

# SUBLEASE: NEWLY RENOVATED PRIME NORTH SHORE OFFICE



CASCADE 225 North Shore Drive, Pittsburgh, PA 15212



- **17,953 SF Available For Sublease**
- Newly Renovated Lobby
- 24/7 Secured Building with Concierge
- Private Integrated Parking
- Fitness Center with Locker Rooms & Towel Service
- Hyde Park Restaurant & Convive Coffee on Site
- Walkable to Ballpark, Museums, Bars, & Restaurants
- Nearby Hotels & Luxury Apartments



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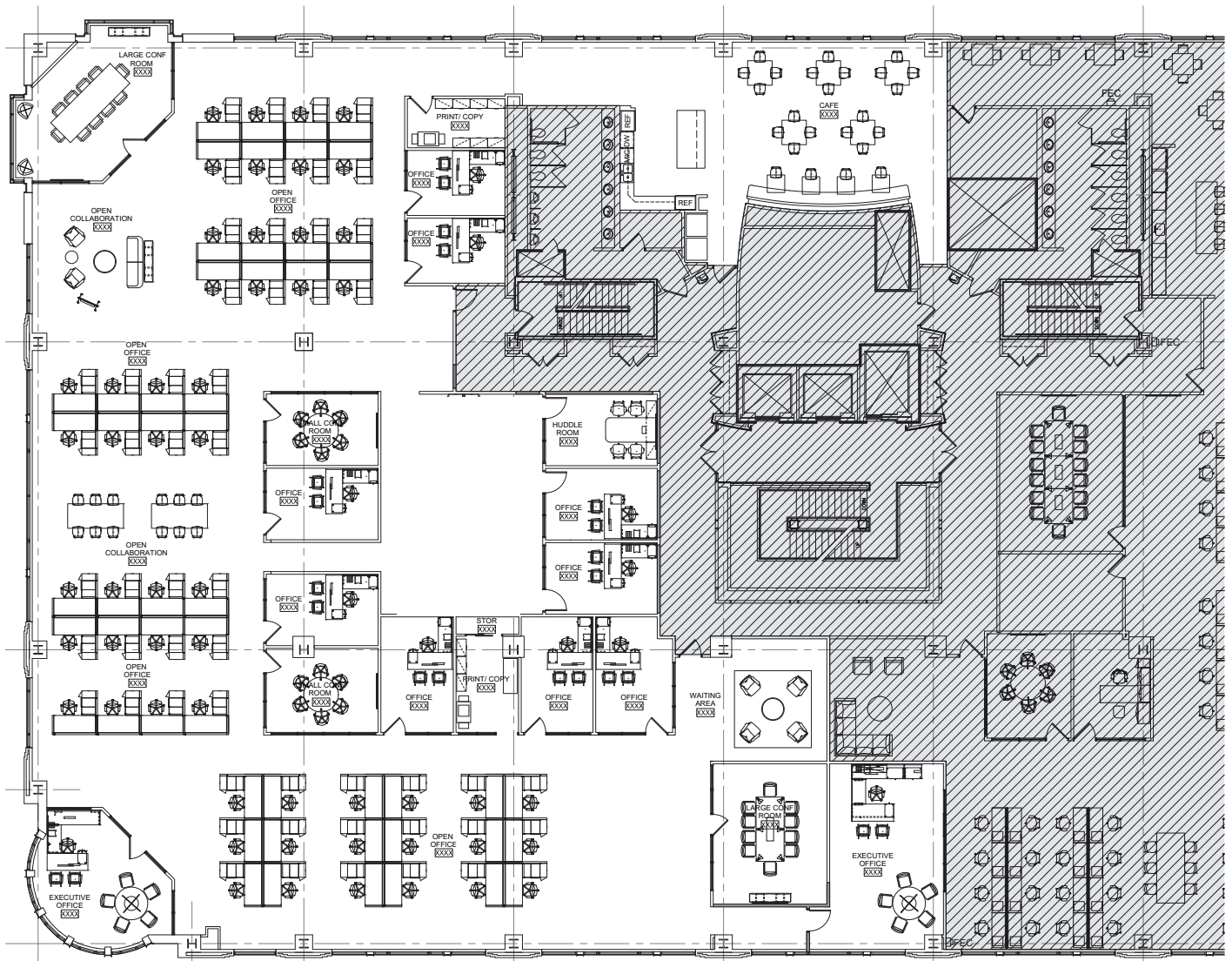
**NAI Burns Scalo**

Brokerage Services

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# FLOOR PLAN



*\*Furniture Plan is shown as conceptual only*

## 5th Floor Space: 17,953 SF Available

- Newly Upgraded
- City, River, & Acrisure Stadium Views
- Large Cafeteria
- Conference Rooms
- Sublease Expiration: 03/15/2036
- Huddle Rooms
- Private Offices
- Open Collab Space
- Reserved On-Site Parking



# PHOTOGRAPHY

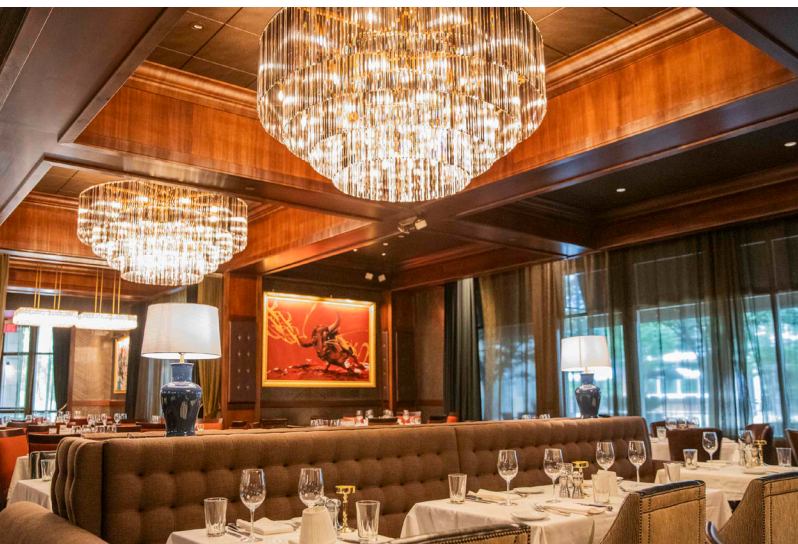




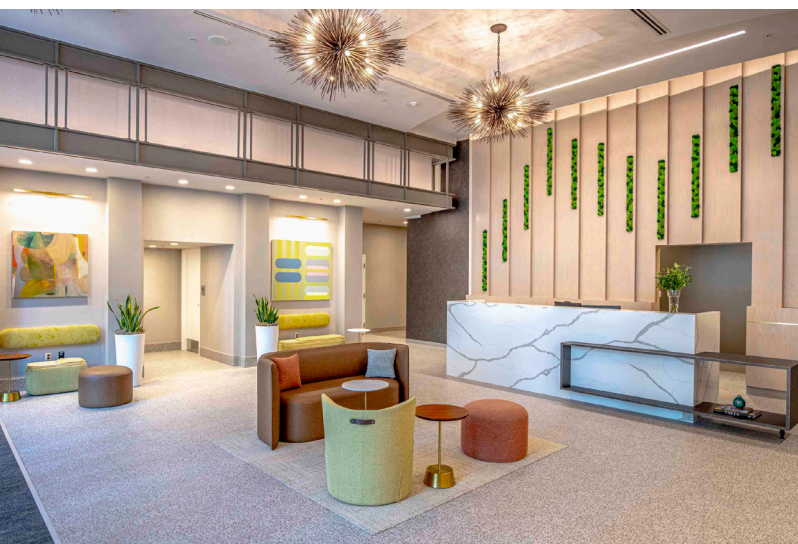
# ON-SITE AMENITIES



Convive Coffee Shop



Hyde Park Prime Steakhouse



Lobby



Fitness Center



# NEARBY AMENITIES



- Restaurants, Coffee Shop, Fitness Center + Group Instruction Studio within Building
- Proximity to Other North Shore's Hotels, Dining, Museums, & Entertainment
- Surrounded by River Views, Natural Green Space, & Walking Trails
- Walking Distance to the Light Rail System ("T" Station)
- Less Than a Ten Minute Drive to Market Square

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