

# For Sublease

Move-in ready tech space within 3-Crossings

2555 Smallman Street  
Pittsburgh, PA 15222

- Newly constructed with premium finishes
- Term through December 2029
- 4,987 SF on the 1st floor
- Mostly open with high-end café, 2 small conference rooms, 2 huddle rooms & 50+ workstations
- Potential for a fully furnished suite

**Nearby retail amenities include:**

- James Café
- Cinderland Warehouse
- Pizzeria Davide
- DiAnoia's Eatery



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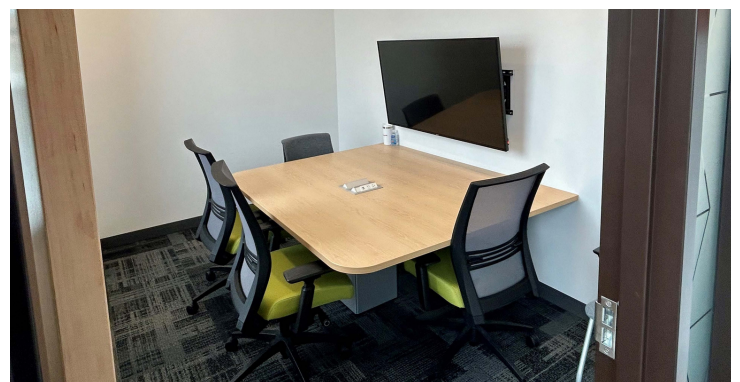
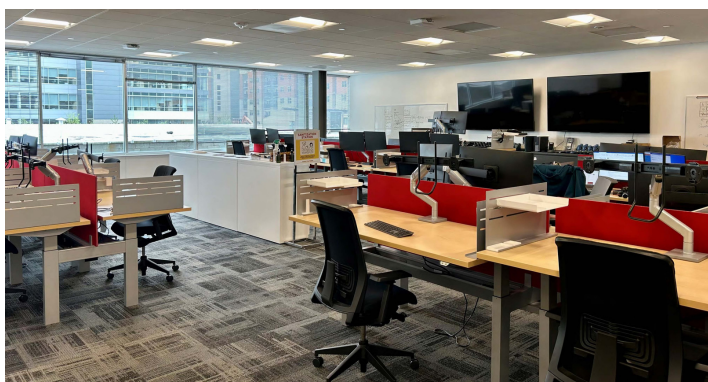
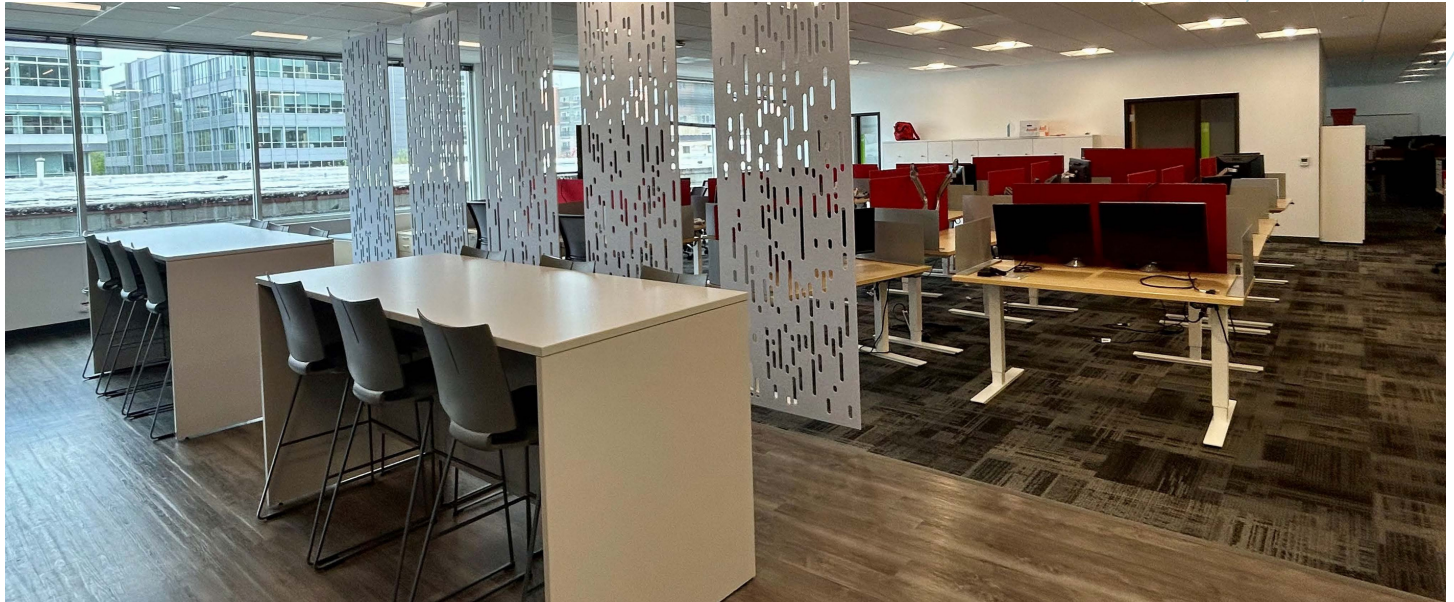
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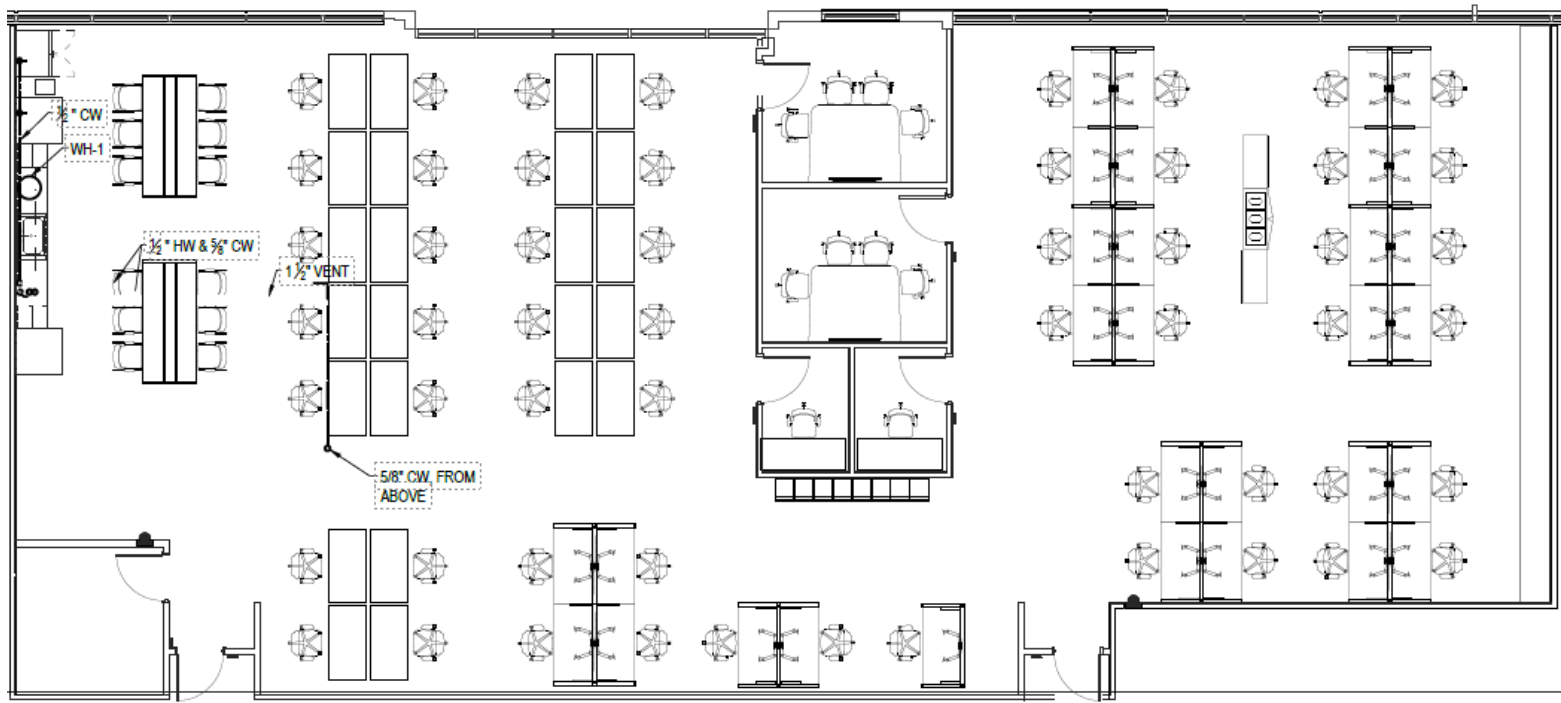


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**1st Floor - 4,987 SF**

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