

# K&L GATES CENTER

## Full high-rise floors up to 90,606 SF AVAILABLE

### 210 SIXTH AVENUE – Downtown Pittsburgh’s most accessible address



36 <sup>th</sup> Floor (divisible)	14,332	RSF
7 <sup>th</sup> Floor (divisible)	9,954	RSF
3 <sup>rd</sup> Floor	3,269	RSF
<b>3<sup>rd</sup> Floor (furnished)</b>	<b>2,689</b>	<b>RSF</b>

#### Full floor availability

25 <sup>th</sup> Floor	18,561	RSF
23 <sup>rd</sup> Floor	17,890	RSF
22 <sup>nd</sup> Floor	18,309	RSF
21 <sup>st</sup> Floor	17,910	RSF
20 <sup>th</sup> Floor	<u>17,936</u>	RSF
	90,606	RSF

#### **BUILDING LOBBIES & PLAZA FULLY RENOVATED**

- ◆ Numerous on-site amenities including Starbucks, Erin's Deli, and full-service FNB Bank branch
- ◆ On-site property management and 24-hour security
- ◆ Indoor parking – with valet service
- ◆ Morton's Steakhouse, Capital Grille, McCormick & Schmick's, Fairmont Hotel, Market Square and Duquesne Club all within one block
- ◆ Adjacent to Wood Street "T" Station, Cultural District and multiple PAT bus stops





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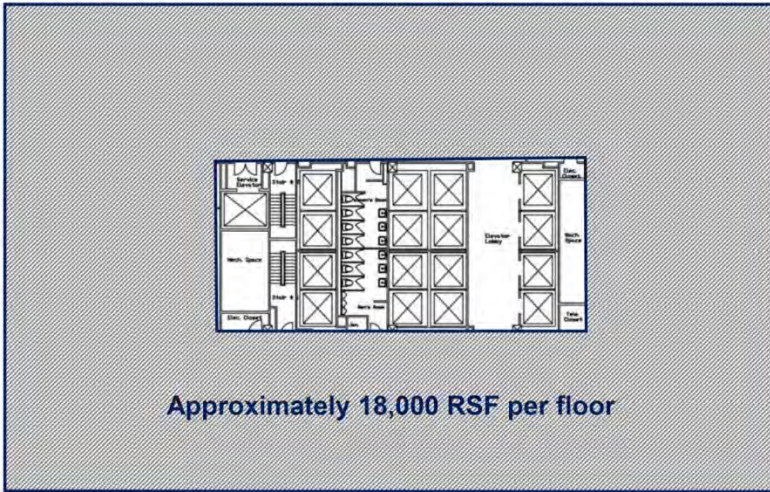
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## SAMPLE FLOOR PLAN

### Floors 20 through 25

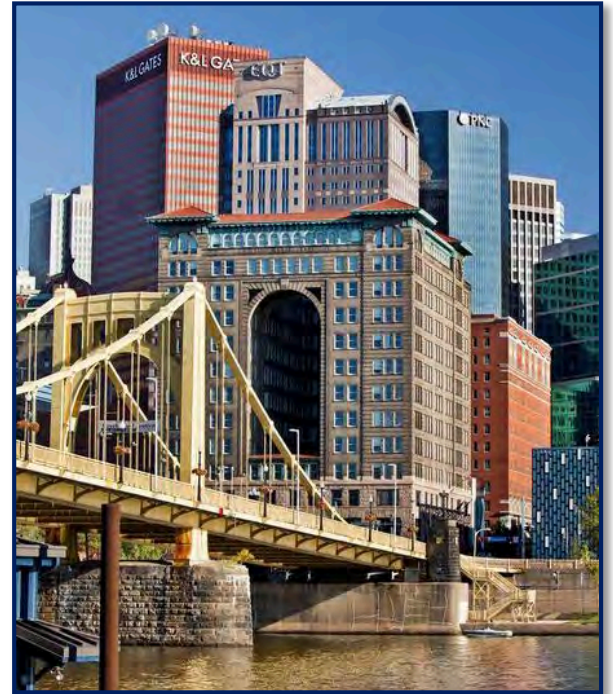
Wood Street

Liberty Avenue



Sixth Avenue

Plaza



#### FINE DINING

- Capital Grille
- Morton's Steakhouse
- Valozzi's
- McCormick & Schmick's
- Habitat
- The Terrace Room
- Siena Sulla Piazza
- Revel & Roost

#### HOTELS

- Fairmont
- Renaissance
- Hilton Garden Inn
- Omni William Penn
- Wyndham Grand
- Courtyard Marriott
- Hotel Monaco

#### AMENITIES

- Duquesne Club
- Starbucks
- FNB Bank
- Wood Street "T" Station
- GNC

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