

FOR LEASE > OFFICE SPACE

# The Hartley Rose Building

425 1ST AVENUE, PITTSBURGH, PA 15219



**Exposed Brick & Open Ceiling  
With Exposed Duct Work**

## Property Highlights

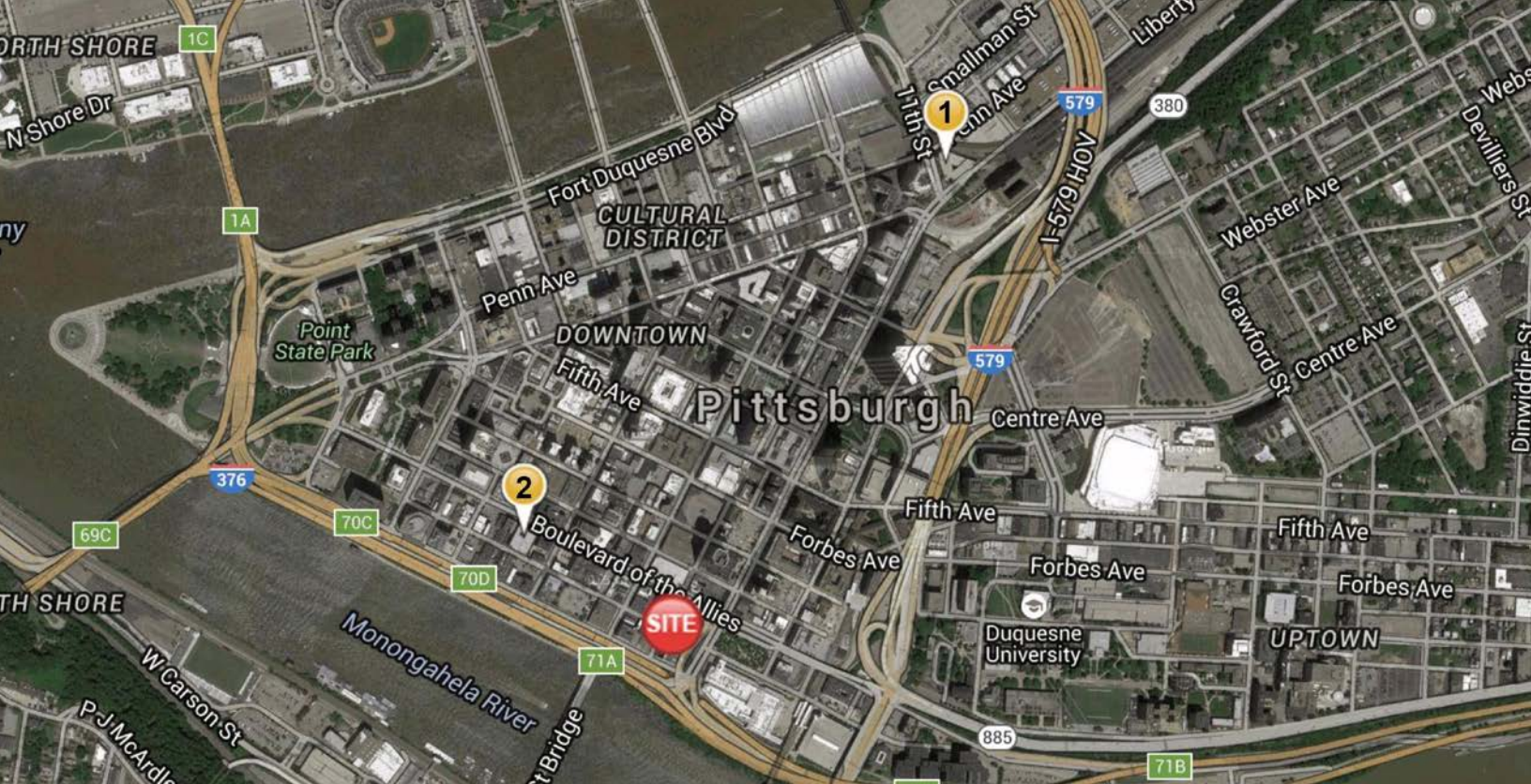
- > 2,200 RSF available on the 2nd floor
- > Full floor tenants shall receive two parking leases within the following garages:  
**National Car Rental Garage and/or Boulevard of the Allies Garage**
- > Located in the historic Firstside area | One block from Grant Street
- > Aggressive rental rates and lease terms
- > Magnificent views of the Monongahela River
- > Beautifully restored exposed brick and timber construction
- > Large windows and abundant natural light
- > Abundant nearby parking, including several garages and lots within the two block area
- > Separate HVAC systems on each floor provide individual tenant complete control

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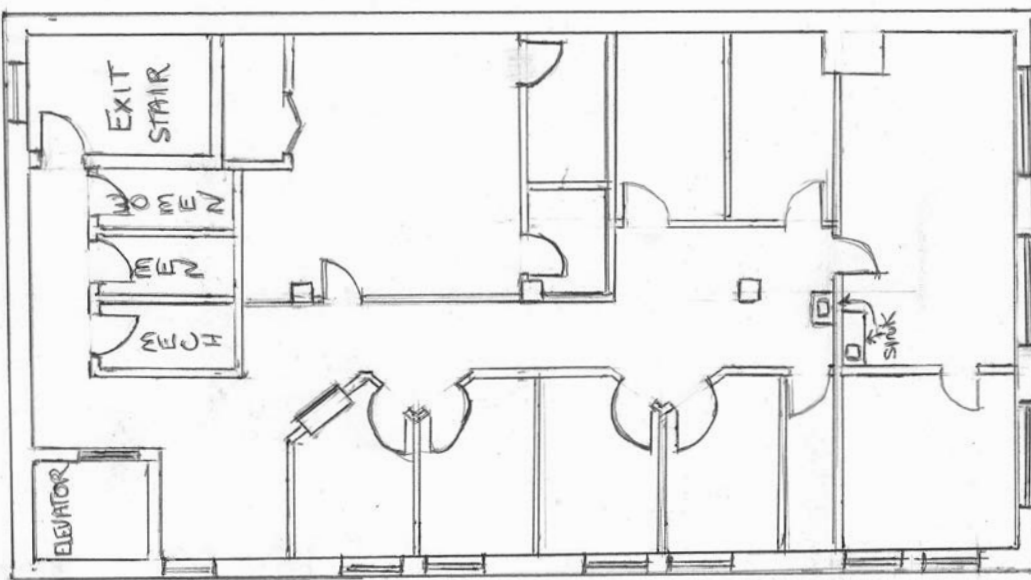
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## Possible Parking Options

- 1: National Car Rental Garage
- 2: Boulevard of the Allies Garage



## 2nd Floor | 2,200 RSF

## Contact Us

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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.

