



# For Lease

## **Creative loft office building - available June 2020**

24,000 SF full building opportunity with signage and parking!

- Dynamic and exciting location in the Strip District
- 24,000 SF, 3-story office building
- Loft-style office with high ceilings
- Exposed brick and wood beams
- Large windows and atrium for abundant natural light
- Mix of open concept and office/conference room layout
- Renovated lobby with secured entrance
- Parking: 3 exclusive lots under ownership control
- Convenient public transportation
- Located between the Strip District and Lawrenceville
- Easy access to CBD, Route 28, Route 8 and 31st Street bridge

**3030 Penn Avenue  
Pittsburgh PA 15201**

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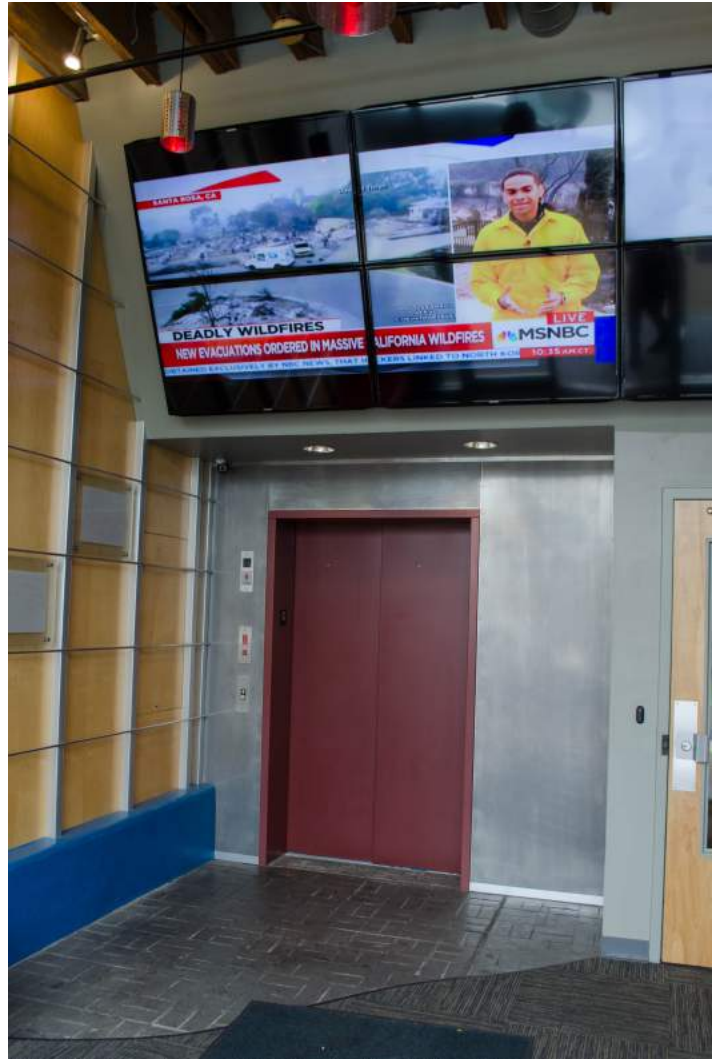
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Third floor skylight atrium

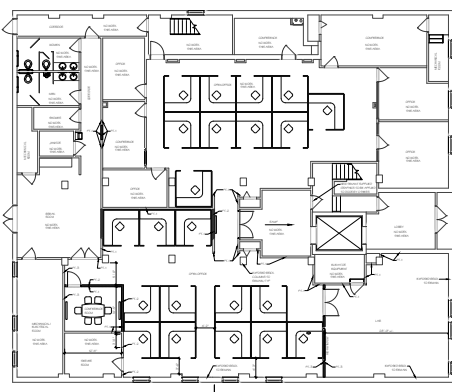


Secured lobby entrance

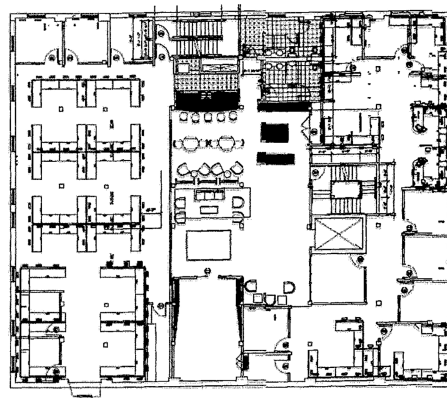


Open collaboration cafe

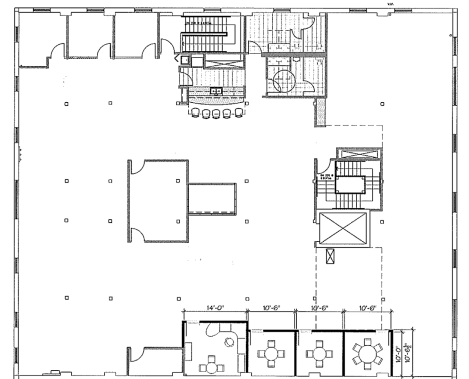
## Building Floor Plans



First floor plan



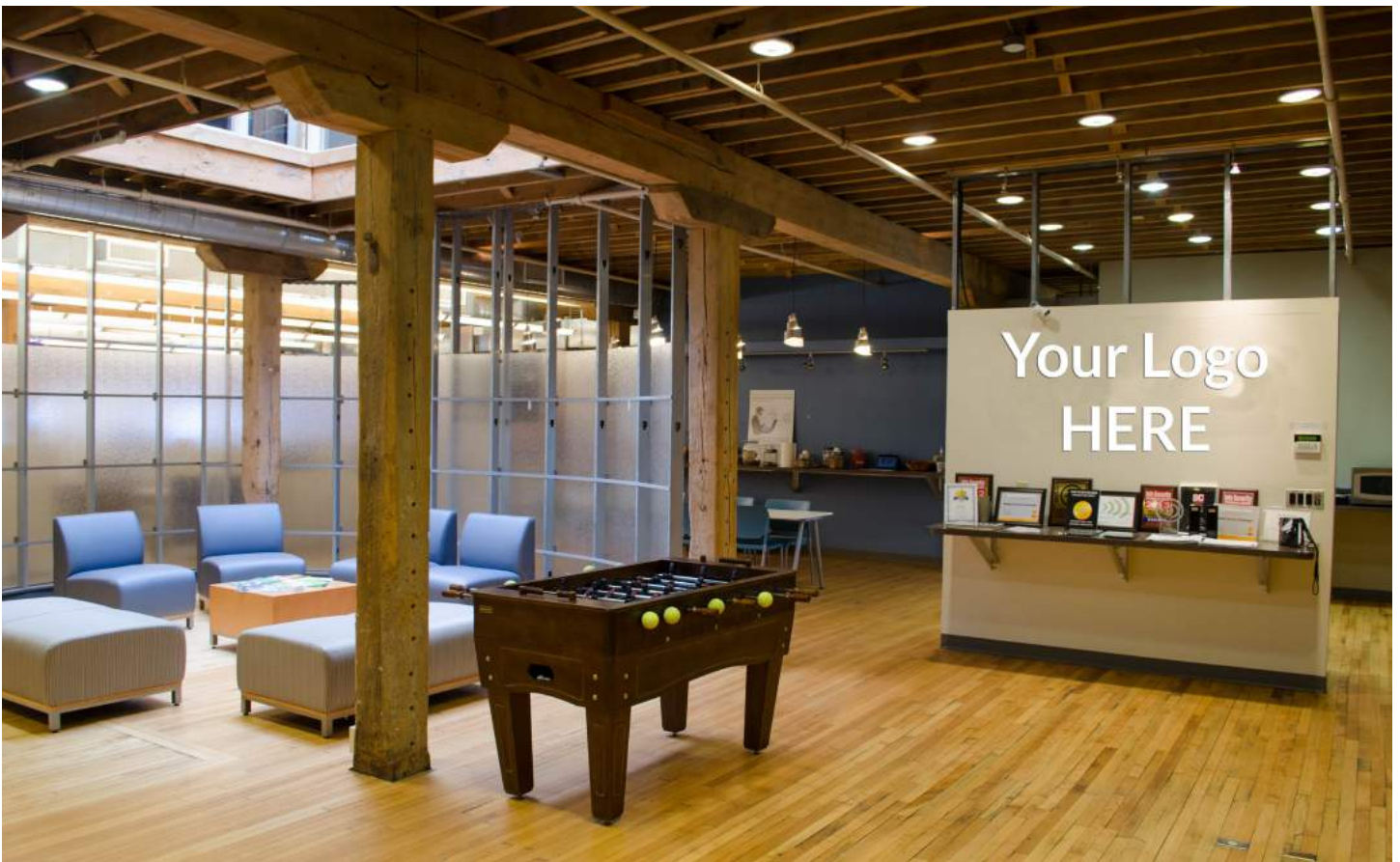
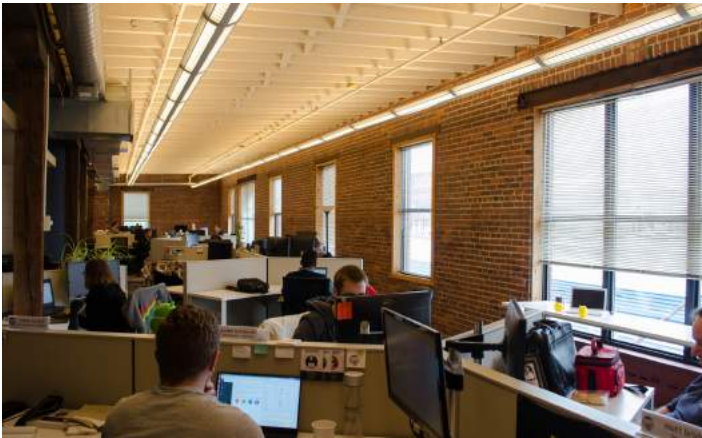
Second floor plan



Third floor plan

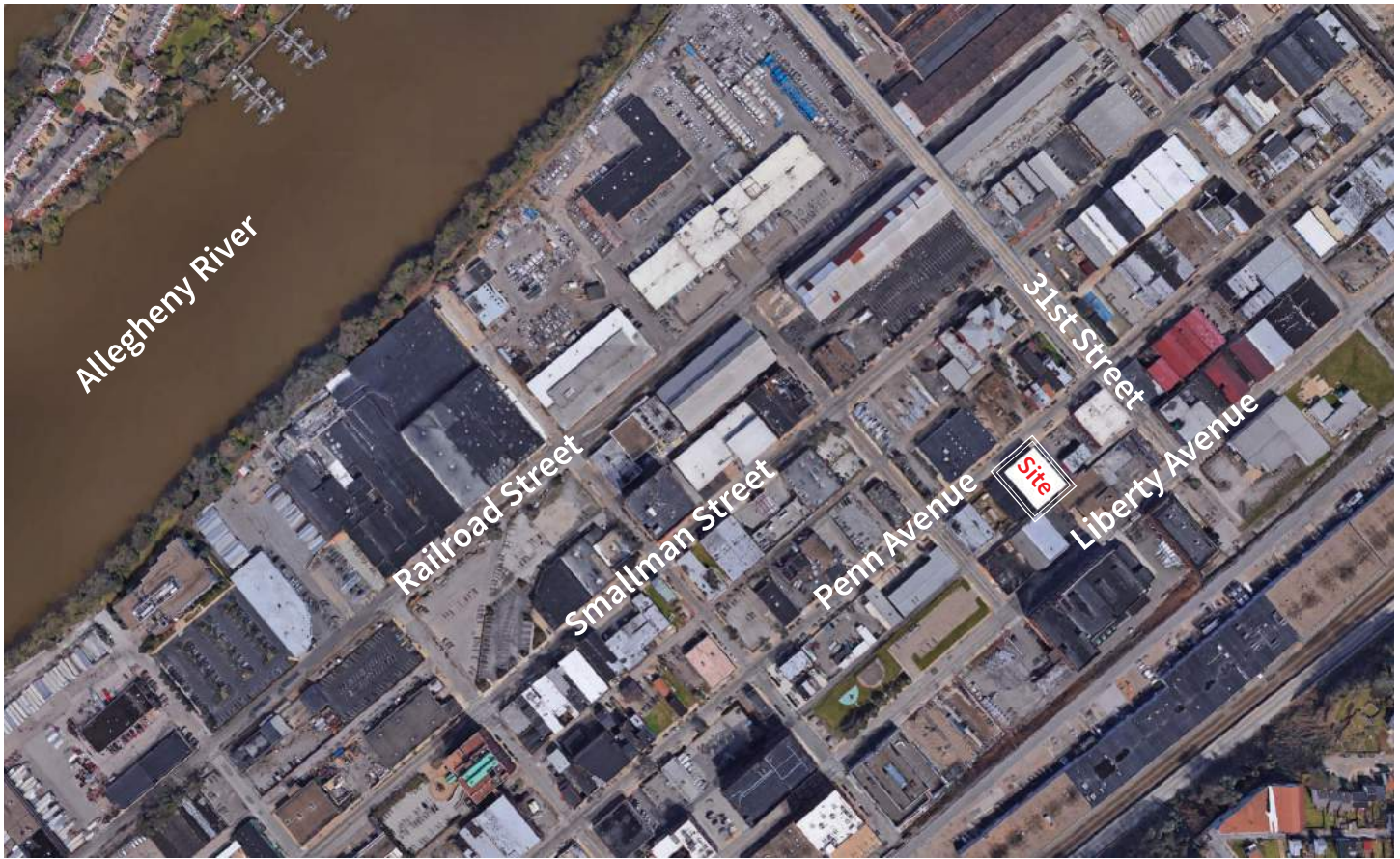


# Office space with character



Second floor reception and breakout space





## Steps from the best of the Strip:

- Smallman Galley
- Pittsburgh Winery
- Kaya
- Bar Marco
- Penn Avenue Fish Co.
- Luke Wholey's Wild Alaskan Grille
- Pamela's Diner
- DeLuca's
- Cafe Raymond
- Bella Notte
- Little Bangkok in the Strip
- Primanti Bros.
- Gaucho
- Pho Van
- Savoy



## Parking Options

The building currently offers 92 dedicated parking spaces (3.8 per 1,000 SF leased) between the 3 parking lots

- Parking Lot 1: Adjacent to 3030 Penn Avenue
- Parking Lot 2: 31st Street and Liberty Avenue
- Parking Lot 3: Penn Avenue - one block away

### DISCLAIMER

This information contained herein was obtained from sources deemed to be reliable. However, JLL makes no guarantees, warranties, or representations as to the completeness and accuracy thereof.

