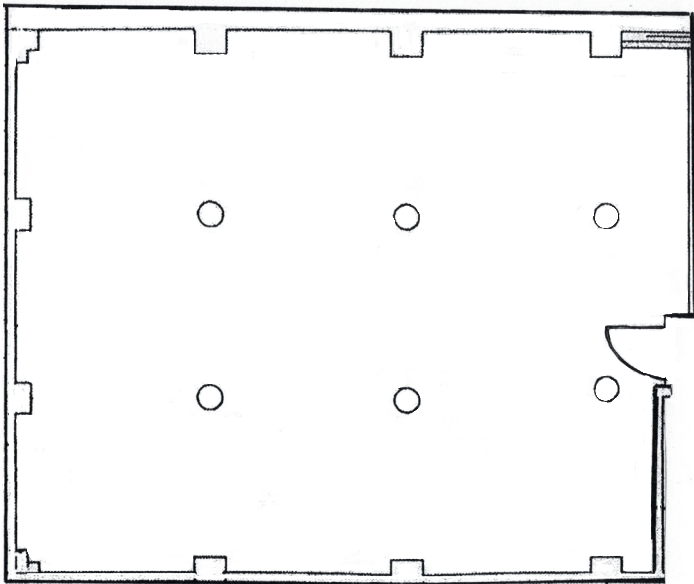
Asking Rent:	\$15.95/SF
Available Space:	2,698 RSF
Available:	Immediately
Lease Type:	Full Service

HIGHLIGHTS

- Suite 310 has a large open floor plan
- Space features high exposed ceilings and beams with original architectural features
- Tall windows provide natural light throughout the office

FLOOR PLAN

SUITE 310





SUITE 502

Overview

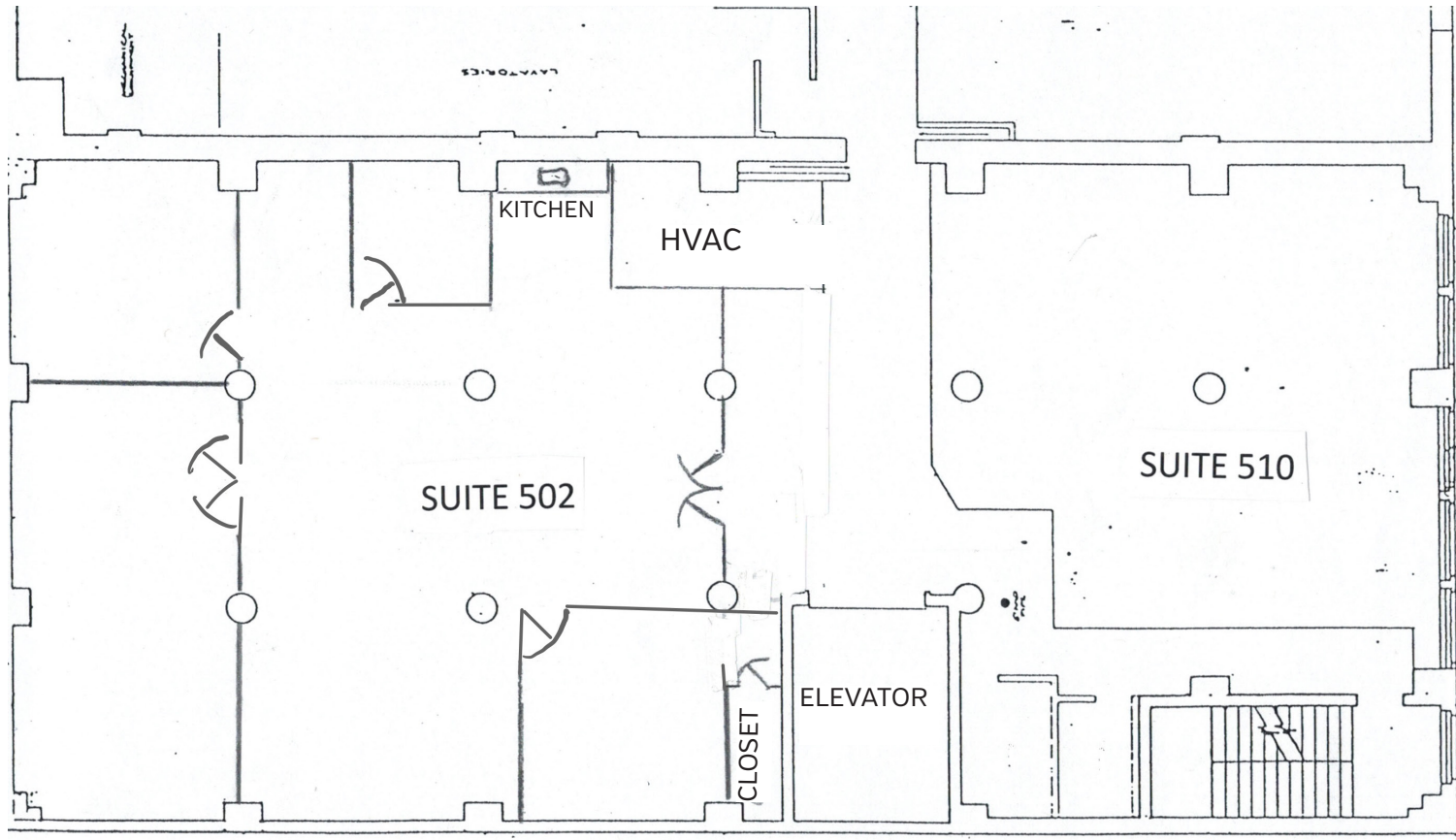
Asking Rent:	\$15.95/SF
Available Space:	2,000 RSF
Available:	Immediately
Lease Type:	Full Service

HIGHLIGHTS

- Suite 502 has a mix of private office space plus large open floor plan
- Space features hardwood floors and high exposed ceilings and beams plus a kitchen
- This is a corner office space with exterior windows on two sides of the building with views across the Blvd of Allies bridge, Second Ave and First Ave Parking and T-Station
- With tall windows and clear and frosted glass office walls provide a mix of privacy and natural light shine throughout the office

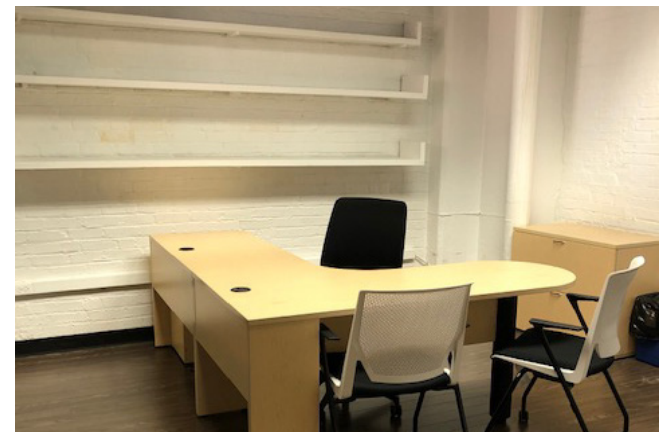
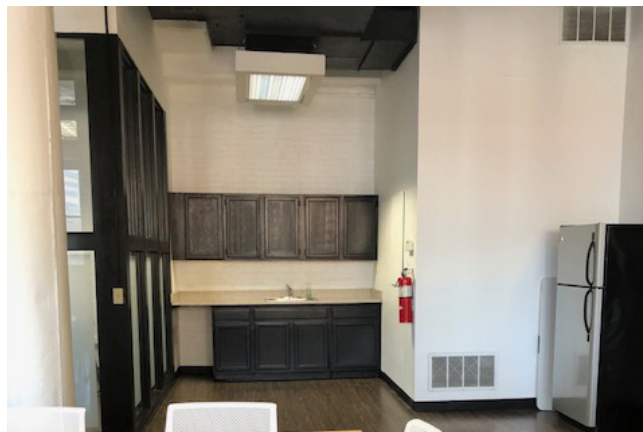
FLOOR PLAN

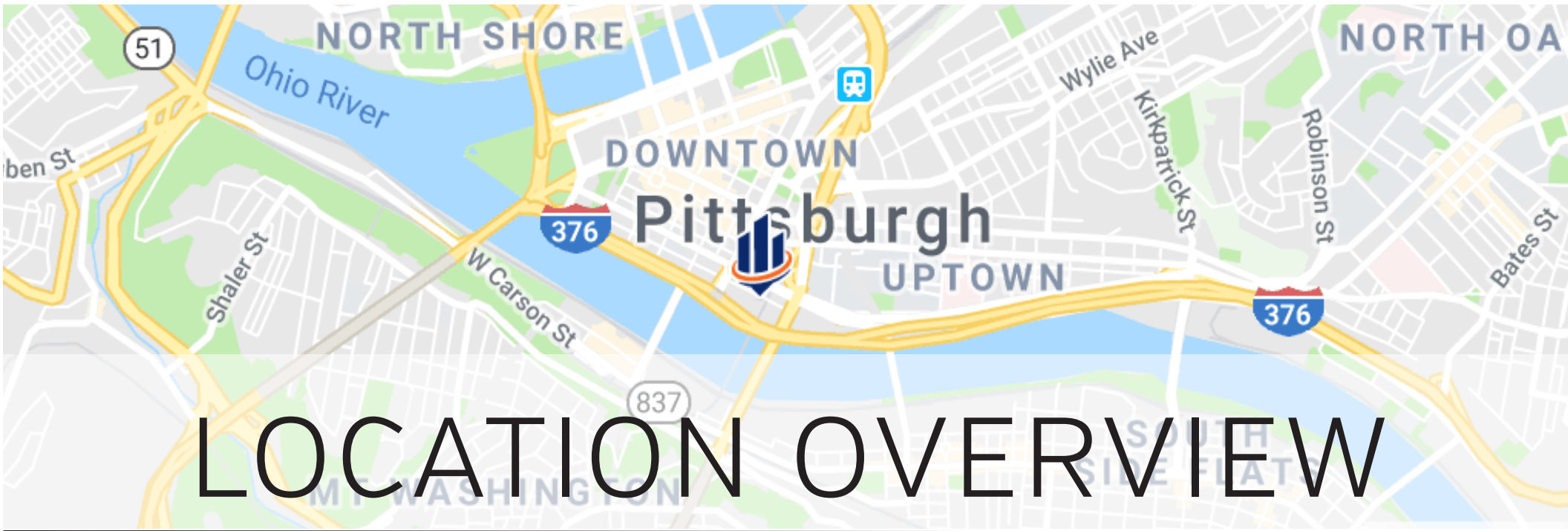
SUITE 502



PHOTOS

SUITE 502





LOCATION OVERVIEW

Downtown Pittsburgh, often referred to as the Golden Triangle or “Dahntahn” in eye dialect, and officially the Central Business District, is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The “triangle” is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.



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DOWNTOWN PITTSBURGH PARKING MAP

INDOOR LOTS

1. SP PLUS Gateway Center Garage (300)
2. PARKWAY United Steelworkers' Garage (112)
3. ALCO Eleven Stanwix Street Garage (170)
4. ALCO Parking - Town Place Garage (200)
5. PPA Wood Allies Garage (550)
6. ALCO Parking Corp. 3rd Ave (700)
7. PPA Third Avenue Garage (225)
8. INTERPARK Garage (360)
9. LAZ Parking - One Oxford Centre Garage (840)
10. INTERPARK Forbes Garage (1800)
11. PPA First Avenue Garage (1243)
12. ALCO Manor Garage (900)
13. ALCO BNY Mellon Center Parking Garage (220)
14. Chatham Center Garage (2100)
15. PPA Garage (430)
16. ALCO David Lawrence Convention Center (700)
17. AMB Westin Garage (100)
18. PPA Smithfield Liberty Garage (300)
19. PPA Ninth & Penn Garage (586)
20. PPA Mellon Square Garage (180)
21. ALCO Parking Corp. - Theater Square Garage (1000)
22. PPA Oliver Garage (140)
23. PARKWAY Freemartets Garage - 1 Oliver Plaza (325)
24. ALCO Three PNC Plaza Garage (380)
25. PPA Fort Duquesne & Sixth (370)
26. ALCO Parking - Sixth/Penn Garage (350)
27. ODC - Fifth Ave Plaza Garage (160)
28. INTERPARK Riverfront Center Garage (460)
29. Plaza Parking Services Inc. (300)

OUTDOOR LOTS

1. Boulos Point State Parking Lot (145)
2. Boulos Parking Inc. 109 Blvd of the Allies (40)
3. D & P Valet - Poros Restaurant Market Square
4. Kall's Parking (35)
5. First Avenue Parking (45)
6. PPA Mon Wharf (160)
7. First Avenue Parking - Wood St (45)
8. K-7 Parking (20)
9. Boulos Parking Inc - 484 3rd Ave (50)
10. INTERPARK Forbes and Grant (124)
11. Boulos Parking Inc. - 593 3rd Ave (15)
12. Teris Parking - 542 2nd Ave (100)
13. Teris Parking - 665 3rd Ave (130)
14. Teris Parking - 305 Ross (25)
15. PPG Paints Arena - South Lot (600)
16. CAPCO PPG Paints Arena - West Lot (175)
17. CAPCO PPG Paints Arena - North Lot (400)
18. PPG Public Parking - 1384 Smallman (300)
19. ALCO Parking - History Center (251)
20. ALCO Parking - Upper Pennsylvanian Lot (40)
21. Phil's Parking (36)
22. ALCO Parking - Benedum Lot (40)



= Bus Stop