



**HOWARD
HANNA**
REAL ESTATE SERVICES



FOR LEASE ★

Located in Pittsburgh's vibrant South Side neighborhood, a National Historic District, our professional office rentals offer unmatched convenience. Enjoy a workspace within walking distance of boutiques, restaurants, art galleries, theaters, live music venues, riverfront trails and parks. With easy access to Pittsburgh International Airport (18 miles) and Allegheny County Airport (8.5 miles), commuting is a breeze. Plus, we're just one mile from the First Avenue Train Station and steps from multiple bus stops, ensuring seamless connectivity for your business.

PROPERTY FEATURES ★

-  **Private Offices: 24 Fully Furnished (89 - 214 sq ft).**
-  **Flexible Lease Terms From 3 to 12 Months.**
-  **Building Directory Listing.**
-  **Exclusive Free Parking.**
-  **Professional Reception Services.**
-  **Mail & Package Delivery Acceptance.**
-  **24/7 Secure Access with Door Code.**
-  **IT Support: Dedicated IT staff.**
-  **ADA Compliant.**

SCHEDULE A TOUR TODAY

 **412.953.8788 Manny Fisher**

 **mannyfisher@howardhanna.com**

The Daily Plan IT is owned and operated by Community Options Inc. Our mission is to develop housing and employment supports for persons with disabilities. All lease revenue generated goes towards funding these programs.



PROPERTY AMENITIES ★

-  **Conference Room Access:** Ideal for meetings, presentations, or brainstorming sessions.
Room 1, 673 sqft, seats 18+
Room 2, seats 14+
-  **Printing & Copying Services:** Enjoy free access to copy machine, 100 b/w pages per month.
-  **Full Kitchen:** Stocked with Free coffee & snacks.
-  **Janitorial Services:** Regular cleaning & maintenance.
-  **Event Space:** Access to shared or private event space for workshops, seminars etc..
-  **Year-Round Comfort:** Central heating/AC
-  **Natural Lighting:** Bright, comfortable spaces to boost productivity.
-  **Quiet Coworking Space:** Collaborate & network in a shared environment.

ASK ABOUT OUR LEASING SPECIALS

3 to 12 month leases