

FOR LEASE > OFFICE SPACE

SouthSide Works, Building 1



2835 EAST CARSON STREET, PITTSBURGH, PA 15203

SouthSide Works is Pittsburgh's Premier **WORK | LIVE | PLAY** Development
Join the following notable tenants who are currently located in the complex:
AMAZON (recently announced) | UPMC | General Dynamics
American Eagle Outfitters (world headquarters) | DQE Communications



Property Highlights

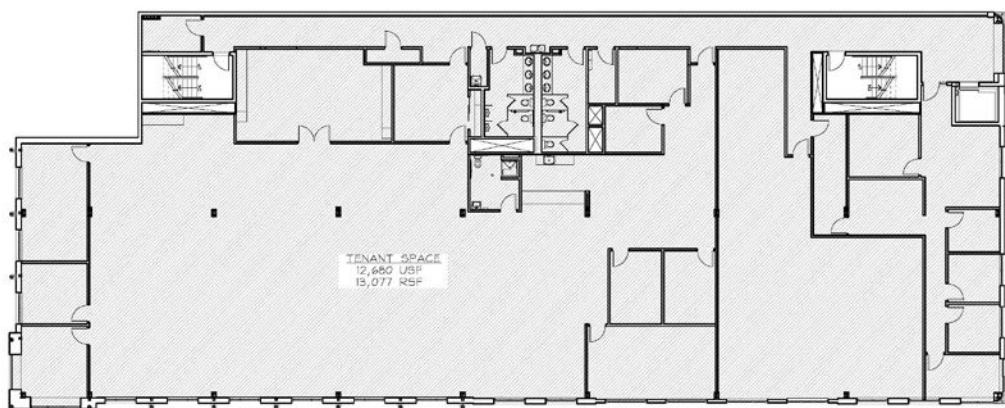
> 26,066 Contiguous space includes:

- Full 2nd floor - 13,077 RSF | subdividable to 1,814 RSF
- Full 3rd floor - 12,989 RSF | existing furniture available
- > Mixed use development includes numerous restaurants, retail shops, fitness center, cinema, and high end condos/apartments
- > Abundant **affordable parking (Half the cost of Downtown)** within close walking distance
- > Potential for exterior building signage and prominent monument signage at corner of East Carson Street and South 28th Street
- > Excellent access to I-376, Second Avenue & the Oakland area - minutes from Downtown Pittsburgh
- > On site property management

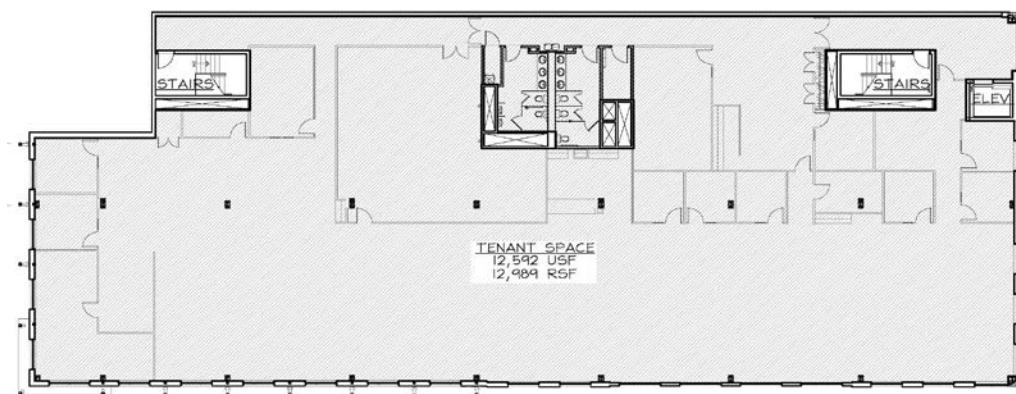
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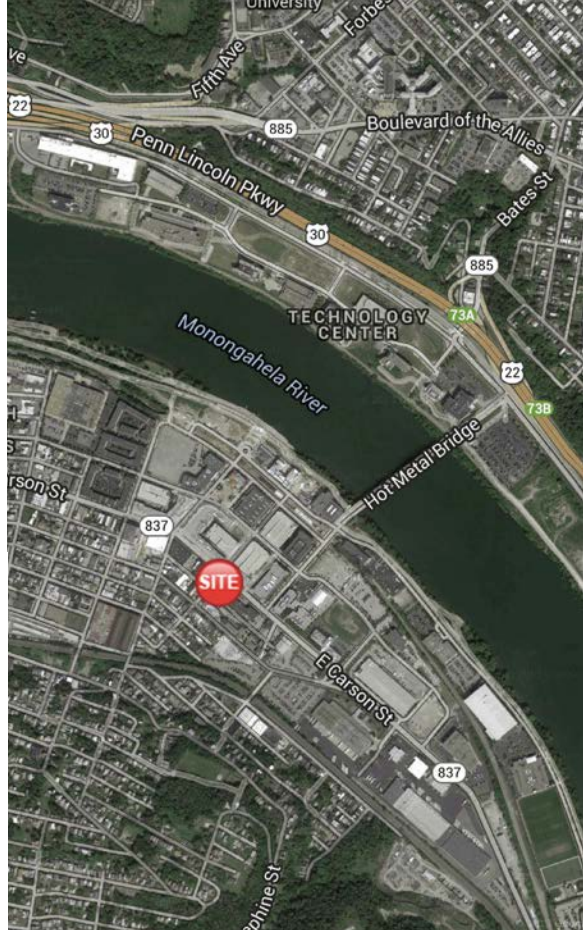
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Second Floor - 13,077 RSF



Third Floor - 12,989 RSF



Contact Us

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Surrounded by Numerous Amenities to Include the Following:

- › **Restaurants** – McCormick & Schmick's, Cheesecake Factory, Hofbrahaus, Qdoba Mexican Grille, Mongolian Grill, Claddagh Irish Pub, Muscle Maker Grill, Pita Pit & Subway
- › **Shops** – American Eagle Outfitters, Urban Outfitters, Recreational Equipment (REI), Eyetique & GNC
- › **Play** – LA Fitness, SouthSide Works Cinema, Southshore Riverfront Park (events stage and cycling/pedestrian trails), SouthSide Marina & numerous year round events
- › **Living** – Residential development to include The Flats at SouthSide Works, Village Green - City Apartments, The Brix at 26, Carson Street Commons & Hot Metal Flats
- › **Hospitality** – Spring Hills Suites, Marriott & Hyatt House

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

