

For Lease

5401 Walnut Street

Work in Shadyside -
The Classiest Pocket in the East End



Full floor user opportunity

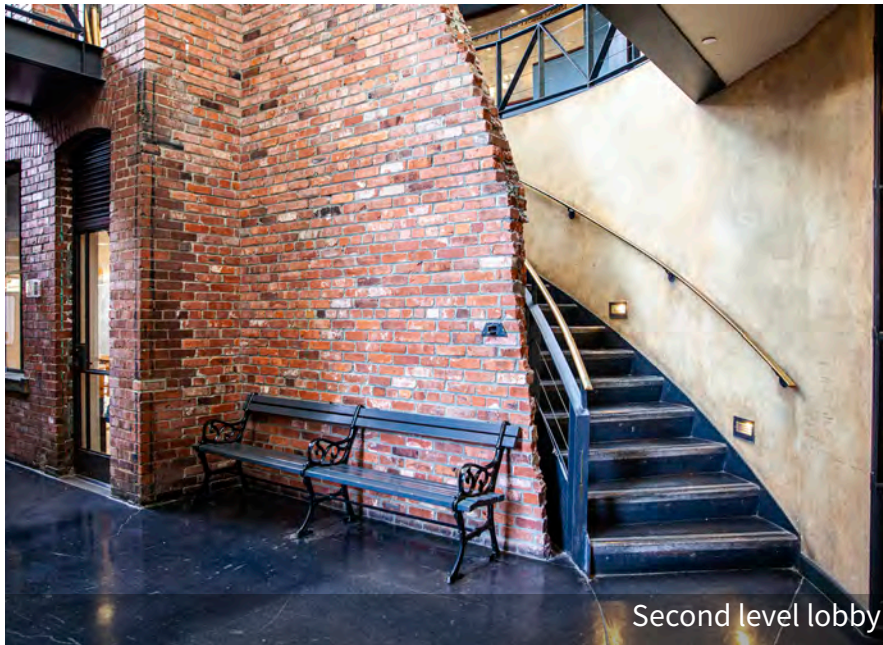
Mixed-use trophy building with full floor office suite available

- 5,225 SF office suite on the ground floor
- Premiere East End location
- In the heart of the Shadyside shopping district, with immediate accessibility to premiere restaurants, shopping and fitness retailers
- Ideal location for millennial workforce talent retention

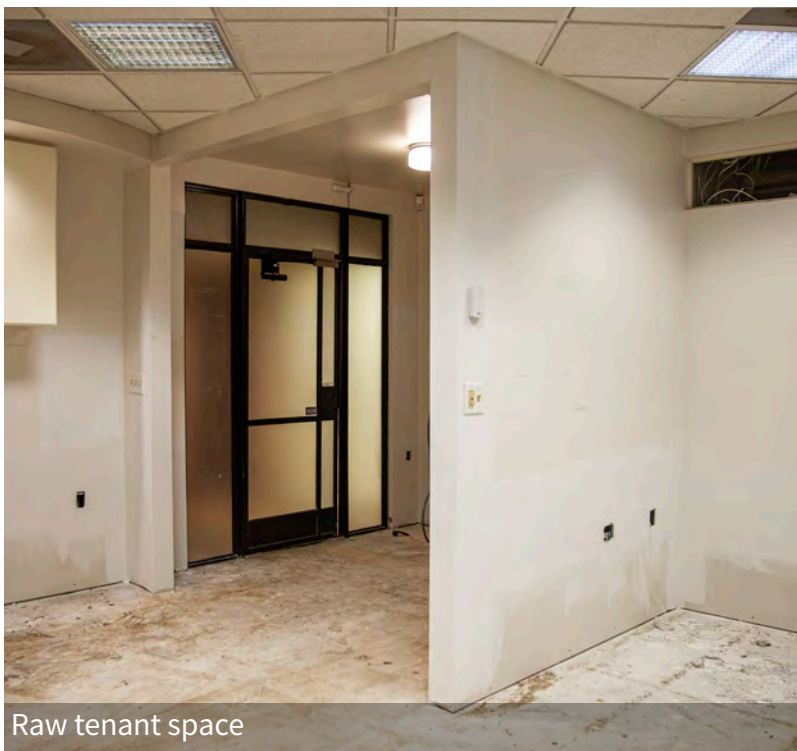
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Building Lobby



Second level lobby



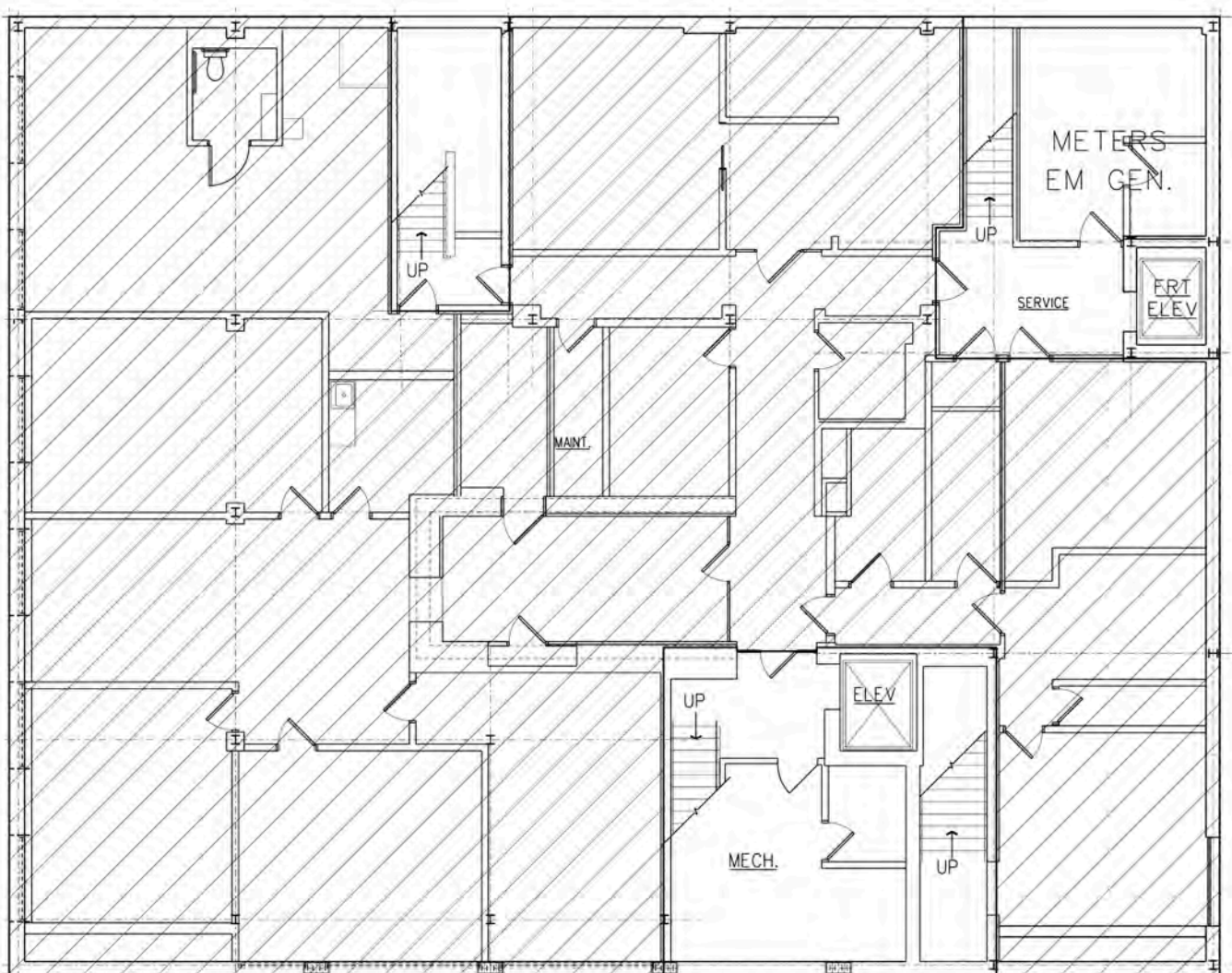
Raw tenant space



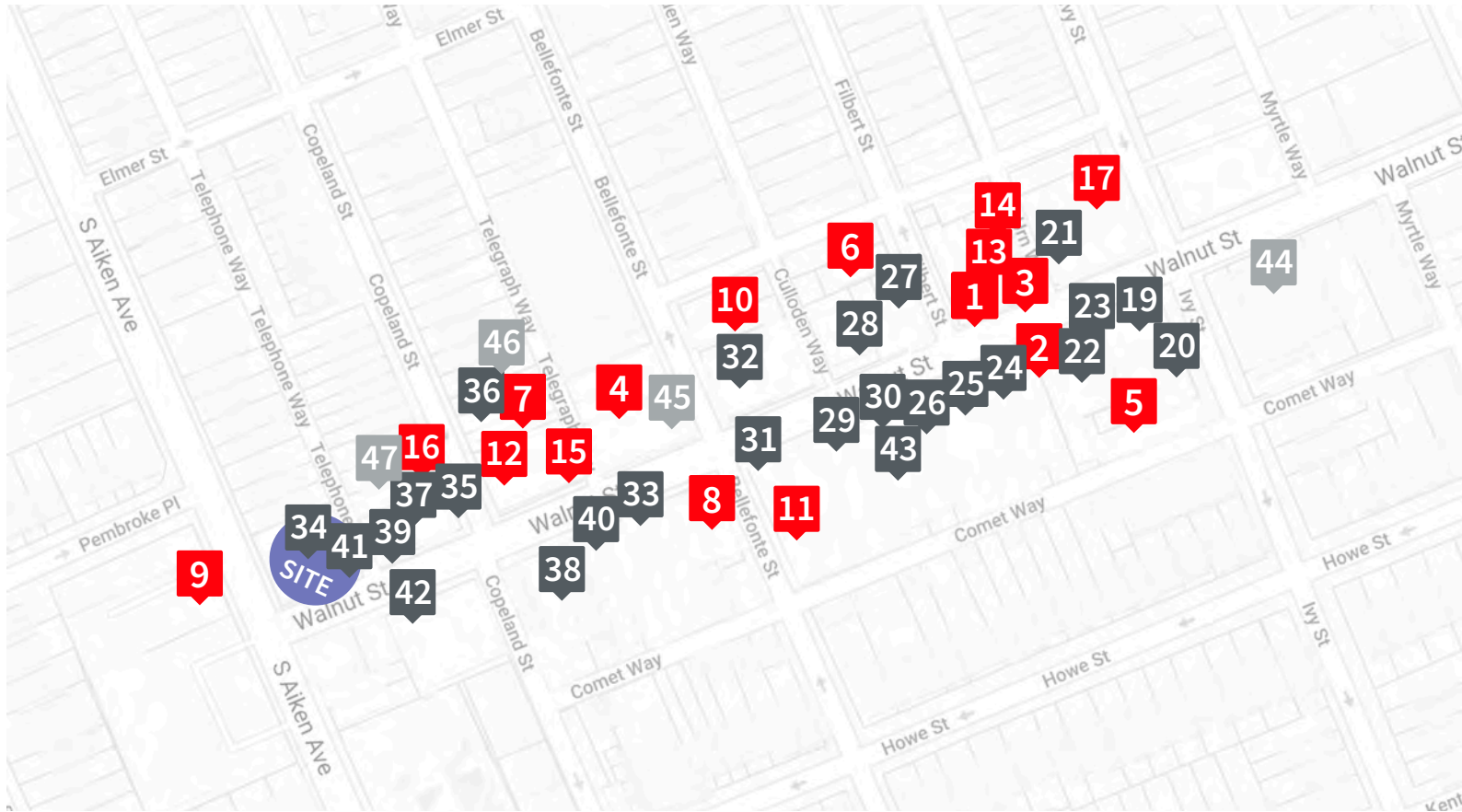
Main lobby elevator

Floor Plan - 5,225 RSF

Full floor opportunity with direct elevator access



 5,225 SF



1 mile to CMU - 1.4 miles to Pitt - 0.8 miles to Squirrel Hill - 1 mile to Bloomfield

- | | | | |
|------------------------------------|------------------------------------|------------------------------|-----------------------------------|
| 1 Pamela's Diner | 13 Mercurio's | 25 Kards Unlimited | 37 Tennis Village |
| 2 Acorn Restaurant | 14 La Feria | 26 Lululemon | 38 francesca's |
| 3 Prantl's Bakery | 15 Cappy's Café | 27 L'Occitane | 39 Footloose Shadyside |
| 4 The Yard | 16 Starbucks | 28 Patagonia | 40 Athleta |
| 5 Tocayo | 17 Jitter's Cafe | 29 Apple Shadyside | 41 Moda |
| 6 Café Moulin | 18 Coffee Tree Roasters | 30 Four Winds Gallery | 42 Shadyside Market & Deli |
| 7 Girasole | 19 Banana Republic | 31 Toadflax Inc | 43 Williams-Sonoma |
| 8 Mario's Saloon | 20 SW Randall Toyes & Gifts | 32 Henne Jewelers | 44 X Shadyside |
| 9 Bruegger's Bagels | 21 Apricot Lane Boutique | 33 Gap | 45 Yoga Flow |
| 10 William Penn Tavern | 22 Blick Art Materials | 34 Chase Bank | 46 Steel Revolution (Spin) |
| 11 Shady Grove | 23 GNC | 35 Kawaii Gifts | 47 Amazing Yoga |
| 12 Fig & Waffle Café Bistro | 24 Sephora | 36 Salud Juicery | |

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