

An aerial photograph of the Two Chatham Center, a tall, modern glass skyscraper in Pittsburgh. The building's glass facade reflects the surrounding cityscape and the sky. It is situated in a dense urban area with other high-rise buildings visible in the background. In the foreground, there is a landscaped plaza with greenery and a parking lot with several cars. The sky is a mix of blue and orange, suggesting a sunset or sunrise.

# OFFICE SPACE FOR LEASE

**112 WASHINGTON PLACE  
PITTSBURGH, PA 15219**

WORK ACROSS FROM THE NEW  
FNB HQ & PPG PAINTS ARENA.  
ENJOY SECURE INTEGRAL PARKING,  
A **BEAUTIFULLY LANDSCAPED PLAZA**,  
CONFERENCE AND FITNESS CENTERS,  
AND AN **ONSITE DAYCARE & STARBUCKS**.

**CONVENIENT UPTOWN LOCATION ON THE EDGE OF PITTSBURGH'S CENTRAL BUSINESS DISTRICT.**



# WORK IN A COMMERCIAL COMPLEX WITH A VIEW.

CHATHAM CENTER IS  
PITTSBURGH'S PREMIERE  
WORK, LIVE & PLAY COMPLEX.

Two Chatham Center is a convenient office location with multiple **tenant-only amenities** and the perfect affordable parking location for attending events at the **PPG Paints Arena**.

Chatham Center is a ±5.5 acre office, hotel, and residential complex located in Downtown Pittsburgh, across the street from PPG Paints Arena. It consists of ±350,000 square feet of commercial office space, a 2,100 space indoor parking garage with valet parking, a 400 room Marriott Hotel, a 20 story luxury condominium tower, and 174 luxury apartment rentals.



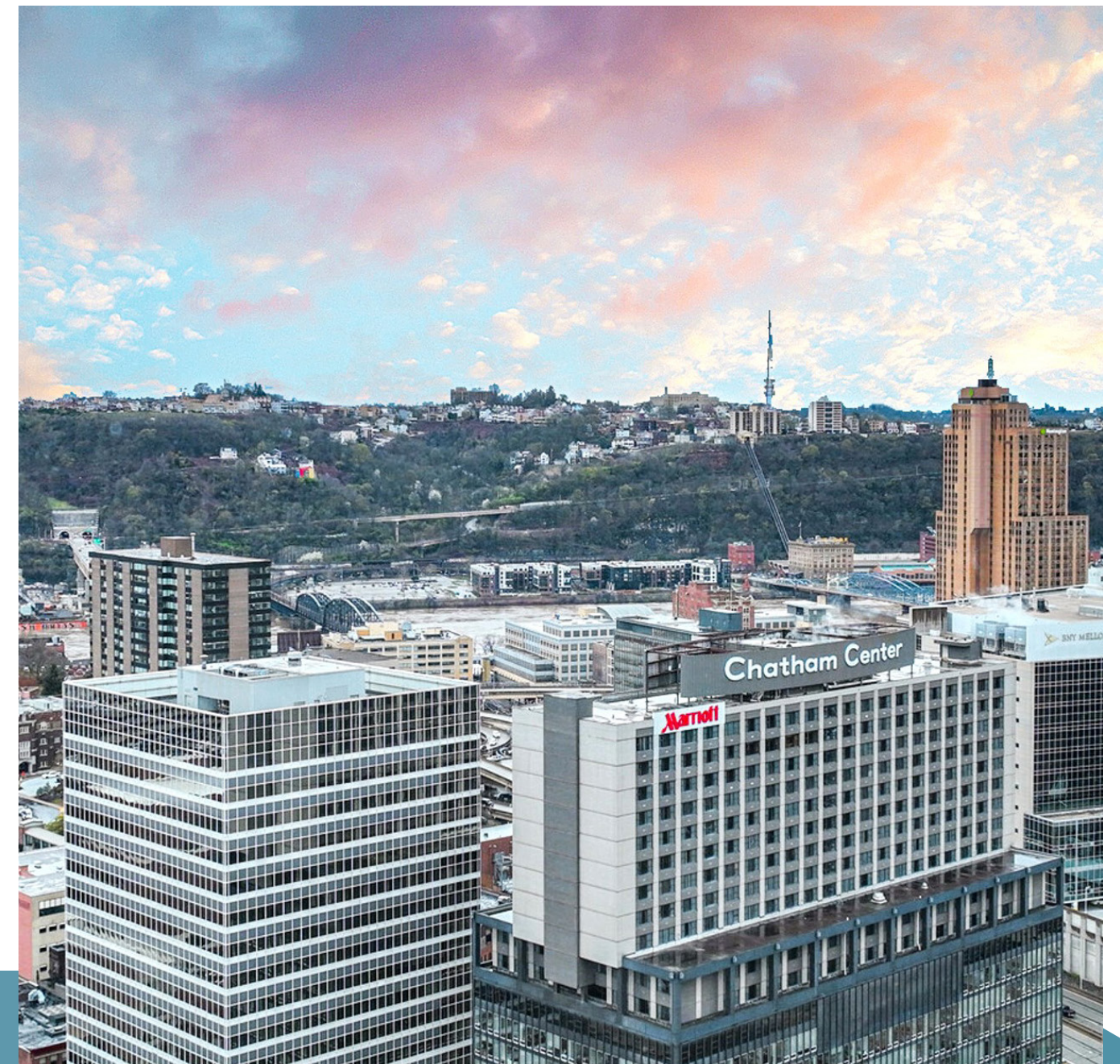
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## All office spaces are **BUILD-TO-SUIT**

**YOUR LEASING TEAM IS ON THE LEFT. GIVE THEM A CALL WHEN YOU'RE DONE WITH THIS BROCHURE.**







# CENTRALIZED LOCATION

(AND RIGHT ACROSS FROM PPG PAINTS ARENA)

Tenants at Two Chatham Center benefit from an easily accessible, centralized location on the edge of Pittsburgh's Downtown. Within a 10-minute walk down 5th Avenue, you'll find yourself encircled by some of the CBD's most notable skyline contributors and their dozens of surrounding restaurants, cafes, and services. Wondering what's just down the street from your office?

**HAVE A LOOK AT SOME OF OUR FAVORITES:**



## REASONS WHY OUR TENANTS LOVE WORKING HERE:

1

### NEAR-IMMEDIATE ACCESS TO MAJOR THROUGHWAY SYSTEMS

At Two Chatham Center, you can pull out of the integral parking garage and be within a 5-minute drive of I-579, I-376, I-279, and Route 22 access.

2

### SURROUNDED BY PITTSBURGH'S MOST POPULAR DISTRICTS

Two Chatham Center is located between Downtown's bustling Central Business District, the vibrantly retail-centric Strip District, and Oakland: home to the University of Pittsburgh, Carnegie Mellon University, and dozens of restaurants and shops.

3

### GAME DAYS MADE EASY (ESPECIALLY FOR PENGUINS FANS)

Walk across the street after work and catch a hockey game at PPG Paints Arena. Football and baseball fans can take the T for free to the North Shore and get dropped off directly at PNC Park or Acrisure Stadium.

4

### COOL NEIGHBORS MOVING IN NEXT DOOR

The Lower Hill District Redevelopment, nestled just behind Chatham Center, is home to the new FNB Financial Center, an incoming 4,500-person Live Nation music venue, and multiple retailers.

5

### ALL THE PERKS OF DOWNTOWN WITHOUT BEING RIGHT IN THE MIDDLE OF DOWNTOWN

At Two Chatham, you can easily pop into the CBD at any time for a meeting, theatre performance, fine dining, or window shopping - without having to stay and fight traffic or find parking.



# Chatham Center Amenities

WORK,  
LIVE  
& PLAY  
**MADE  
EASY.**

TENANTS, EMPLOYEES, RESIDENTS  
& VISITORS WILL ENJOY A VARIETY  
OF **CONVENIENT, ONSITE AMENITIES.**

## MARRIOTT HOTEL

Booking a convenient hotel option for a visiting client or business partner has never been easier: Chatham Center houses a full-service Marriott on its premises, complete with valet parking, high-speed internet, flexible work-spaces, a fitness center, and intuitively designed suites.



## ONSITE BITES

### STARBUCKS ON THE PLAZA

For tenants that need a quick pick-me-up, a Starbucks cafe is located on the ground floor of One Chatham.



### CRAFTED NORTH

Modern American cuisine and innovative cocktails are just across the way from Two Chatham, open daily from 11:00 A.M. until 11:00 P.M.



### STEELHEAD BRASSERIE AND WINE BAR

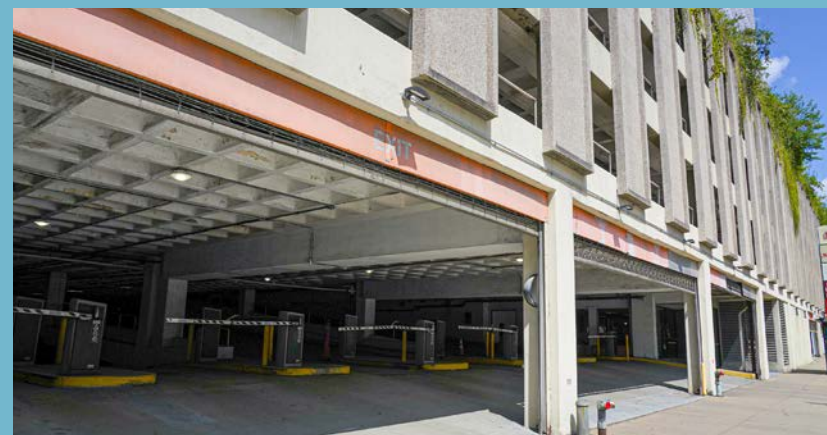
Stop in to enjoy a relaxing lounge and wine bar on the ground floor of One Chatham.



## RESERVED & INTEGRAL PARKING.

The Chatham Center garage offers 2,100 spaces in an indoor parking facility, open 24/7 with state-of-the-art automated parking equipment and valet service. Professional security is available to tenants with vehicle escort available upon request, as well as 24/7 roaming patrols.

**A VARIETY OF MONTHLY PARKING OPTIONS ARE AVAILABLE.**



## IN-HOUSE DAYCARE FACILITY

### YMCA CHILD DAY CENTER BY DUQUESNE UNIVERSITY AT CHATHAM CENTER

Located on the ground floor of Two Chatham Center, this infant, toddler and preschool child care program offers a safe, fun, and educationally enriching experience for children provided by excellent teachers. Experienced staff ensure a welcome, loving, and learning environment for children ages 6 weeks to 5 years old.





Beautifully  
landscaped,  
from spring  
through fall

Wander between a lush variety of ornamental grasses, blossoms, shrubs and greenery that surround a trickling stone fountain in the center of the plaza.

# Step outside the office

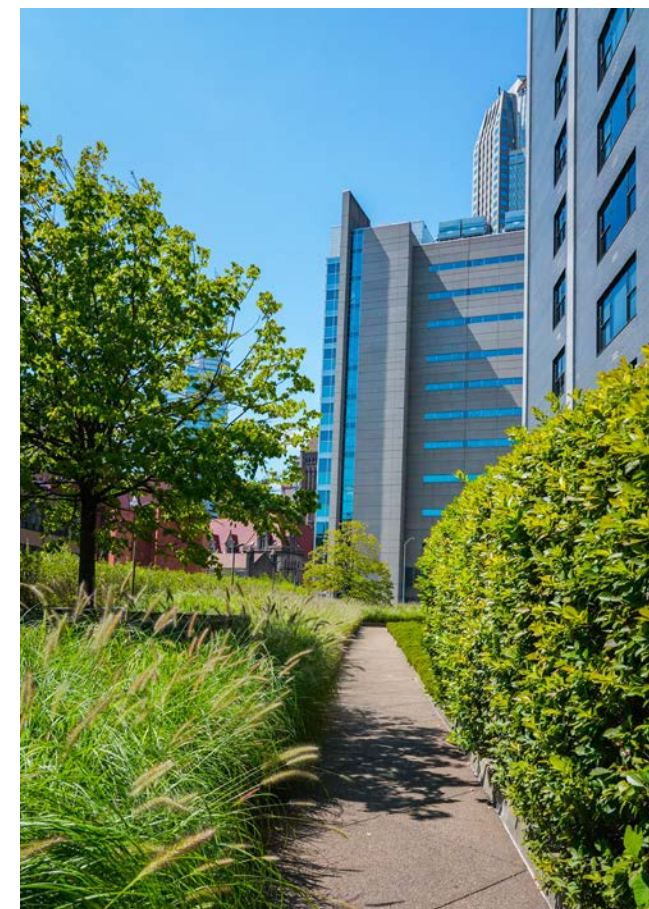
**SOMETIMES ALL YOU NEED TO FIX A BAD DAY AT WORK IS TO TOUCH GRASS.**

**WE GET THAT.**

Tenants at Two Chatham Center will find a secluded, park-like setting just outside the front entrance, offering calming water features, shaded seating, and cafe tables.



Enjoy a walk around the **plaza** on *paved paths* while you admire the **CITYSCAPE** views.







**BUILDING  
AMENITIES  
FOR  
OFFICE  
TENANTS.**

# TWO CHATHAM CENTER



## IN-HOUSE ONSITE PROPERTY MANAGEMENT

### LOCATED IN SUITE 140

Have a question about short-term office suites, buildouts, available spaces, or planned amenities?

Two Chatham Center offers an onsite property management team that's conveniently located on the first floor and ready to answer any questions you have about creating the ideal work environment for your business.

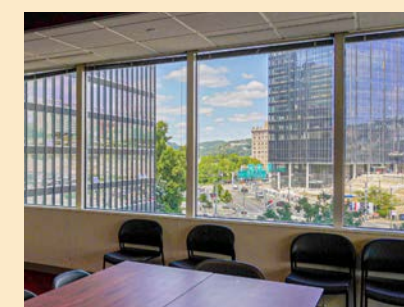
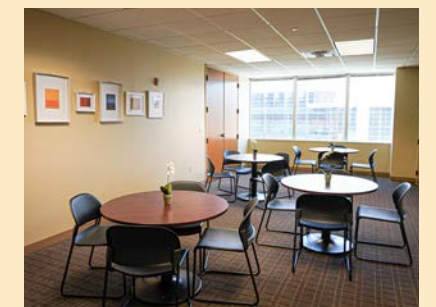
**YOU CAN ALSO CONTACT THE  
MANAGEMENT OFFICE AT:**

**CHATHAMCENTER@ELTEQMGMT.COM**

## CONFERENCE CENTER

### TWO SEPARATE MEETING ROOMS THAT CAN ACCOMMODATE UP TO 100

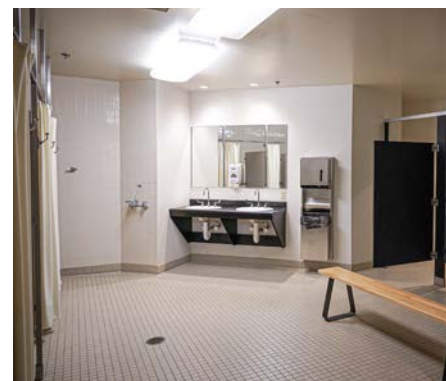
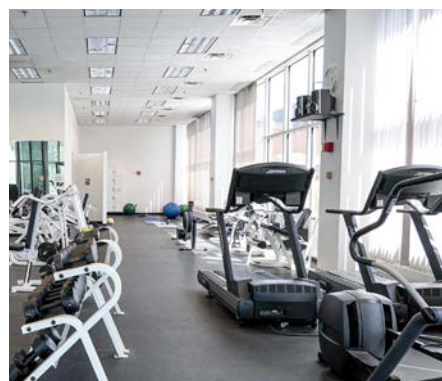
±9,100 square feet of dedicated event/conferencing space outfitted with state-of-the-art audio and visual equipment. Both conference rooms are conjoined by a furnished lobby area with a partitioned breakout room and expansive coat closet. A full catering kitchen is also available for use.



## FITNESS CENTER

### FIRST-FLOOR TENANT GYM WITH MEN'S & WOMEN'S LOCKER ROOMS

Fitness center offers free weights, Cybex strength equipment, cardio equipment, and onsite personal training.





# View our AVAILABILITIES

TWO CHATHAM CENTER OFFICE SPACES ARE BUILD-TO-SUIT AND CUSTOMIZED TO FIT YOUR NEEDS, OR CAN BE LEASED AS-IS.

Column-free floor plates provide maximum floor plan efficiency, while continuous window walls create an abundance of natural light throughout the entire building.

## TYPICAL FLOOR PLAN



17	18,200 SF Available
16	
15	4,805 SF Available
14	18,200 SF Available
12	18,200 SF Available
11	18,200 SF Available
10	18,200 SF Available
9	7,549 SF Available
8	
7	18,200 SF Available
6	18,200 SF Available
5	18,200 SF Available
4	9,100 SF Available
3	18,200 SF Available
2	3,821 SF Available
1	80 SF Available
Ground	



## SUITE PHOTOS



Each floor plate is 18,200 SF and can be subdivided to fit need.



Energy efficient LED lighting installed throughout property.



State-of-the-art mechanical and life safety systems.



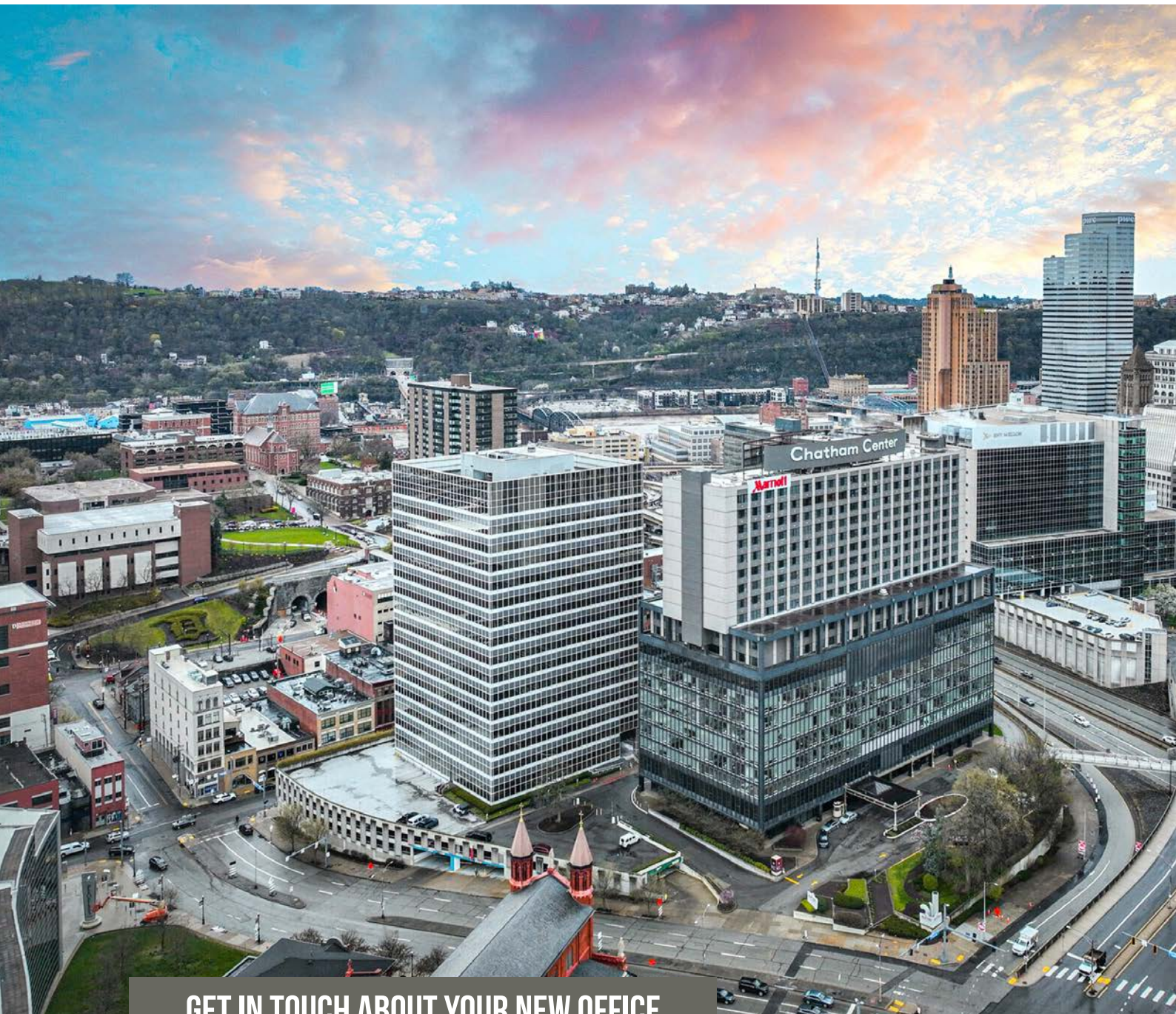
Approximately 190,000 SF of office space available.

CONTACT THE COLLIERS LEASING TEAM FOR MORE DETAILS.

# Interested in viewing more?

SCHEDULE A TOUR WITH OUR LEASING TEAM OR CONTACT [PITTSBURGH.MARKETING@COLLIERS.COM](mailto:PITTSBURGH.MARKETING@COLLIERS.COM) FOR ADDITIONAL PHOTOS.





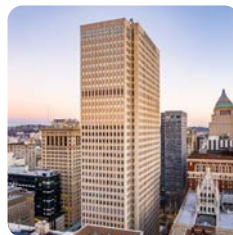
GET IN TOUCH ABOUT YOUR NEW OFFICE



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