

PENN LIBERTY PLAZA I

1200 - 1350 Penn Avenue

PROPERTY FEATURES

- High end office finishes tailored to tenant's requirements
- 1" tinted, insulated, 5' high glass in a continuous window band
- 22'8" x 25' column spacing
- Percentage of free parking with additional paid parking available
- 75'x75' natural skylight
- Fluorescent, parabolic recessed fixtures to provide ambient lighting



Percentage of free parking



New energy efficient HVAC units



Bike lanes outside the front entrance with on-site bike storage

GREGG BROUJOS

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AVAILABLE SPACE

FIRST | SECOND | THIRD FLOOR AVAILABILITIES



CONVENIENT LOCATION

STRIP DISTRICT STRIP DISTRICT OF STRIP OF S 9 TERMINAL Aslin Beer Company Aslin Beer Company Chipotle City Grows City Winery Envy Nail Spa Fine Wine & Good Spirits Heiber's Pharmacy Mayweather Boxing + Fitness Oddfellows Ice Cream Co. On Par Now Ponsman Books

· Five-minute walk to the

Riverfront Trail

· 2 short blocks to the Allegheny

Central Business District

· Blocks to the Strip District's shopping and restaurants

· Just steps from the 143-room Hampton Inn and Suites, AC Hotel, and **Homewood Suites**

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COFFEE SHOPS:

Company

2: Allegheny Coffee & Tea Exchange 3: De Fer Coffee & Tea

FOOD MARKETS:

- 1: Lotus Food Company 2: Pennsylvania Macaroni Co. 3: Robert Wholey & Co. 4: Strip District Meats Inc.

SHOPPING:

- 1: Pittsburgh Popcorn C 2: Mon Aimee Chocolat 3: In the Kitchen
- 4: The Olive Tap 5: Mancini's Bread Co.

10: Coop De Ville 11: Penn Avenue Fish Co. HOTELS:

1: Hampton Inn & Suites 2: AC Hotel by Mariott

9: DiAnoia's Eatery

Posman Books
Primo Hoagies
Puttshack
Sandbox VR

1: Primanti's Bro Restaurant and Bar 2: Roland's Seafood Grill 3: Pamela's Diner 4: Bella Notte

5: Luke Wholey's Wild Alaskan Grille 6: Papa J's Twin Plaza 7: Kelly O's Diner 8: DeLuca's Diner

FOOD:

DOWNTOWN

PITTSBURGH