

FOR LEASE

600 Waterfront Drive

Pittsburgh, PA 15222 | Washington's Landing



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Class-A office space for lease

**AVISON
YOUNG**

Office space available




600 Waterfront Drive



Property Highlights

- Class-A office building
- 4,645 RSF available on the 2nd floor (divisible up to ±1,500 RSF)
- 2.75 parking spaces / 1,000 SF (**free parking**)
- Beautifully renovated and professionally managed
- Washington's Landing location:
 - "Park-like" setting with beautiful landscaping
 - Immediate access to Route 28 North/South
 - Easy access to CBD, North Shore, Strip District and Lawrenceville
 - Waterfront property with direct access to the Allegheny River, walking and biking trails

Offering Summary

	Lease Rate	\$24.00 SF/year (Full Service)
	Building Size	28,862 SF
	Availability	Suite 225 (4,645 RSF)



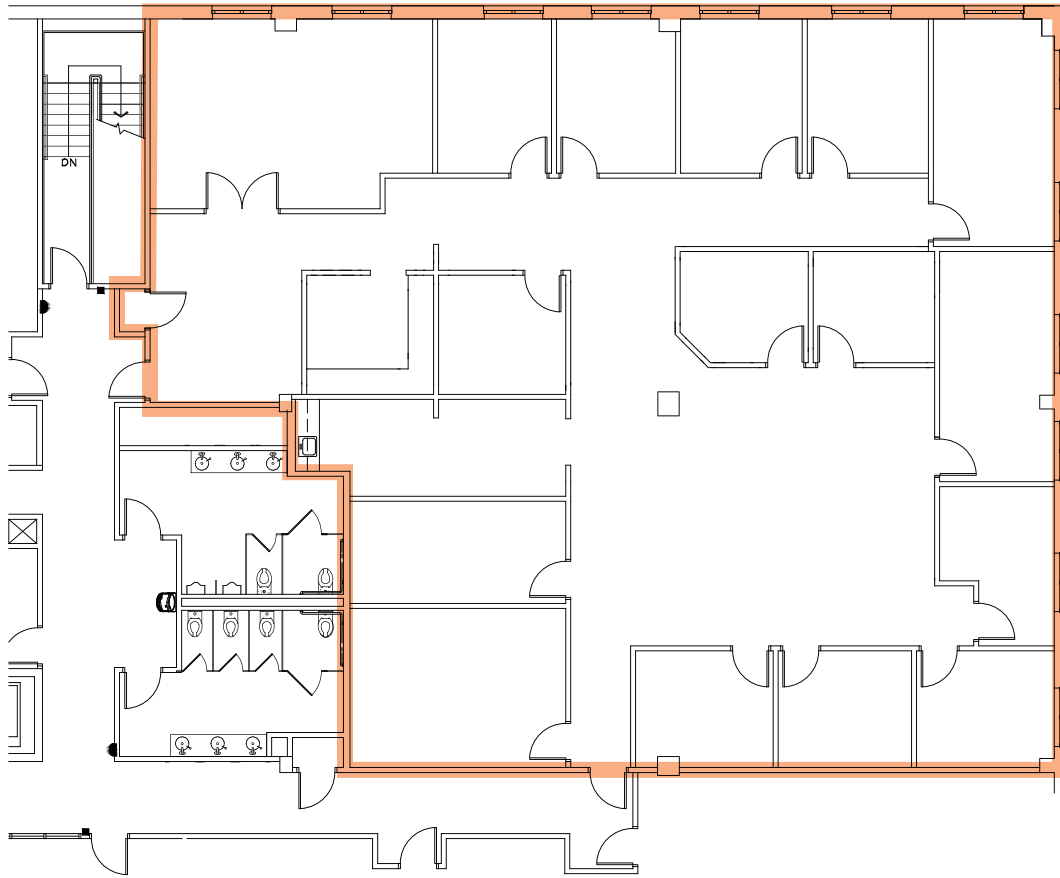
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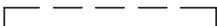

Suite 225

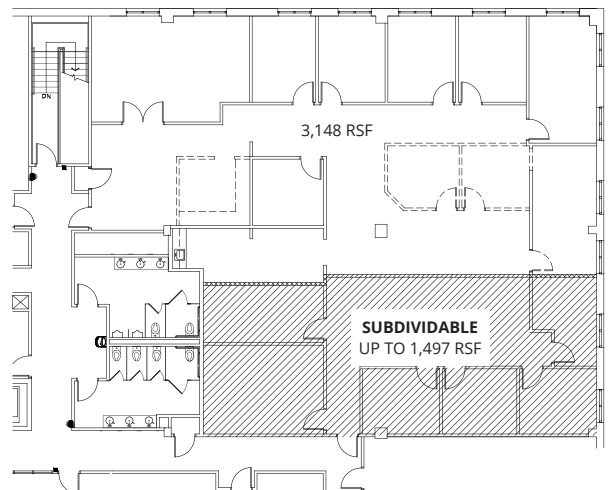
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Entire suite comprised of 4,645 rentable square feet, potential to subdivide to approximately 1,497 RSF as shown below.



ALTERNATIVE OPTION

-  Existing interior partition
-  Existing partition can be removed
-  New demised partition



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