



# BUNCHER

COMPANY

Developing with a Purpose®

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One Waterfront Place  
1251 Waterfront Place, Suite 201  
Pittsburgh, PA 15222

# CENTER CITY TERMINAL

296 Corliss Street | Pittsburgh, PA 15220

Center City Terminal is five minutes from the Central Business District, with a Port Authority System bus stop at the doorstep to the park.

### Property Highlights:

- **Rental Rate: \$12.95/NNN**
- **36,457 SF Available | 28,457 SF 1st floor, 8,000 SF mezzanine office**
- Lay down yard available
- Space can be subdivided
- UI - Urban Industrial zoning
- Single-story rigid steel frame construction with masonry exterior
- 20 gauge galvanized deck with insulated single rubber membrane roof
- 16' - 22' clearance under beam
- 50' x 25' column spacing
- One (1) - 10' x 10' dock high roll-up door with room for additional doors to be added
- HVAC - space is fully conditioned

#### 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.



# SITE LOCATION

## Nearby Amenities



## Demographics

### 20 Minute Drive-Time



**Population:**

381,886



**Households:**

178,288



**Household Income:**

\$99,016



**Businesses:**

18,861

## Location Overview:

- Five minutes to the Central Business District
- Strong labor force in the area
- Port Authority System bus stop at the entrance to the park
- Quick access to I-376, I-279, Rt. 65, and Rt. 28

## FLOOR PLANS

First & Second Floor Availabilities

