



FORT
912 · DUQUESNE
BLVD

**ON THE EDGE.
CONNECTED TO EVERYTHING.**



**120,000 contiguous RSF of Class A
Office Space Available Immediately**

**Tenant amenities and lobby modernization in planning!
Details coming soon!**

BUILDING FEATURES

- 10-story, 135,000 RSF Class A office building
- Integral parking garage
- Multi-million dollar renovation completed in 2014
- New atrium skylight
- Private and secure courtyard for tenants
- Renovated elevator cabs
- Updated mechanical systems
- New finishes in common areas and restrooms
- Card key access
- 24/7 security staff
- Loading dock and receiving area
- **Tenant amenity program in planning**
- **Lobby modernization coming soon**



LOCATION

- Best of both! Situated on the Allegheny River in CBD and at the start of the Strip District
- Riverfront views of North Shore & PNC Park
- Three Rivers Heritage Trail just steps away (walk, run, bike, blade)
- Excellent access to all interstates via Fort Duquesne Boulevard
- Easy walk to Pittsburgh's Cultural District and the Strip District

AMENITIES

Restaurants

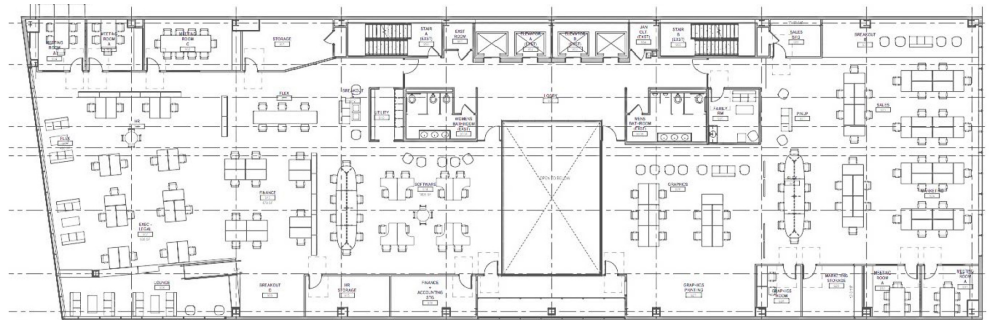
- August Henry's
- Bakersfield
- Ten Penny
- Sienna Mercato
- Jimmy John's
- Bill's Bar & Burger
- Bombay Gyro's & Lunch Box
- Sharp Edge
- Nicky's Thai
- Subway
- CondadoTacos
- Social House 7
- Proper Brick Oven & Tap Room
- Stuff'd Pierogi Bar

Lodging

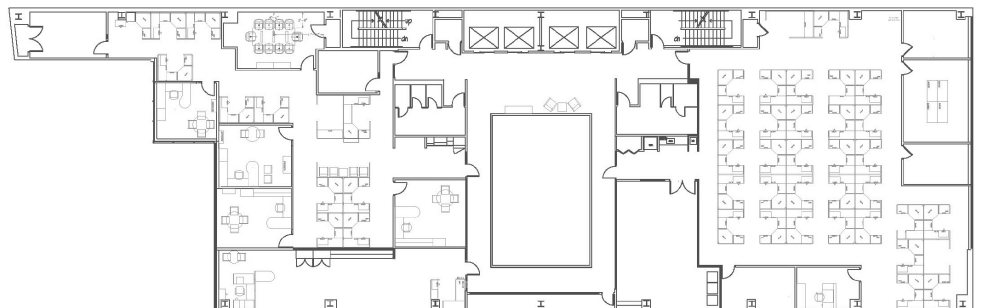
- Westin Convention Center
- Courtyard by Marriott – Pittsburgh
- Renaissance Hotel

Service

- FedEx Kinkos
- Goodyear Auto Service Center
- AlphaGraphics
- Twelve27 Salon



9th Floor – 15,008 RSF



3rd Floor – 12,521 RSF

10thFloor / 15,028 RSF
9thFloor / 15,008 RSF
8thFloor / 15,008 RSF
7thFloor / 14,103 RSF

6thFloor / 13,853 RSF
5thFloor / 13,163 RSF
4thFloor / 12,980 RSF
3rdFloor / 12,521 RSF

Largest contiguous riverfront availability in the CBD!

- Branding/signage available to tenants of size
- Integral parking spaces available at the best rates in the CBD
- Walking distance to all of the Cultural District, Strip District & CBD amenities
- Westin-Convention Center Hotel & Courtyard Marriott located just a short walk away
- Easy & quick access to all major interstates





David L. Lawrence
Convention Center

 Within three minute walk of these and other great daily food choices




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