

Historic  
Architecture.  
Modern  
Amenities.

# RIVER WALK

## CORPORATE CENTRE

For Lease

For more information, contact

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*Situated in the historic South Side*, the River Walk Corporate Centre offers the prestige of a downtown address without the inconvenience of crossing bridges and rivers, the challenges and expense of downtown parking, and the extravagant rental rates. Most importantly, the River Walk location provides superb access to award-winning restaurants, retail shops, a city indoor pool, and hiking and biking trails. Many of these bonus features are within walking distance.



- \$20 million, multi-year renovation project
- New mechanical systems, new electrical systems, new lighting systems, operable windows in historic style, new elevators
- Many "green" building features
- River Walk "trail" and riverfront amenities
- Ample parking, both indoor and surface
- Vibrant and dynamic tenants
- Flexible and adaptive space
- Fiber optic, high speed data services



**CBRE** Pittsburgh  
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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**Location:**

- Carson Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets

**Zoning:**

- Commercial, Light Manufacturing, Retail

**Building Size:**

- 1 million sq. feet – 850,000 total rentable sq. feet

**Available Sq. Feet:**

- 225,000

**Floor Size:**

- 60,000 sq. feet on typical floor

**Elevators:**

- Freight and passenger elevators

**Parking:**

- Indoor and outdoor parking. Public transportation and "T" Station easily accessible

**Fully Sprinkled:**

- 250 lbs/sq. feet floor capacity

**Building Services:**

- Mail and Federal Express drop-off boxes.
- On-site maintenance crew.
- Restaurant and catering facilities.

**Security:**

- 24-hour security and electronic surveillance service

Abundant & Free Surface Parking, Indoor Parking, and Nearby Parking

