

FOR LEASE > OFFICE SPACE

# 411 Seventh Avenue

PITTSBURGH, PA 15219



## Building Highlights

- > 320,000 RSF office / retail building
- > 77,289 RSF Available
  - From 1,510 RSF up to 40,000 RSF contiguous
- > 16-stories, built in 1916 and later renovated in 1994
- > Abundant natural light
- > Management is on site
- > Very competitive lease terms
- > Building Lobby Security 24/7
- > \$2M elevator modernization scheduled for completion 4th quarter of 2016

## Building Amenities

- > Located in Pittsburgh Cultural District
- > Close proximity to the Duquesne Club, David L. Lawrence Convention Center, Westin William Penn Hotel, Courtyard by Marriott, parking, public transportation and several restaurants
- > Minutes to major arteries into and out of the city
- > 20 Miles to the Pittsburgh International Airport
- > Fitness center coming spring 2016

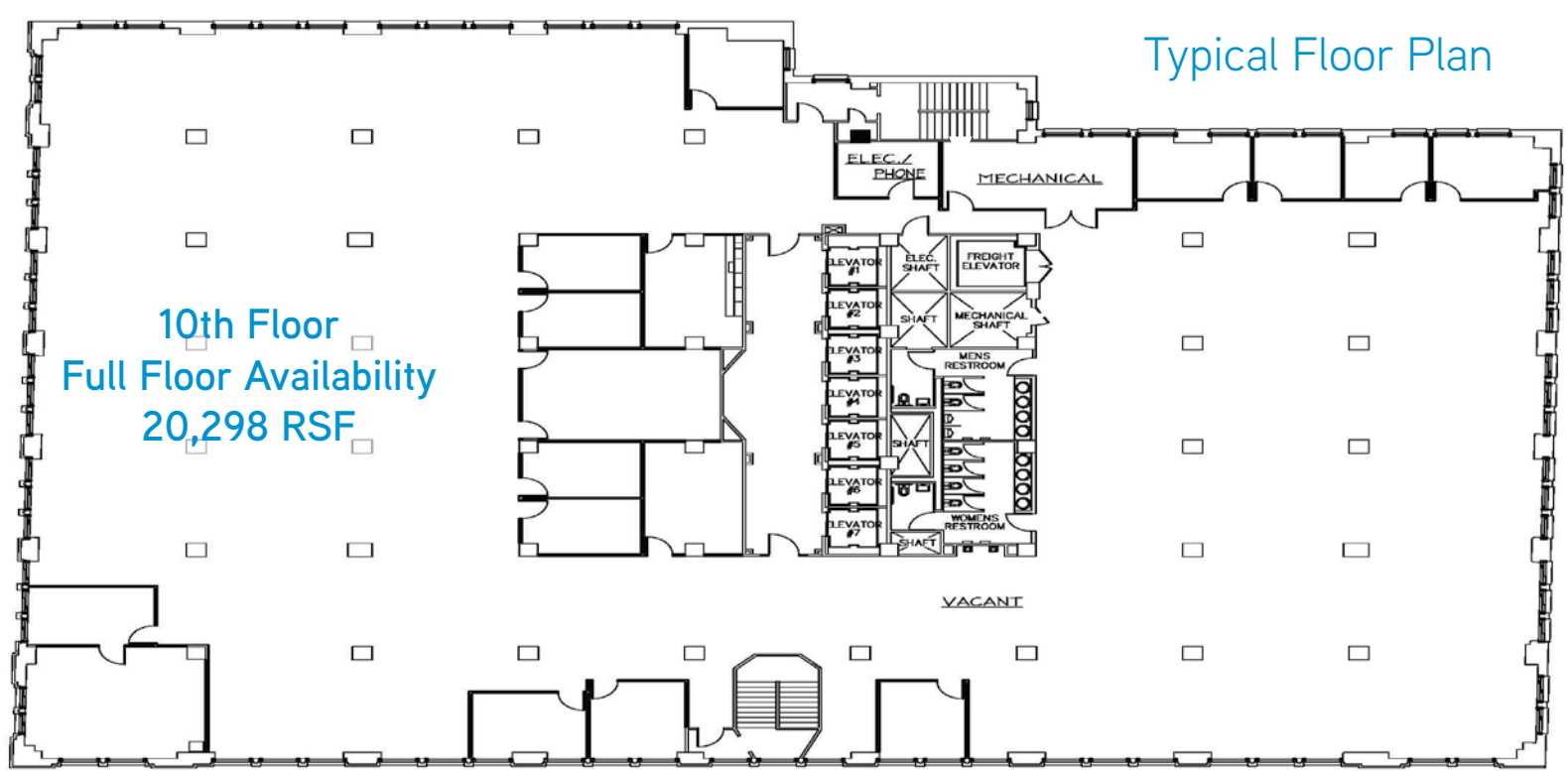
PAUL HORAN  
FOUNDING PRINCIPAL | PITTSBURGH  
OFFICE BROKERAGE  
412 321 4200 | EXT. 205  
paul.horan@colliers.com

EDWARD LAWRENCE MBA  
PRINCIPAL | PITTSBURGH  
OFFICE BROKERAGE  
412 321 4200 | EXT. 213  
ed.lawrence@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH  
Two Gateway Center, Suite 125  
603 Stanwix Street  
Pittsburgh, PA 15222  
www.colliers.com

## Typical Floor Plan

10th Floor  
Full Floor Availability  
20,298 RSF



## Contact Us

PAUL HORAN  
FOUNDING PRINCIPAL | PITTSBURGH  
OFFICE BROKERAGE  
412 321 4200 | EXT. 205  
[paul.horan@colliers.com](mailto:paul.horan@colliers.com)

EDWARD LAWRENCE MBA  
PRINCIPAL | PITTSBURGH  
OFFICE BROKERAGE  
412 321 4200 | EXT. 213  
[ed.lawrence@colliers.com](mailto:ed.lawrence@colliers.com)

COLLIERS INTERNATIONAL | PITTSBURGH  
Two Gateway Center, Suite 125  
603 Stanwix Street  
Pittsburgh, PA 15222  
[www.colliers.com/pittsburgh](http://www.colliers.com/pittsburgh)

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.

