



**ONE NORTH SHORE
CENTER**

CLASS A OFFICE SPACE FOR LEASE

12 Federal St, Pittsburgh





ONE NORTH SHORE CENTER

Located in the heart of the North Shore, surrounded by a diverse offering of locations to live, shop, dine, and stay.



Exterior signage/branding opportunity - highly visible to Pittsburgh's skyline



Adjacent to PNC Park (Pittsburgh Pirates) and only steps from Acrisure Stadium (Pittsburgh Steelers)



Free light rail (LRT) access to Downtown Pittsburgh



Surrounded by the largest, and most affordable, surfaced and structured parking in the downtown area



Courtyard area along the riverwalk provides outdoor eating and gathering space



Just a short walk away from the CBD via the Roberto Clemente bridge



Immediate access to Pittsburgh's Riverwalk Trail



Amazing views of the Pittsburgh skyline, Allegheny River, and The Point

FIND YOUR FIT

Spaces range from small suites up to a new headquarter office installation

1st Floor: 1,028 & 1,379 SF

2nd Floor: 9,873 SF

3rd Floor: 13,875 SF

4th Floor: 16,385 SF

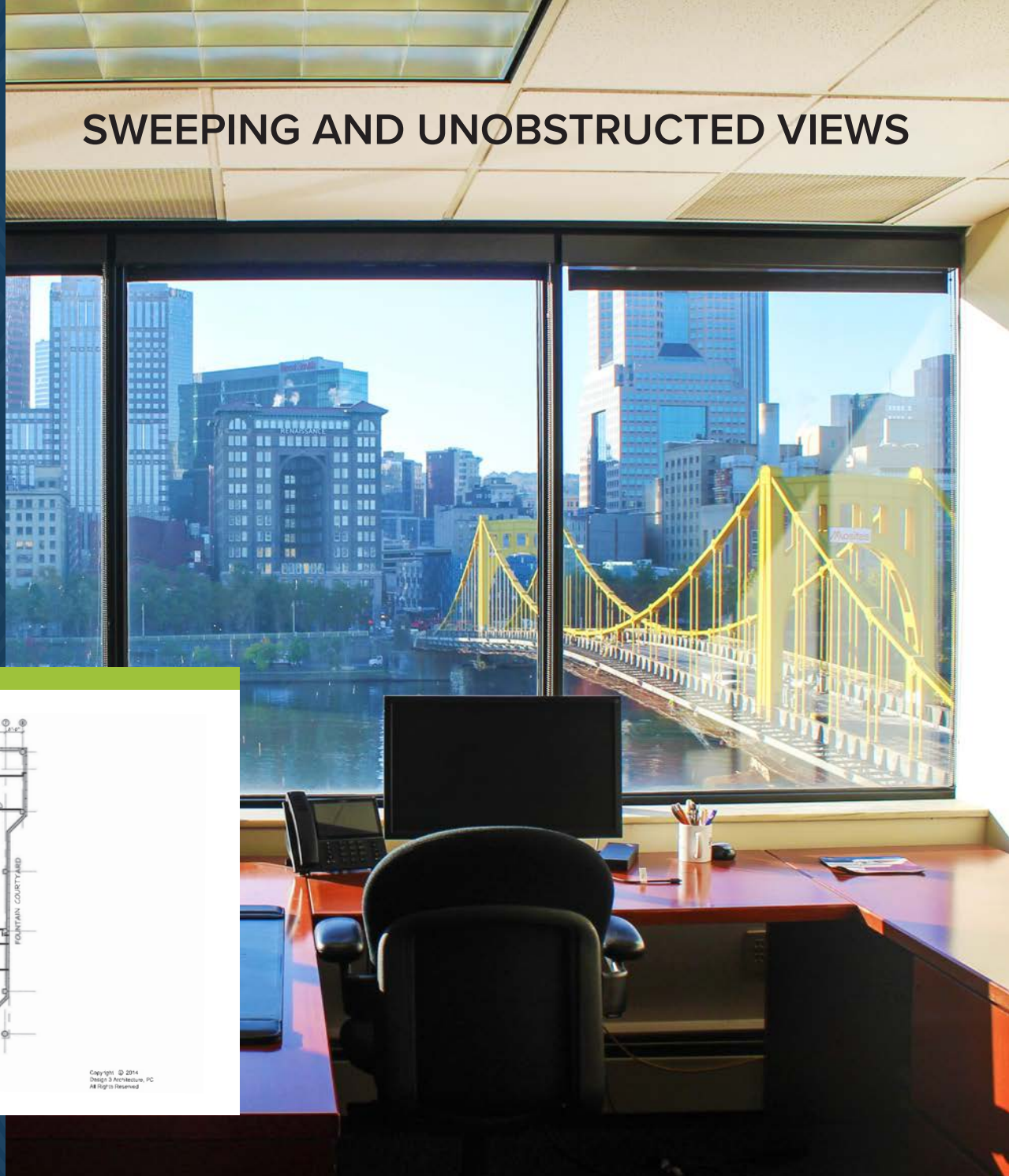
5th Floor: 22,578 SF

Total Available: 65,118 SF

TYPICAL FLOORPLATE



SWEEPING AND UNOBSTRUCTED VIEWS



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NEW AMENITY CENTER

Construction now underway

One North Shore Center is elevating the tenant experience with a thoughtfully designed amenity center that fosters collaboration, connection, and productivity. This dynamic space serves as the building's social hub, where tenants can seamlessly transition from focused business meetings to casual networking in an environment designed for today's evolving workplace culture.

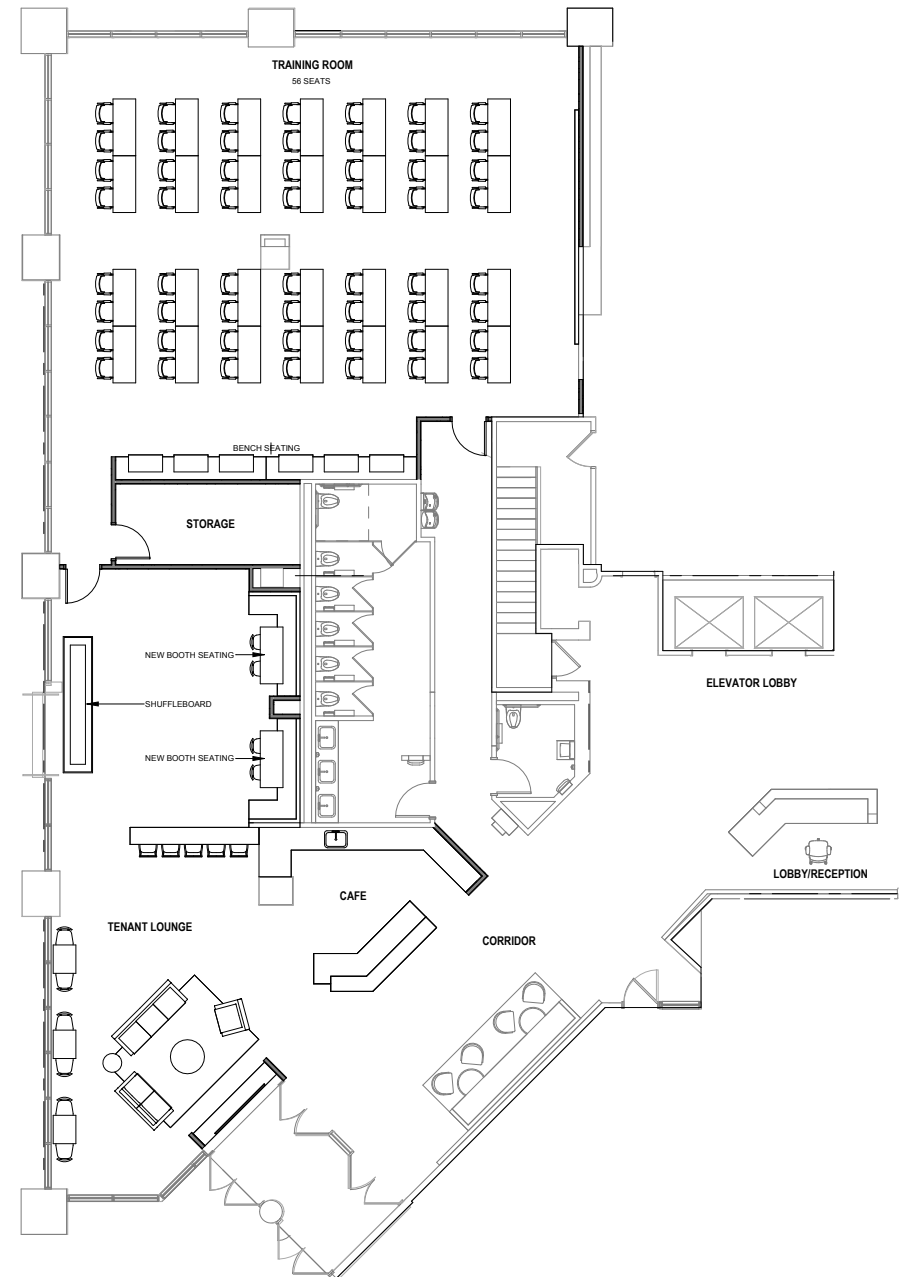
 Flexible tenant lounge with adaptable seating configurations for pre and post-function events

 Gaming and recreation area for tenant networking and relaxation

 Wet bar facility for hosting and entertainment

 Full-service conference room with integrated A/V systems accommodating up to 56 attendees

AMENITY CENTER FLOOR PLAN






COMMON AREA RENOVATION

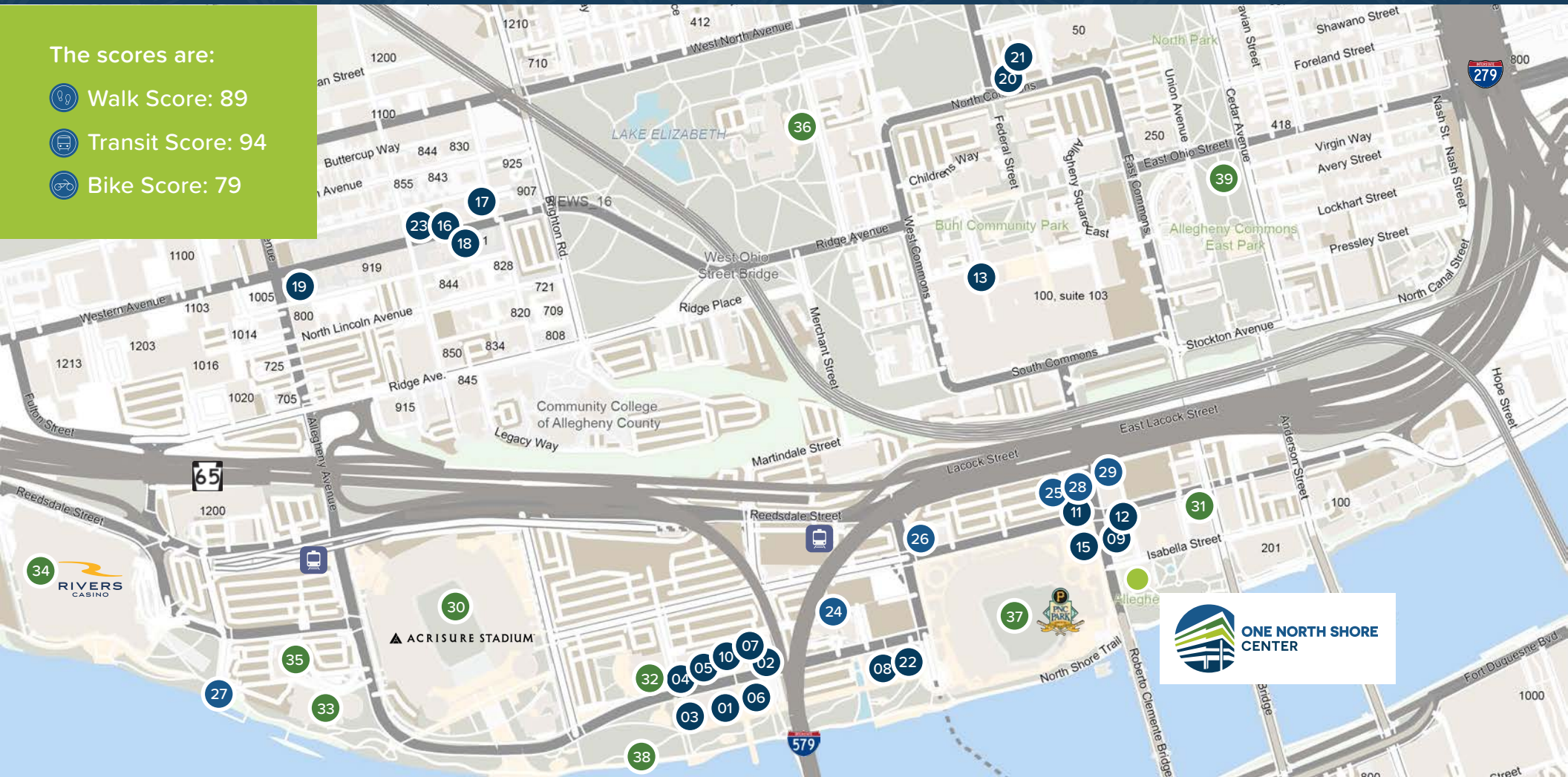
Now complete



BE IN THE HEART OF THE NORTH SHORE

The scores are:

-  Walk Score: 89
-  Transit Score: 94
-  Bike Score: 79



ONLY 5 MINUTES FROM DOWNTOWN



SURROUNDING AMENITIES WITHIN WALKING DISTANCE



EAT & DRINK

- 01 Shorty's Pins x Pints
- 02 Southern Tier Brewery
- 03 The Foundry
- 04 Tequila Cowboy
- 05 BURN by Rocky Patel
- 06 Voodoo Brewery
- 07 Bar Louie
- 08 Hyde Park Prime Steakhouse
- 09 Mike's Beer Bar
- 10 Burgatory
- 11 Soho
- 12 North Shore Tavern
- 13 The Federal Galley
- 14 Fig & Ash
- 15 Taps and Taco
- 16 Nicky's Thai Kitchen

- 17 Allegheny Sandwich Shop
- 18 412 Brewery
- 19 Lindos Restaurant
- 20 Yinz Coffee
- 21 El Burro
- 22 McFadden's
- 23 Modern Cafe



STAY

- 24 Hyatt Place - North Shore
- 25 Spring Hill Suites by Marriot
- 26 Residence Inn by Marriot
- 27 The Landing Hotel Pittsburgh
- 28 Holiday Inn Express & Suites
- 29 Holiday Inn



ENTERTAINMENT

- 30 Acrisure Stadium
- 31 The Andy Warhol Museum
- 32 Stage AE
- 33 Carnegie Science Center
- 34 Rivers Casino
- 35 Highmark Sportsworks
- 36 National Aviary
- 37 PNC Park
- 38 North Shore Riverfront Park
- 39 Allegheny Commons Park



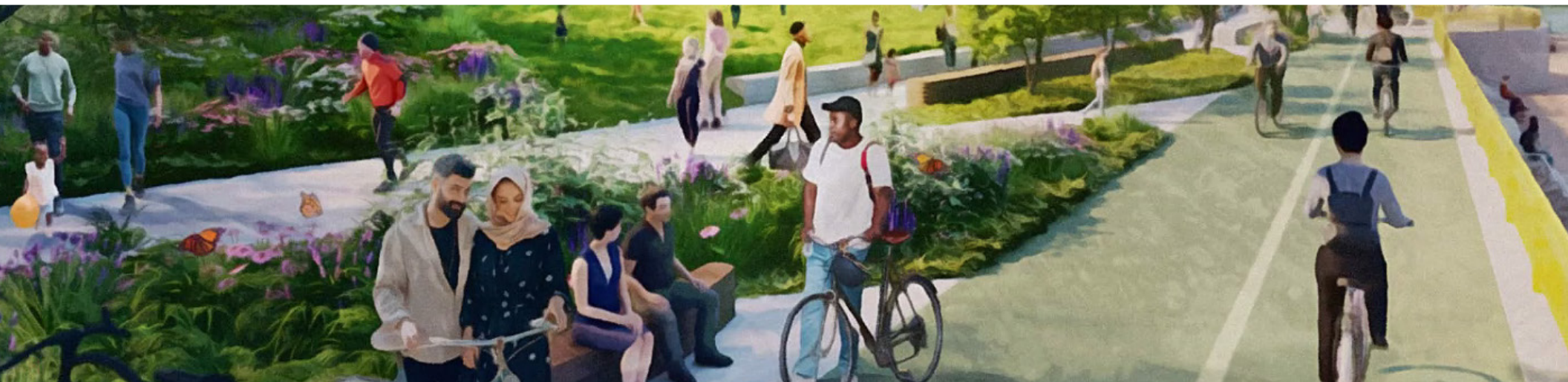
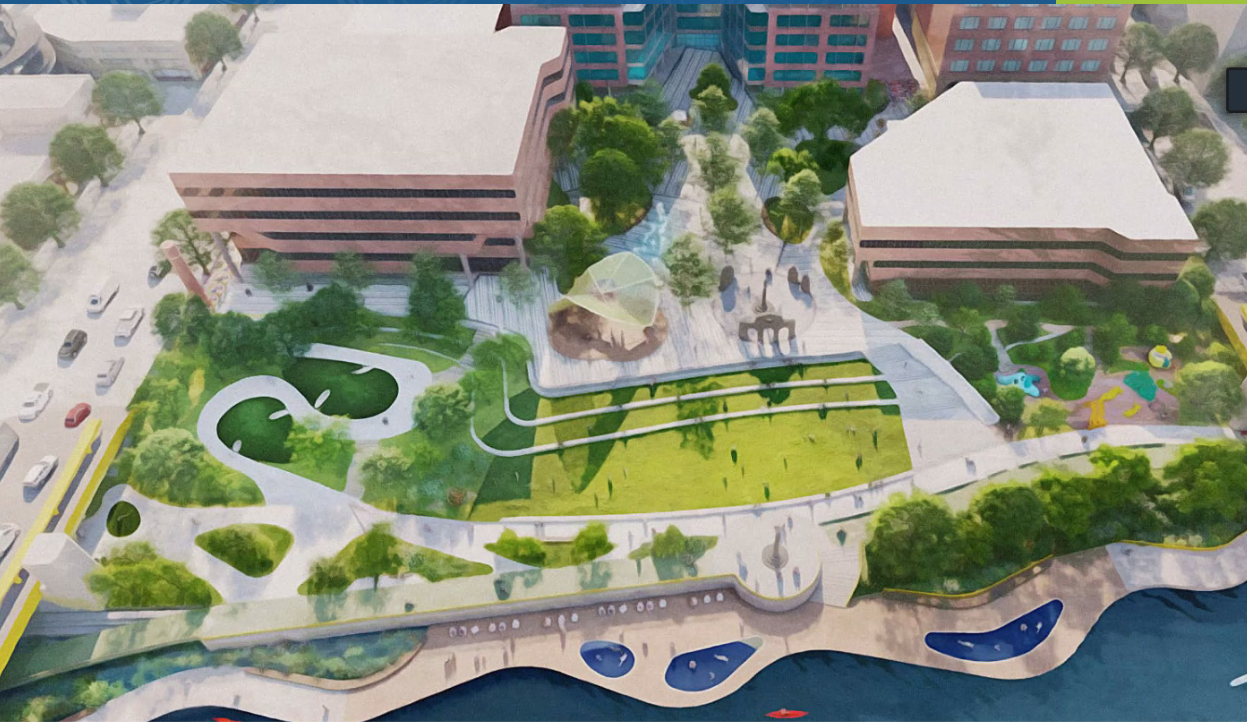
ABUNDANT PARKING OPTIONS



ALLEGHENY LANDING CONCEPT



ALLEGHENY LANDING RENDERINGS





ONE NORTH SHORE CENTER

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