



±200 SF - ±6,825 SF

4TH FLOOR

±3,555 SF - ±8,505 SF

3RD FLOOR



UP TO ±15,330 SF OF OFFICE SPACE AVAILABLE IN PITTSBURGH'S CENTRAL BUSINESS DISTRICT

OFFICE | FOR LEASE

TIMES BUILDING

336 FOURTH AVENUE | PITTSBURGH, PA 15222

ZAMAGIAS
PROPERTIES

Property Overview

LEASE RATE:	\$16.00 / SF / YR
LEASE TYPE:	Modified Gross
BUILDING SIZE:	68,040 SF
AVAILABLE SF:	±200 SF - ±15,330 SF

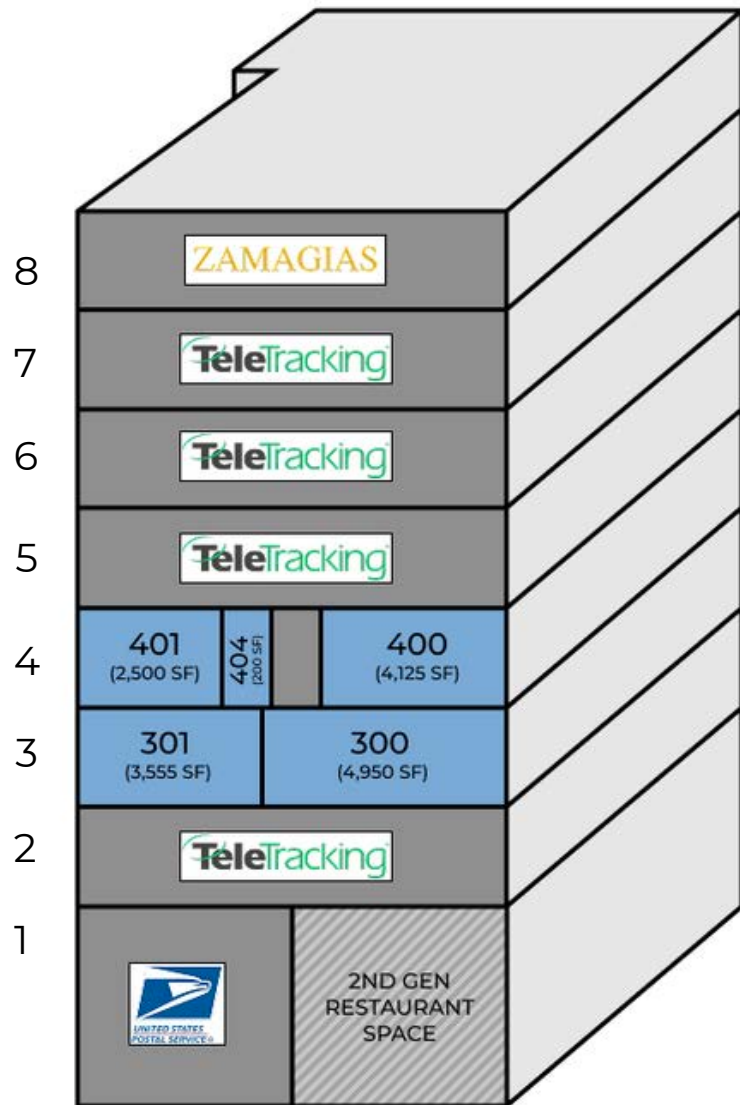


Highlights

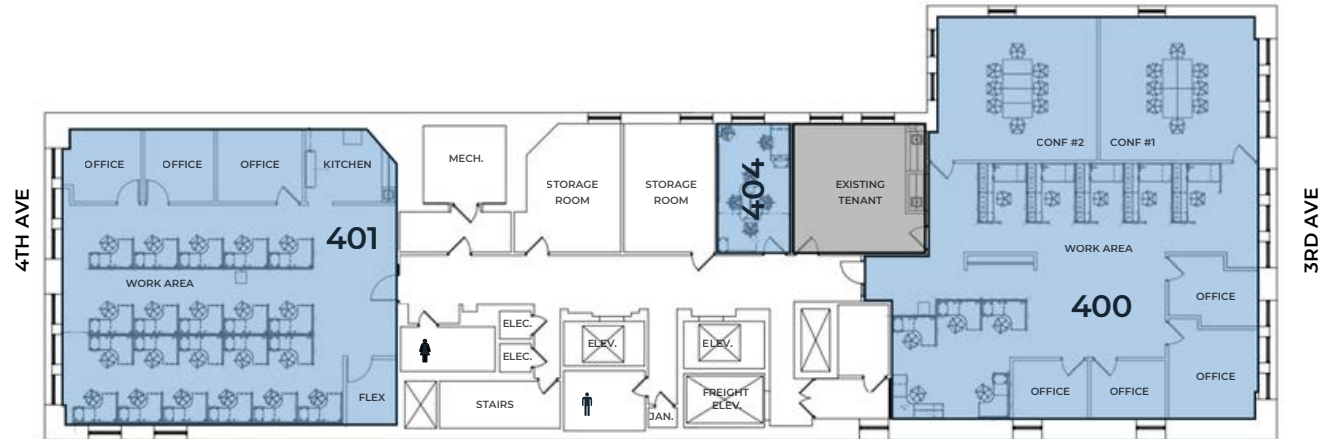
- Prime Downtown Pittsburgh location with exceptional visibility and accessibility
- Convenient access to public transit, including multiple bus routes and T stations, with easy access to I-376, I-579, and I-279
- Highly walkable location surrounded by restaurants, coffee shops, hotels, entertainment, parking, and numerous Downtown amenities
- Historic landmark recognized as "Pittsburgh's First Skyscraper," thoughtfully restored to blend timeless architecture with modern functionality, and honored with BOMA Pittsburgh's 1989 Renovation of the Year Award
- Renovated office space featuring modern infrastructure, abundant natural light, and flexible layouts with open workspaces, private offices, conference rooms, and kitchen/break areas
- Secure, professionally managed building with on-site management, maintenance, building security, secure fob access, and elevator service
- Mixed-use (office and retail) building with established co-tenants including Zamagias Properties, TeleTracking Technologies, and the U.S. Post Office



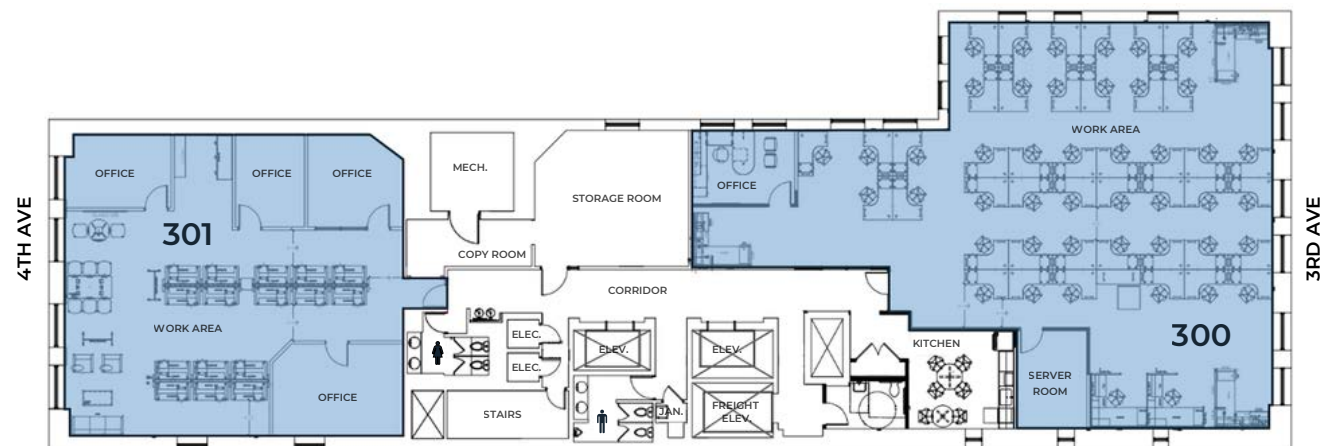
Times Building Stacking Plan



4TH FLOOR



3RD FLOOR



*Potential office layouts

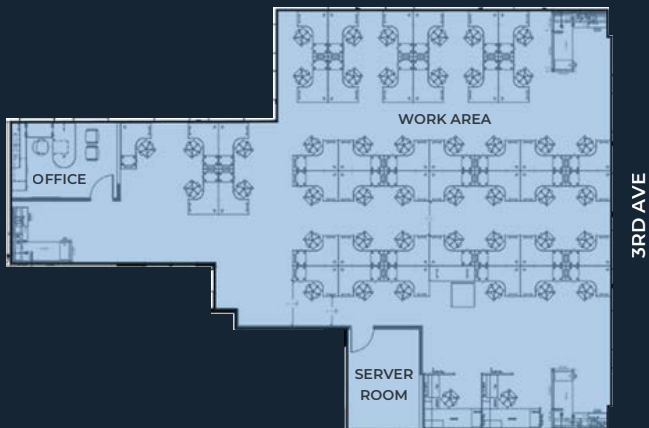
SUITE 300

±4,950

SF AVAILABLE

- 3rd floor office space
- Open floorplan layout
- Contains 1 private office (with windows)
- Communal kitchen
- Communal restrooms
- Natural light
- Wireless Access Point ready

\$16/SF/YR (Modified Gross)



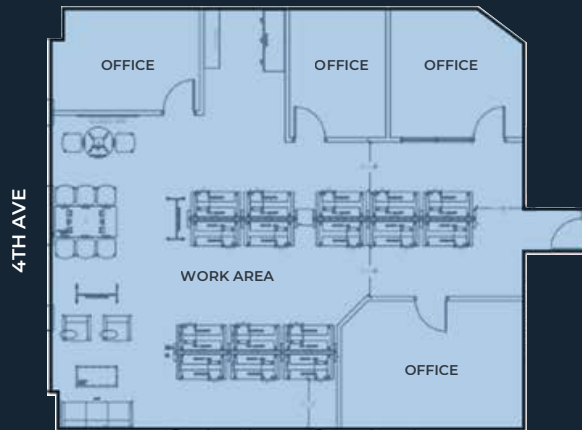
SUITE 301

±3,555

SF AVAILABLE

- 3rd floor office space
- Open floorplan layout
- Contains 4 private offices (2 with windows)
- Communal kitchen
- Communal restrooms
- Natural light

\$16/SF/YR (Modified Gross)



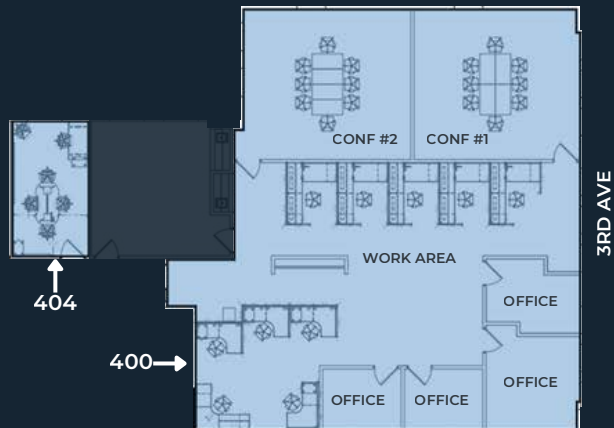
SUITE 400

±4,125

SF AVAILABLE

- 4th floor office space
- Mostly open floorplan layout
- Contains 4 private offices (all with windows)
 - Note: 3 offices not pictured
- Potential for 2 conference rooms or bull pen areas; divider included
- Communal restrooms
- Natural light
- Wireless Access Point ready

\$16/SF/YR (Modified Gross)



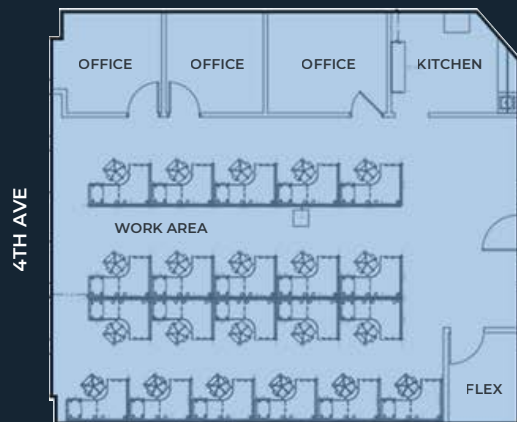
SUITE 401

±2,500

SF AVAILABLE

- 4th floor office space
- Open floorplan layout
- Contains 3 private offices (1 with windows)
 - Note: 2 offices not pictured
- Additional flex room with sink
- Kitchen
- Communal restrooms
- Natural light

\$16/SF/YR (Modified Gross)



Location Overview

CULTURAL DISTRICT
0.5 mi | 11 min walk

EMERSON'S VALLOZZI
alta via PRIMA TI
PIZZAIOLO PRIMO
FIVE GUYS
MARKET SQUARE
0.3 mi | 6 min walk

RUTH'S CHRIS STEAK HOUSE Sofrsh THE BERG
PPG PLACE
0.2 mi | 5 min walk

PPG GARAGE
0.1 mi | 3 min walk

POINT PARK UNIVERSITY
489 ft | 2 min walk

WOOD-ALLIES GARAGE
0.2 mi | 4 min walk

THE INDUSTRIALIST
0.1 mi | 2 min walk

THE CAPITAL GRIFFIN
0.2 mi | 5 min walk

PNC CORNER MERCANTILE ASSOCIATES
THE TOWER AT PNC PLAZA
0.2 mi | 4 min walk

DAVID L. LAWRENCE CONVENTION CENTER
0.7 mi | 15 min walk

EMBASSY SUITES
0.3 mi | 6 min walk

UNITED STATES MAIL
ZAMAGIAS PROPERTIES TIMES BUILDING

DollarBank
59 ft | 1 min walk

FORBES GARAGE
0.1 mi | 2 min walk

OXFORD CENTRE PARKING GARAGE
262 ft | 1 min walk

MONACO WILLIAM PENN
OMNI
0.3 mi | 7 min walk

Del Frisco's Eddie V's
UNION TRUST BUILDING
0.3 mi | 7 min walk

CHASE RIVERSCLUB pwc
ONE OXFORD CENTRE
0.1 mi | 3 min walk

ALLEGHENY COUNTY COURTHOUSE
0.3 mi | 7 min walk

PITTSBURGH CITY-COUNTY BUILDING
0.2 mi | 5 min walk

JOINERY HOTEL
0.1 mi | 3 min walk

ALLIES GARAGE
0.1 mi | 2 min walk

Fairfield BY MARRIOTT
0.2 mi | 5 min walk

WALK SCORE
99
OUT OF 100

BIKE SCORE
83
OUT OF 100

TRANSIT SCORE
94
OUT OF 100

**Pittsburgh Intl.
Airport**

17.2 mi (20 min drive)

Strip District

1.8 mi (8 min drive)

Central Lawrenceville

5.4 mi (12 min drive)

Shadyside

4.8 mi (13 min drive)

Oakland

3.1 mi (8 min drive)



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