



STRATEGIC LOCATION

This building provides a magnificent view of the Golden Triangle and provides office and warehouse facilities suitable for corporate support and high-tech operations, while remaining close to the amenities of Station Square and downtown Pittsburgh.

- ☑ Large floor plates
- ☑ (PRT) system bus stop
- ☑ Fiber Connectivity
- ☑ Space in shell condition allowing for custom fit out



[For More Information or to Schedule a Tour](#)

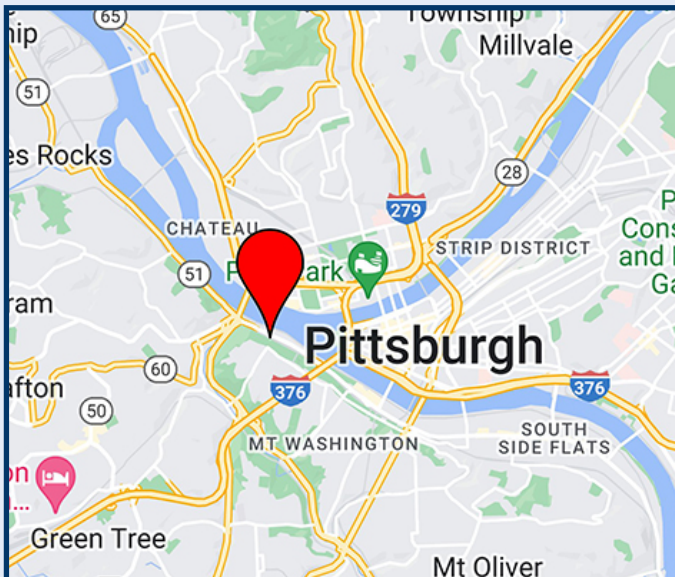
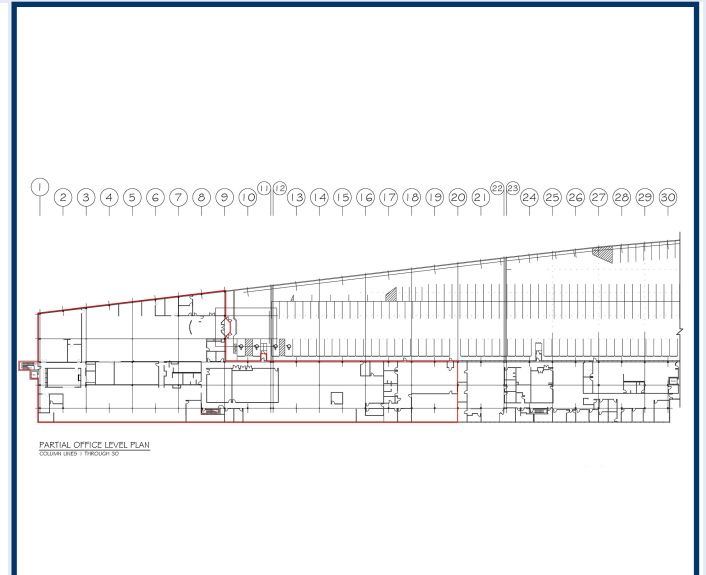
One Waterfront Place, 1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222
bgoetz@buncher.com • gbroujos@buncher.com • jddepaulo@buncher.com
412.422.9900

Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.

PROPERTY HIGHLIGHTS

- ✔ Class A office finishes tailored to tenant's requirements
- ✔ Flexible leasing terms
- ✔ Fiber connectivity
- ✔ Large floor plates
- ✔ Percentage of free parking



LOCATION HIGHLIGHTS

- ✔ Outstanding riverfront views
- ✔ (PRT) System Bus Stop
- ✔ Adjacent to Station Square, which includes hotel, apartments, and numerous restaurants
- ✔ Adjacent to the Duquesne Incline
- ✔ Accessible to West End and Fort Pitt Bridges providing access to all major highways including I-376, I-279, I-79, and Route 65

BUNCHER
COMPANY

Developing with a Purpose

NAIOP

SIOR

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