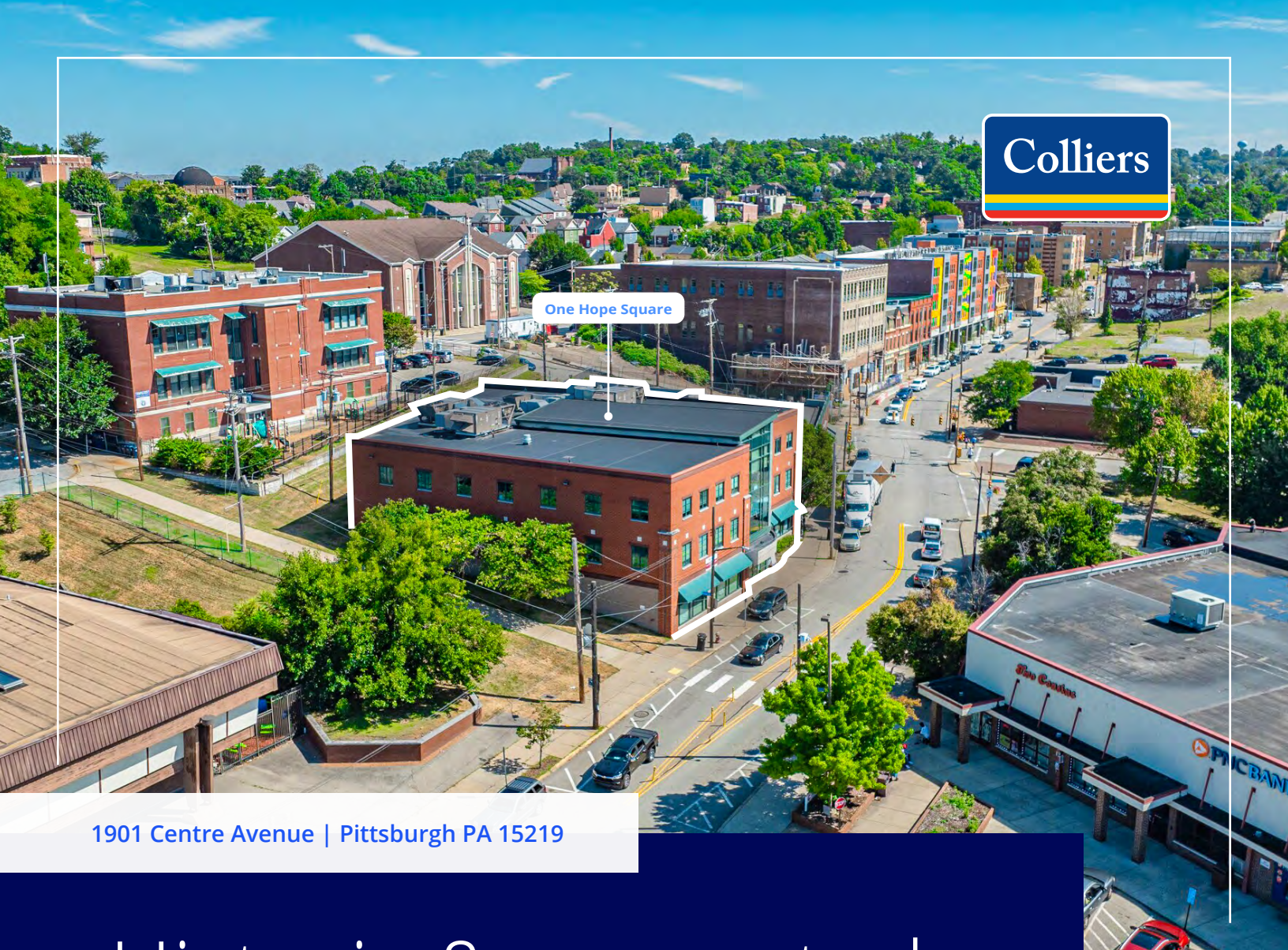




Colliers

One Hope Square

1901 Centre Avenue | Pittsburgh PA 15219

# Historic & renovated office space **for lease**

Move-in ready and spec suites available in the newly remodeled **One Hope Square** professional building located in Pittsburgh's emerging Hill District, just minutes from Downtown and major surrounding submarkets.

## Diron Duah

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## Colliers

525 William Penn Pl., Suite #3510  
Pittsburgh, PA 15219  
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# Property Overview

|                     |                                                                                                                     |           |
|---------------------|---------------------------------------------------------------------------------------------------------------------|-----------|
| Civic Address       | 1901-1915 Centre Avenue, Pittsburgh PA 15219                                                                        |           |
| Property Name       | One Hope Square                                                                                                     |           |
| Location            | The Property is located near the intersection of Centre Avenue and Devilliers Street in Pittsburgh’s Hill District. |           |
| Zoning              | LNC (Local Neighborhood Commercial)                                                                                 |           |
| Year Built          | 2000                                                                                                                |           |
| Year Renovated      | 2022                                                                                                                |           |
| Property Size       | 30,507 SF                                                                                                           |           |
| Typical Floor       | 11,000 SF                                                                                                           |           |
| Parking             | 20 surface spaces (including 2 ADA-designated parking spaces near entry)                                            |           |
| Available Space     | Main Floor                                                                                                          | ±5,680 SF |
|                     | Second Floor                                                                                                        | ±1,590 SF |
|                     | Third Floor                                                                                                         | ±2,700 SF |
|                     | Total                                                                                                               | ±7,500 SF |
| Availability Range  | ±471 - ±3,934 SF                                                                                                    |           |
| Service Type        | Full Service lease                                                                                                  |           |
| Tenant Improvements | Landlord is well capitalized to offer TI                                                                            |           |

## Key Highlights



Capitalized Landlord Offering TI



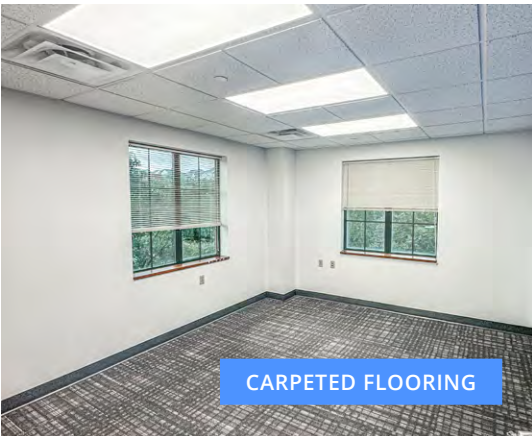
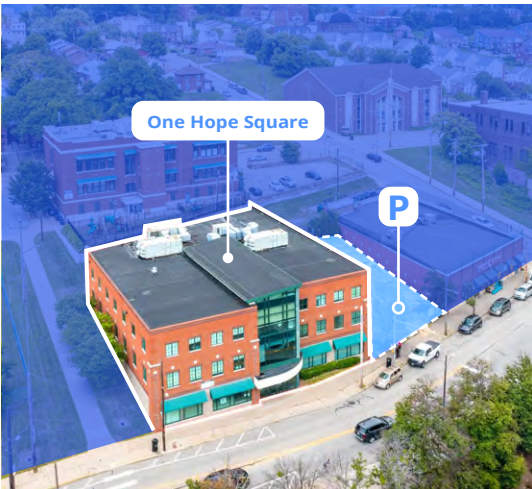
6-Minute Drive from Downtown Pittsburgh (CBD)



20 Free Onsite Surface Parking Spaces

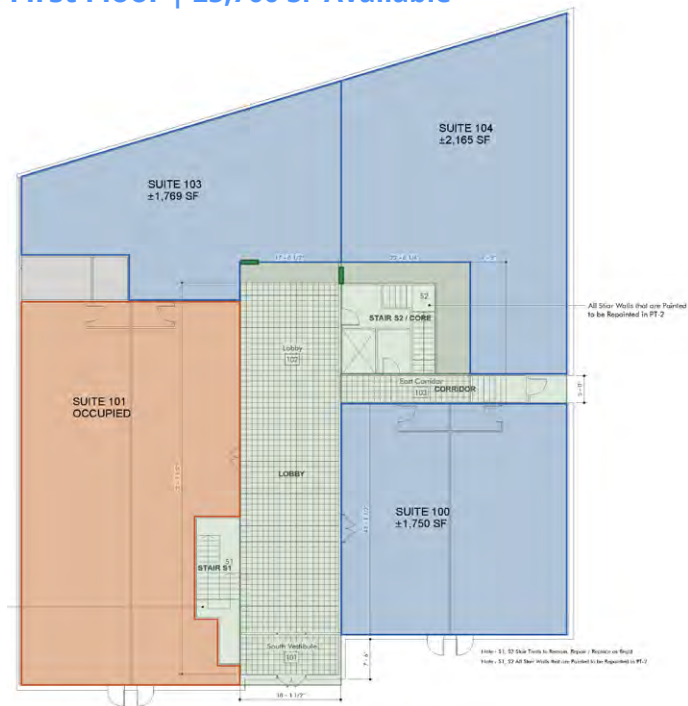


Four Bus Stops Within 1-Block Radius

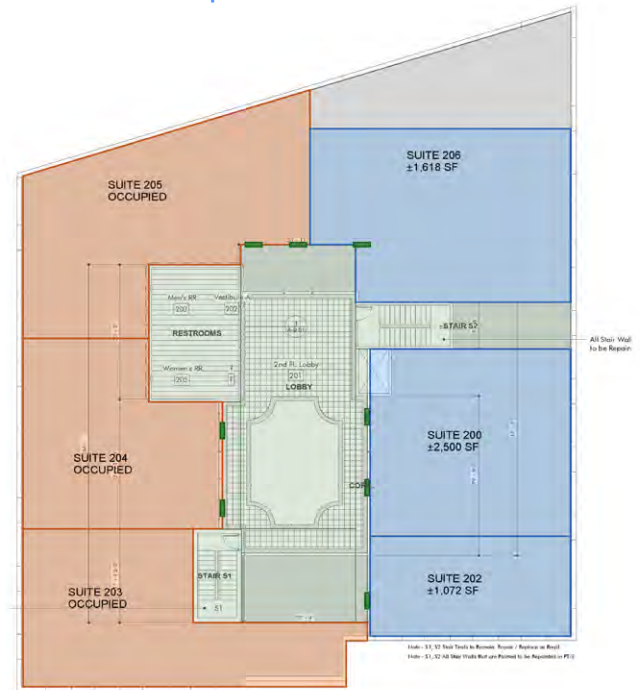




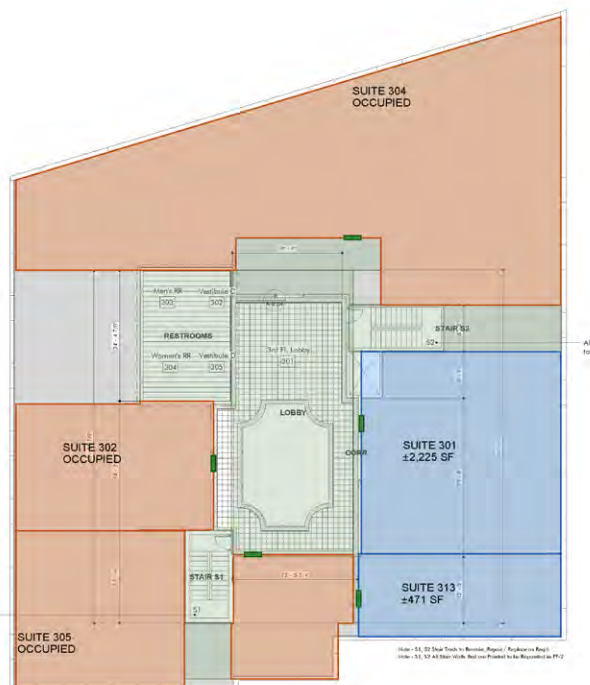
**First Floor | ±5,700 SF Available**



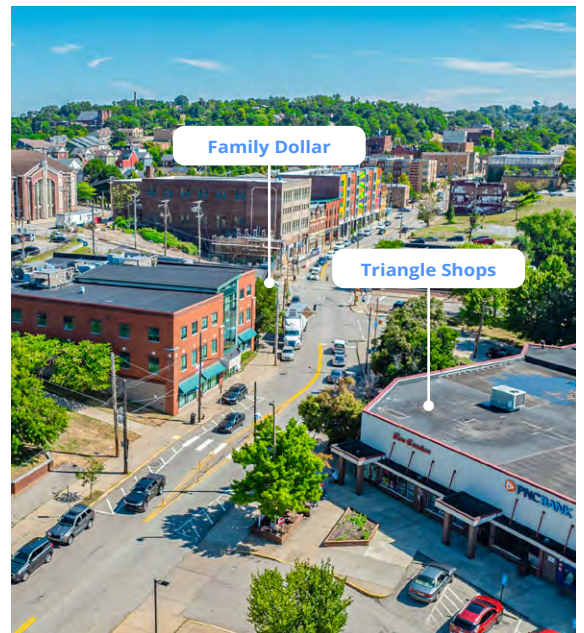
## Second Floor | ±5,200 SF Available



### Third Floor | ±2,700 SF Available







# Location Highlights

- Within a 6-minute drive of the Central Business District
- Adjacent to Family Dollar location
- Across the street from **AUBA Triangle Shops** retail center, which houses a USPS branch, PNC Bank, UPMC Pharmacy, and multiple restaurants
- Two blocks from **Granville Parklet** and 0.4 miles from **Kennard Playground**, public green spaces with basketball courts, playgrounds, and outdoor seating
- Within a 1-mile radius of I-579, I-376, and Boulevard of the Allies access



**<15-minute  
commute  
time to major  
surrounding  
submarkets**

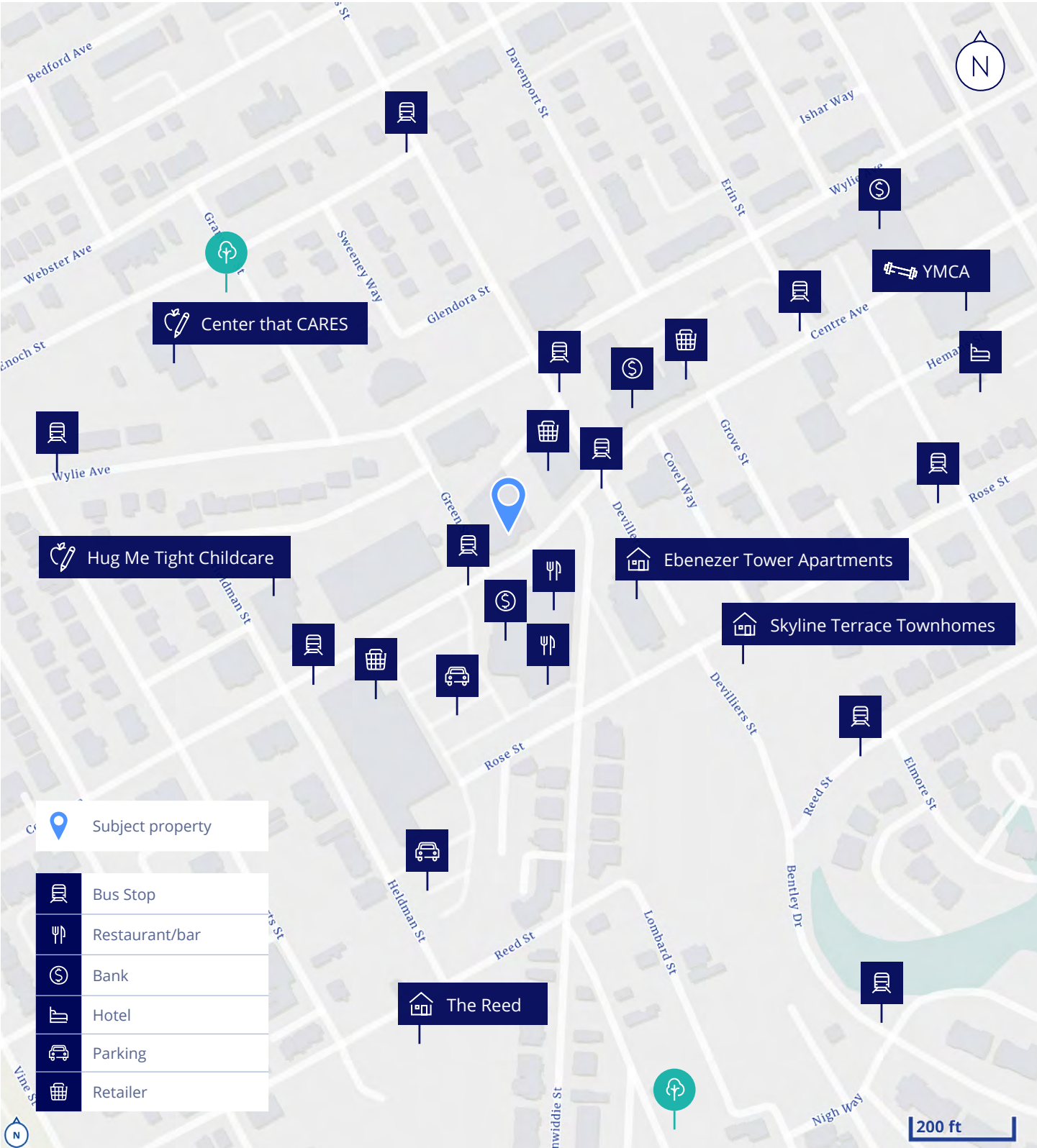
such as Downtown,  
the Strip District,  
Lawrenceville, North  
Side, and Oakland



# Surrounding Amenities



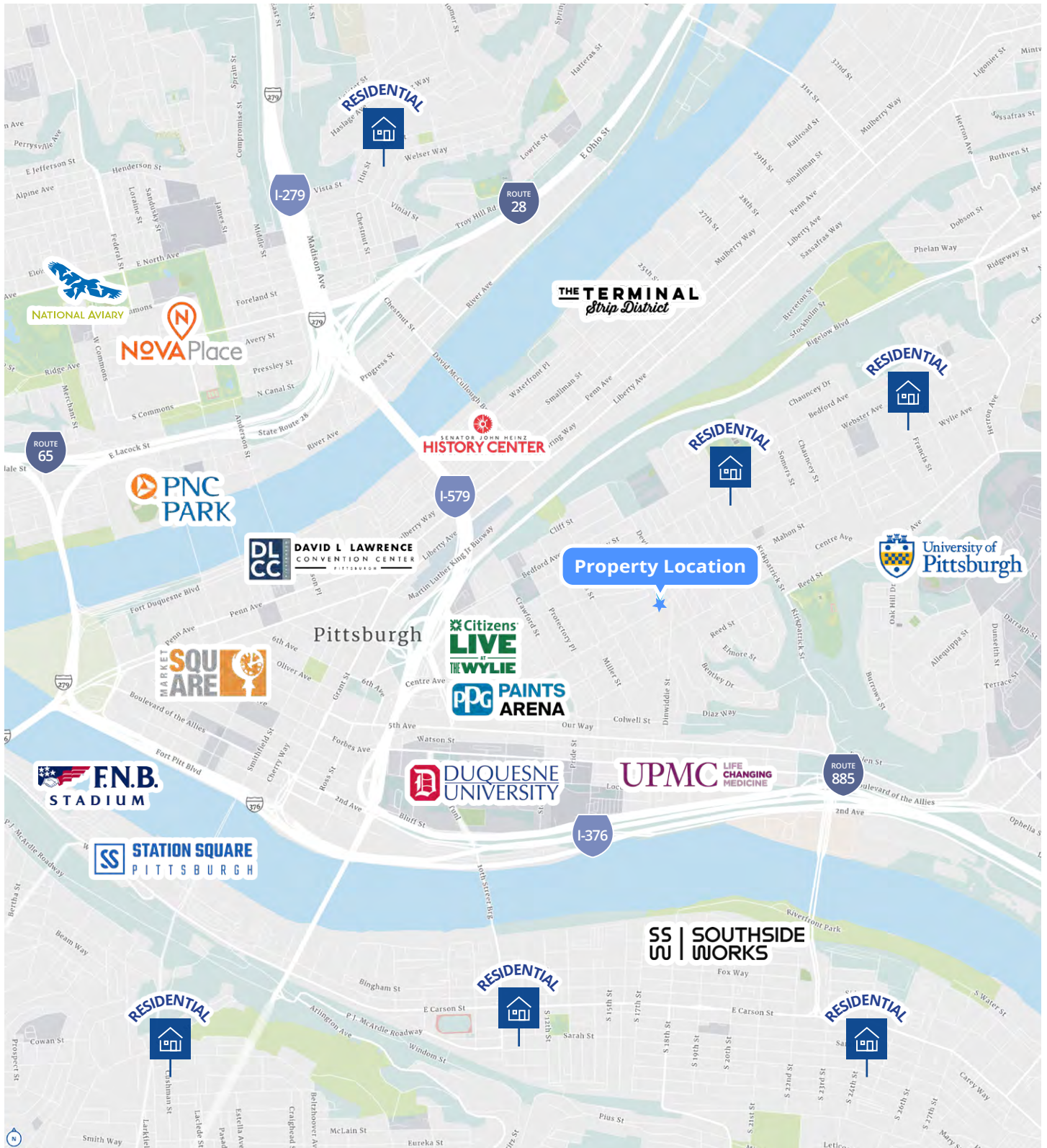
**CLICK HERE**  
TO VISIT THE  
HILL DISTRICT  
DEVELOPMENT  
CORPORATION  
WEBSITE



# Area Amenities



**CLICK HERE**  
TO CHECK OUT  
VISITPITTSBURGH  
AND VIEW AREA  
EVENTS &  
ATTRACTIONS





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