

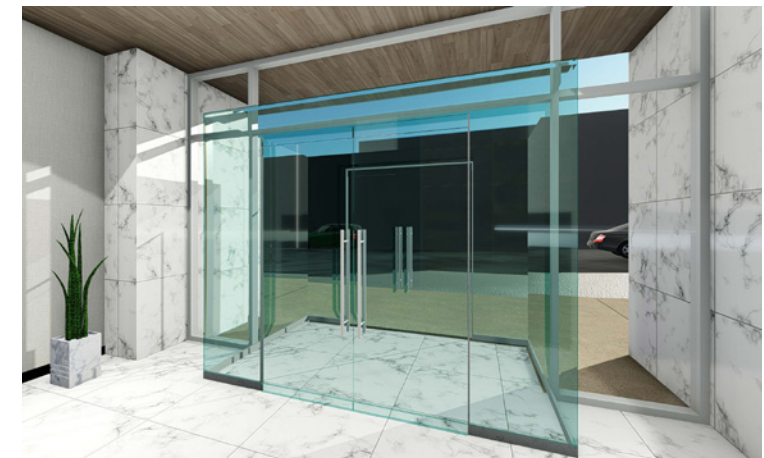
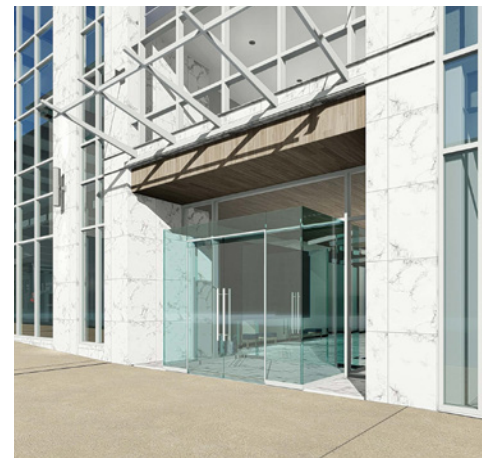


225^{BL}_{VD}

MODERN | REINVENTED | CONVENIENT

THE BUILDING

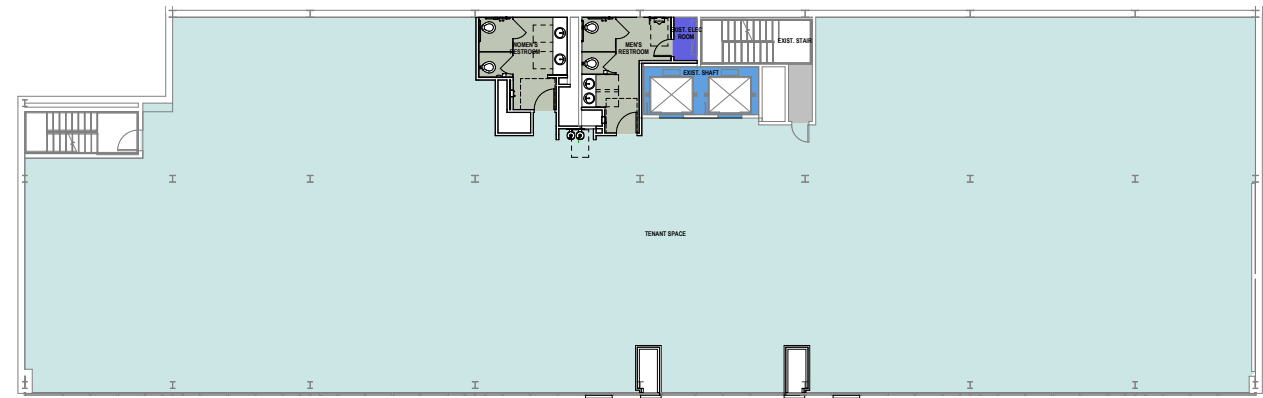
- » Complete redevelopment
- » Delivered in 2nd quarter 2018
- » 34,779 square feet available
- » Four-story Class A building
- » Approximately 10,400 square feet open floor plates
- » Sub-dividable floors
- » Indoor parking available
- » New lobby and common areas
- » New energy efficient glass façade with floor-to-ceiling windows
- » Abundant natural light
- » Fitness center and mailroom on the first floor
- » 180 gross linear feet per floor of floor-to-ceiling glass



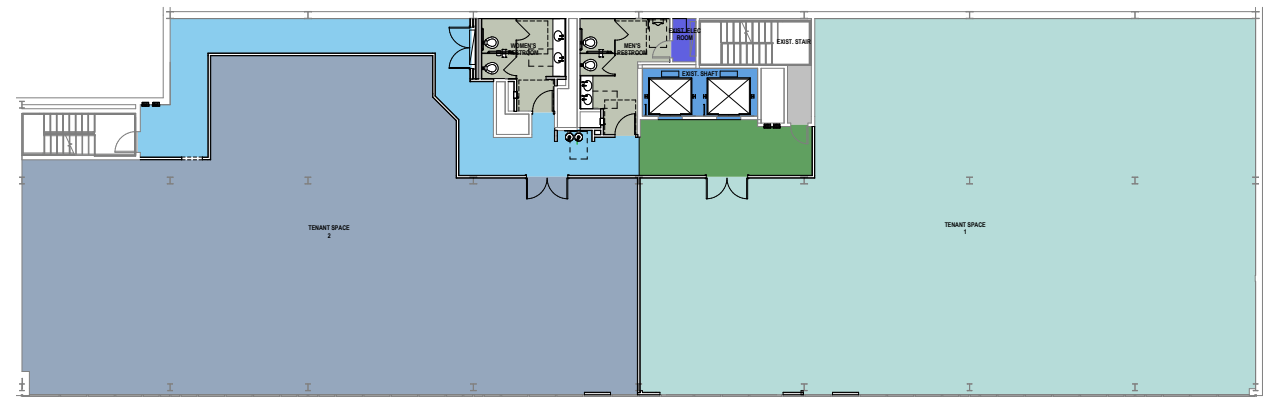
THE SPACE

- » Approximately 10,400 square feet open floor plates
- » Sub-dividable floors
- » New energy efficient glass façade with floor-to-ceiling windows
- » New lobby and common areas
- » Bright and open atmosphere
- » New restrooms and floor lobbies
- » Two elevators with full renovations

SINGLE-TENANT LAYOUT

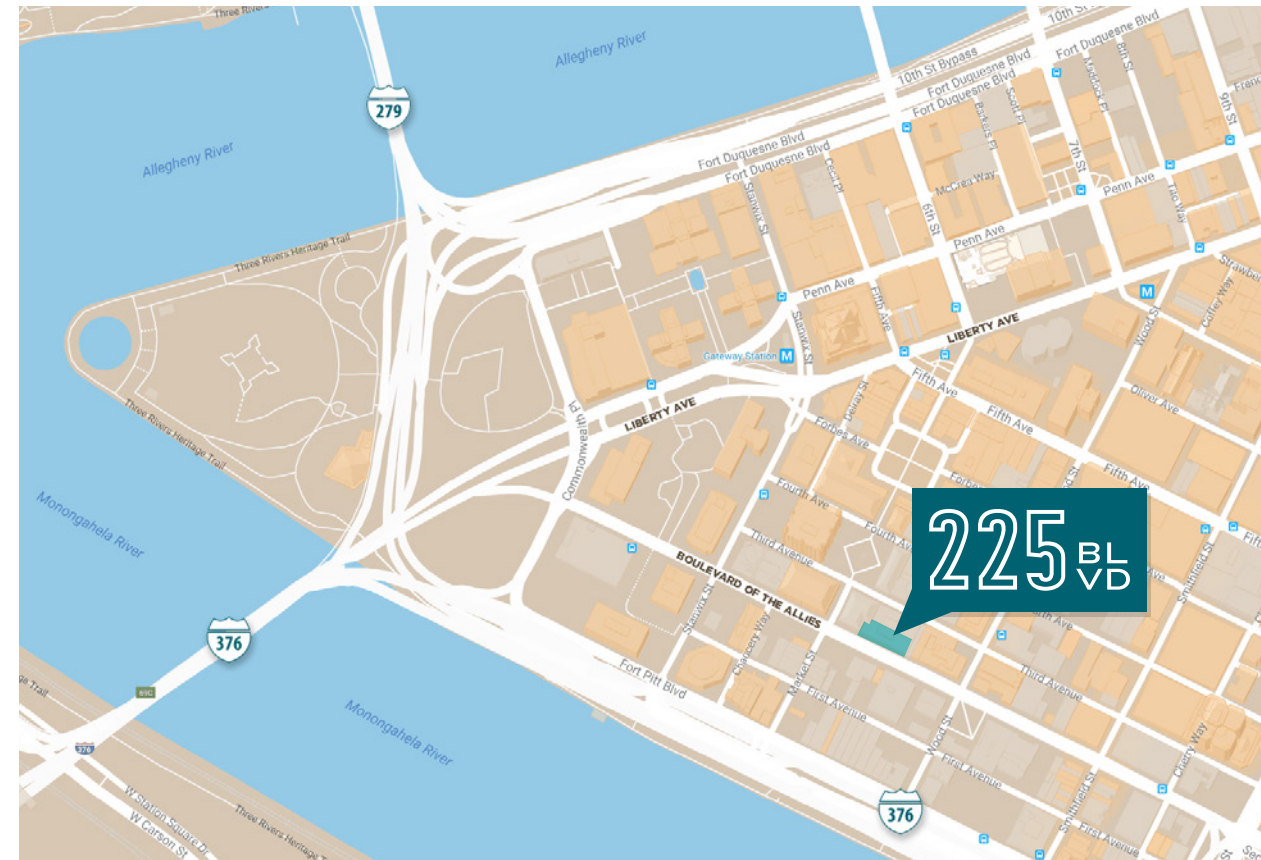


MULTI-TENANT LAYOUT



THE LOCATION

- » Ideal location in downtown Pittsburgh
- » Excellent access to all major highways
- » Multiple public parking options nearby (two within one block)
- » Located along a primary bus route and only a few blocks away from a “T” stop
- » Short walk to numerous restaurants, bars, hotels, banks and shops, including Market Square
- » Indoor parking available



LEASING/BROKERAGE:



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MANAGEMENT COMPANY:



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