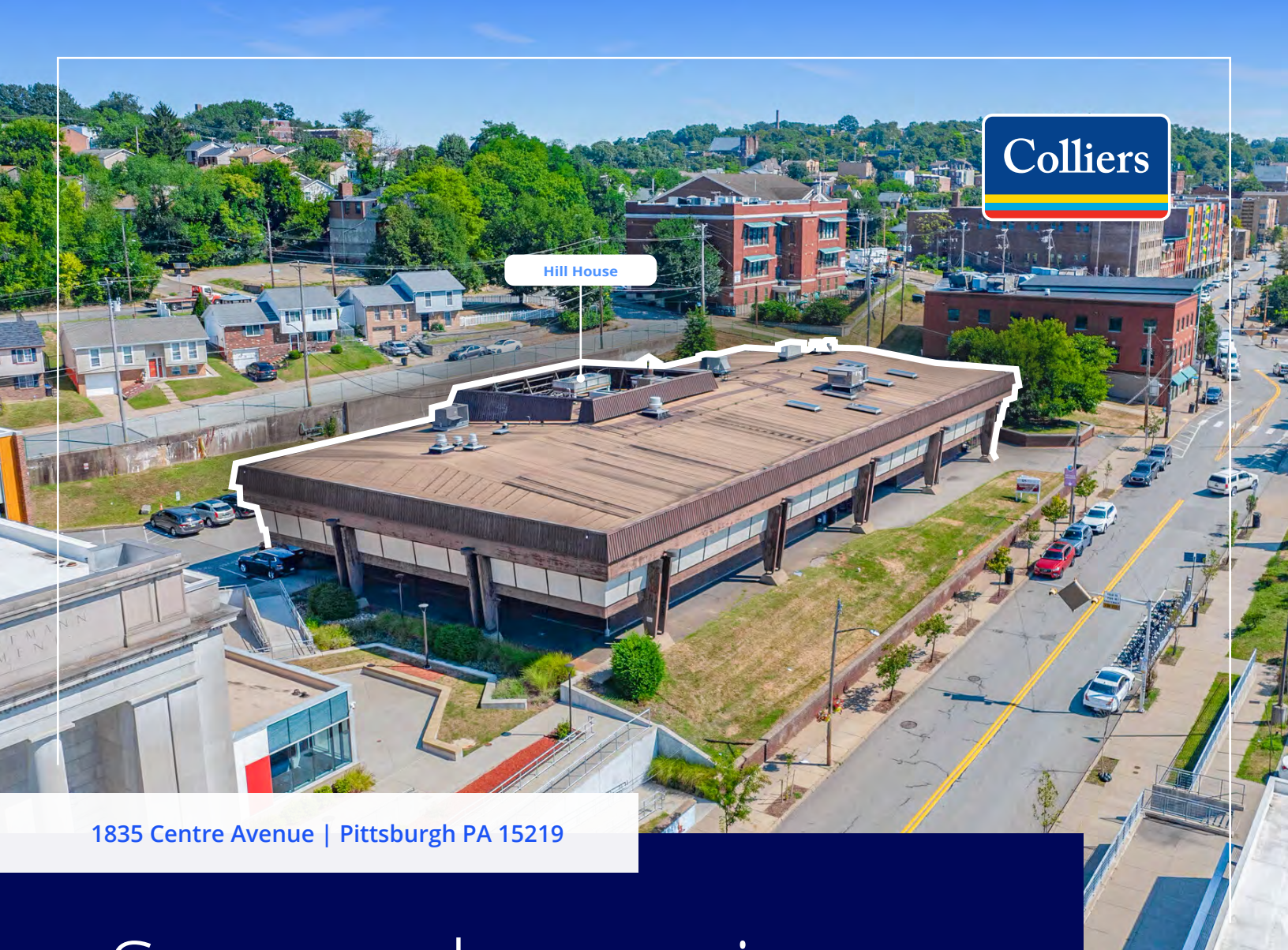


An aerial photograph of the Hill House building, a large, historic, two-story structure with a brown roof and light-colored facade. The building is situated on a street corner in an urban area. A white callout box with the text "Hill House" points to the building. In the background, there are other buildings, trees, and a residential neighborhood. The Colliers logo is in the top right corner.

Colliers

Hill House

1835 Centre Avenue | Pittsburgh PA 15219

Spec and move-in ready suites **for lease**

Range of office space now available in the historic **Hill House**, a professional building located in Pittsburgh's emerging Hill District. Minutes from Downtown, surrounding submarkets, and world-class cultural amenities.

Diron Duah

Associate | Office Agency
+1 412 235 9769
diron.duah@colliers.com

Colliers

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

Civic Address	1835 Centre Avenue, Pittsburgh PA 15219		
Property Name	Hill House		
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	1981		
Year Renovated	Ongoing		
Property Size	±35,500 SF		
Typical Floor	±17,700 SF		
Parking	25 surface spaces		
Available Space	Main Floor	±1,510 SF	
	Second Floor	±9,480 SF	
	Total	±10,990 SF	
Availability Range	±190 - ±6,900 SF		
Space Condition	Spec and move-in ready suites available		
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)



25 Free Onsite Surface Parking Spaces



Common Area & Facade Renovations Currently Underway



CONFERENCE FACILITY



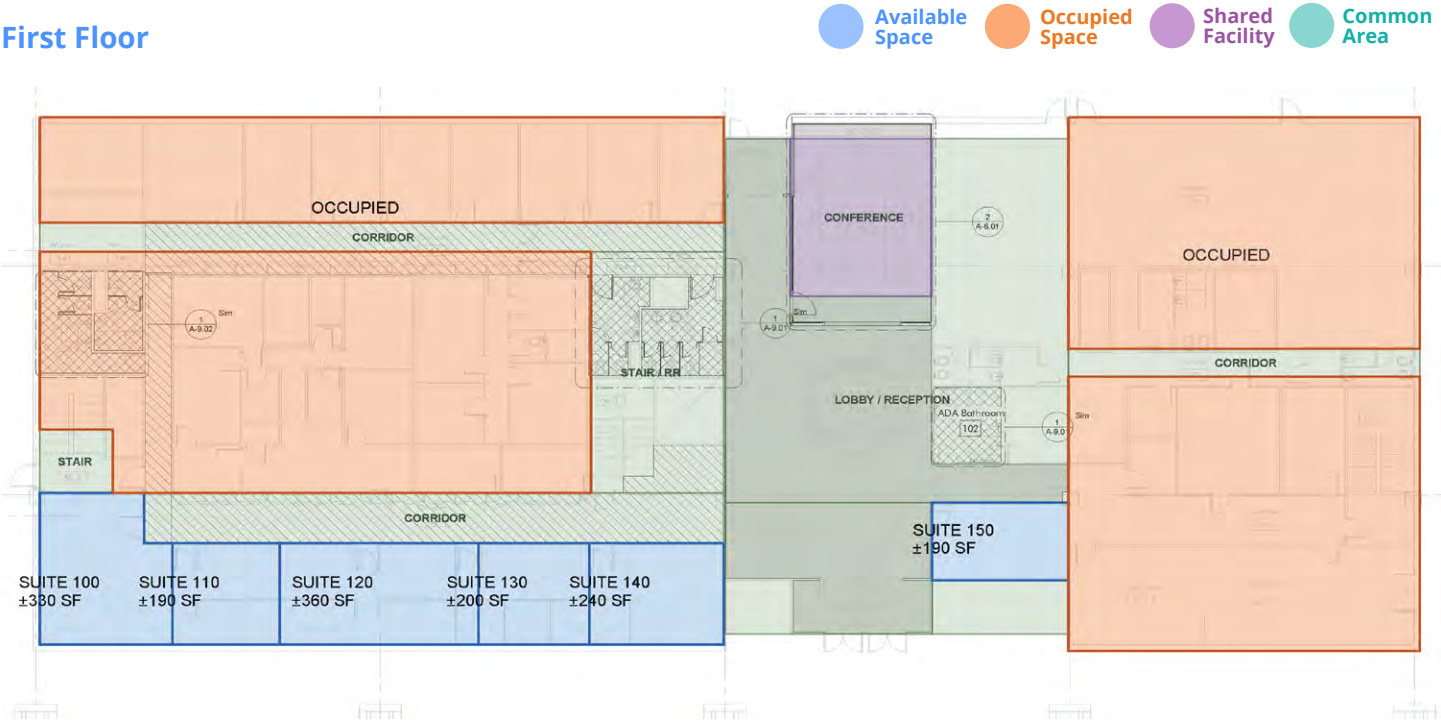
UPDATED LOBBY CONCEPT RENDERING



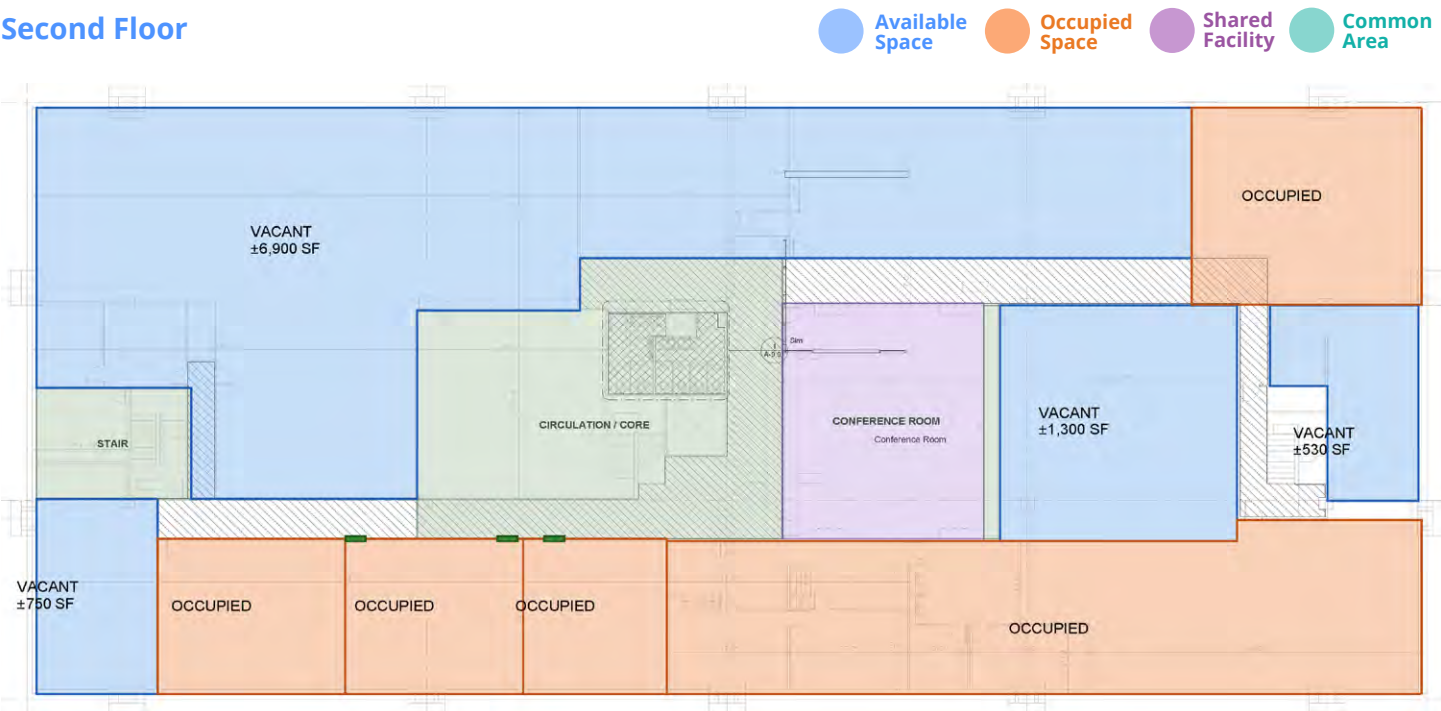
UPDATED ENTRY CONCEPT RENDERING

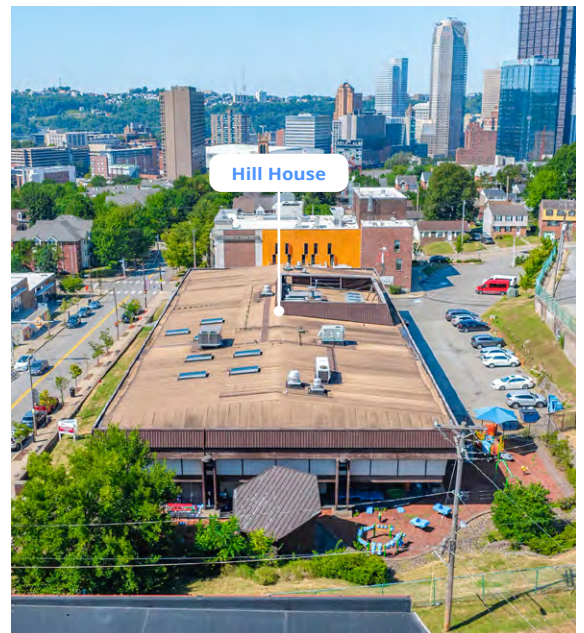
Floor Plans

First Floor



Second Floor





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



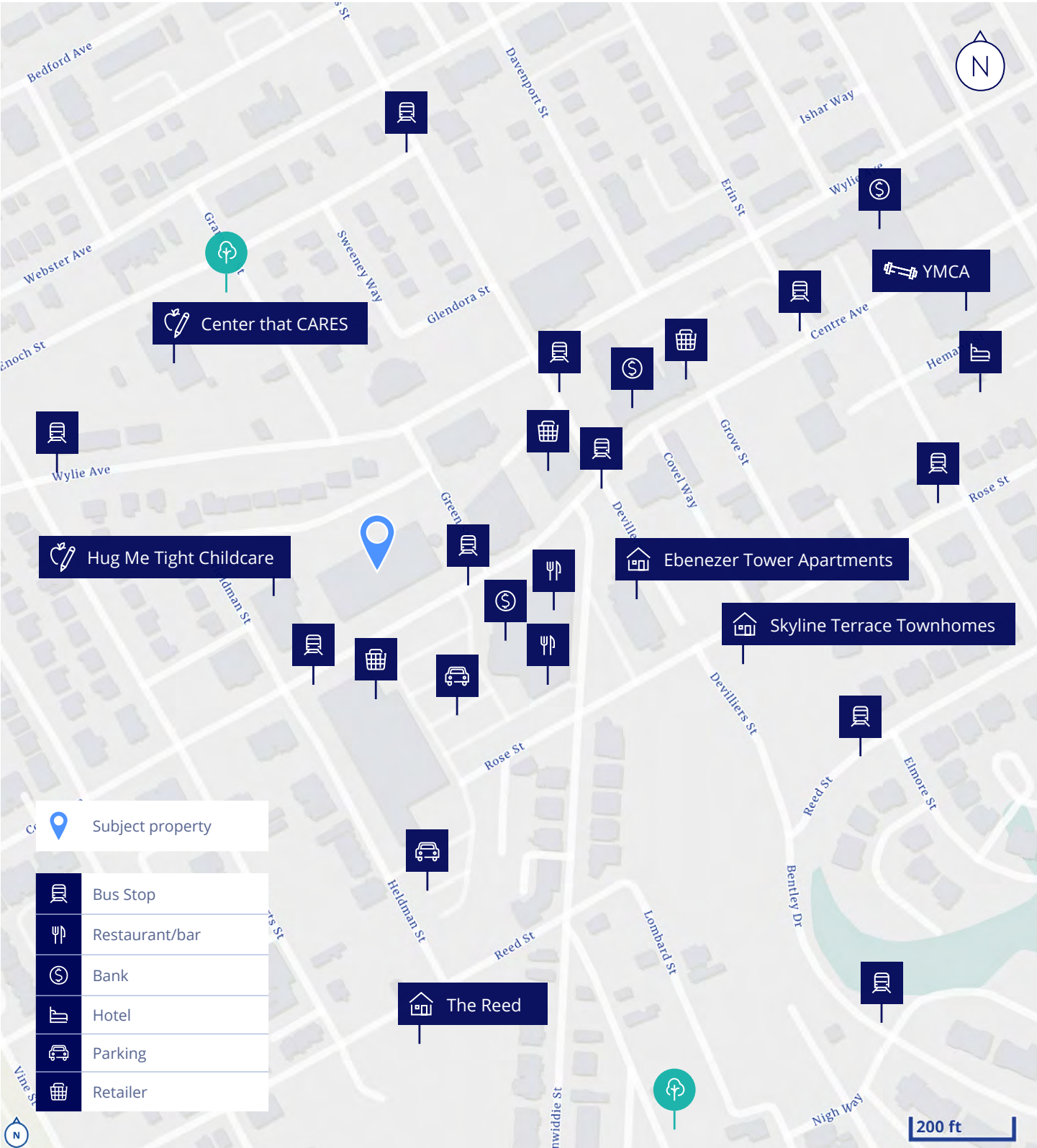
**<15-minute
commute
time to major
surrounding
submarkets**

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

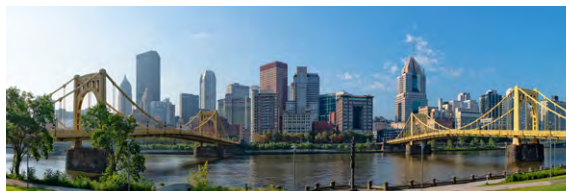
Surrounding Amenities



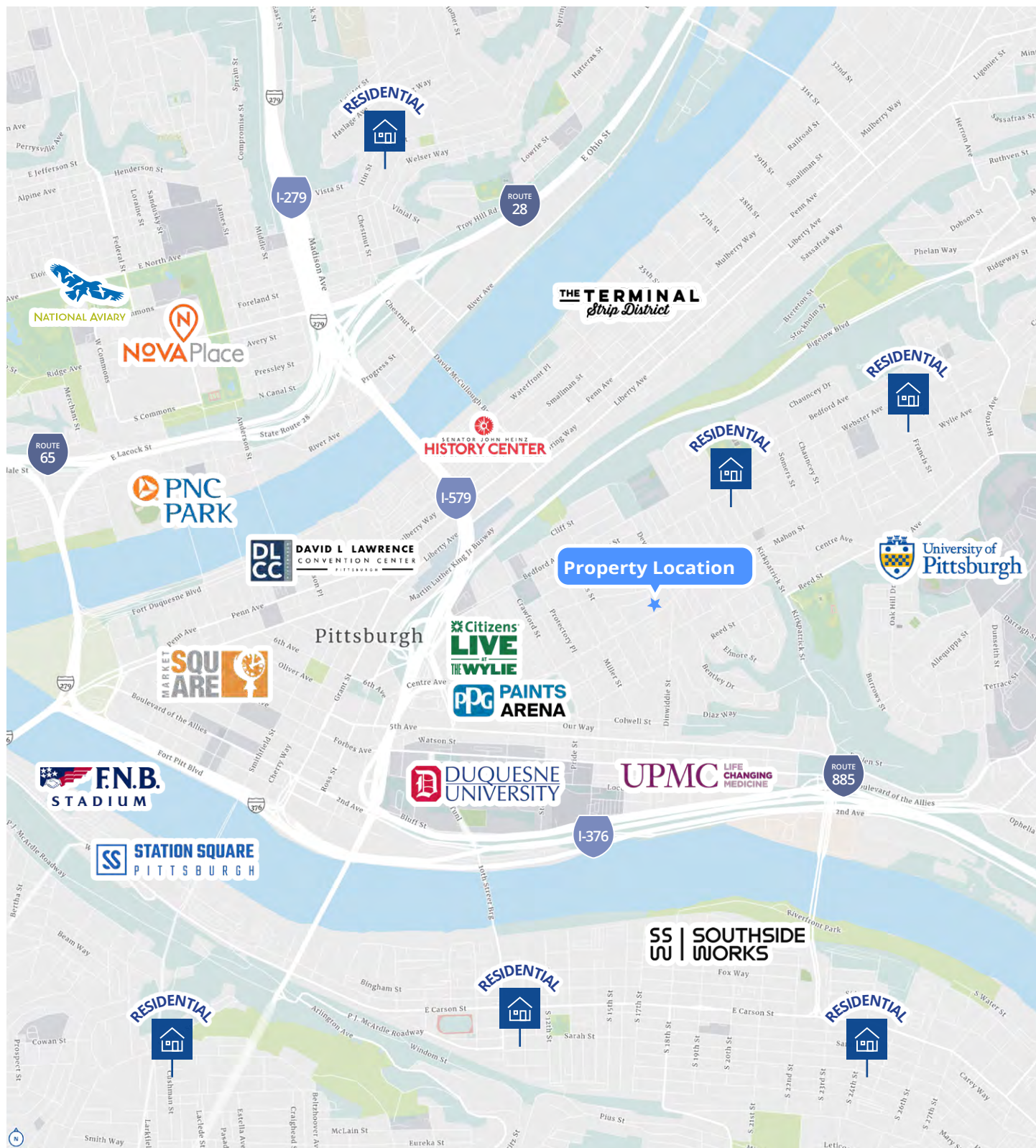
CLICK HERE
TO VISIT THE
HILL DISTRICT
DEVELOPMENT
CORPORATION
WEBSITE



Area Amenities



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





Conceptual Rendering of Planned Facade Improvements



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