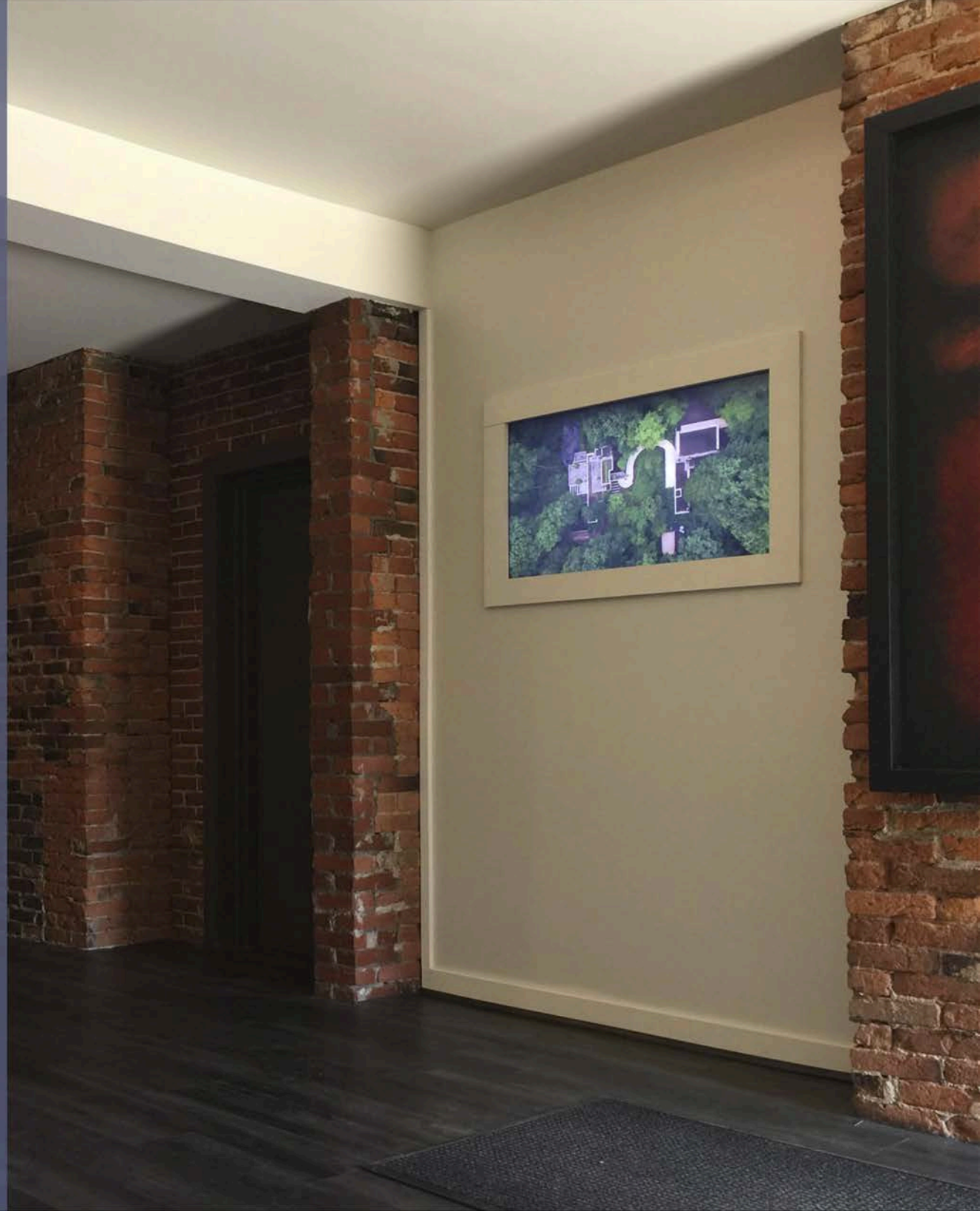


FOR LEASE

1815-1817 E CARSON

An Inspiring Environment

Beautifully functional office space that combines a historic setting with modern design and technology.



PRIME OFFICE SPACE
WITH GATED PARKING LOT

8,800 SF @ \$17.50 PSF

Perfect Location:

Just minutes from Downtown Pittsburgh, hospitals and universities.

Gated Parking Lot:

Secure, off-street parking for you and your employees.

Unique Outdoor Spaces:

Outdoor deck with spectacular views for staff and colleagues to enjoy.

Tech-Ready:

Move-in ready with with media screens, network wiring and server room.

1815-1817 E CARSON ST, PITTSBURGH, PA 15203



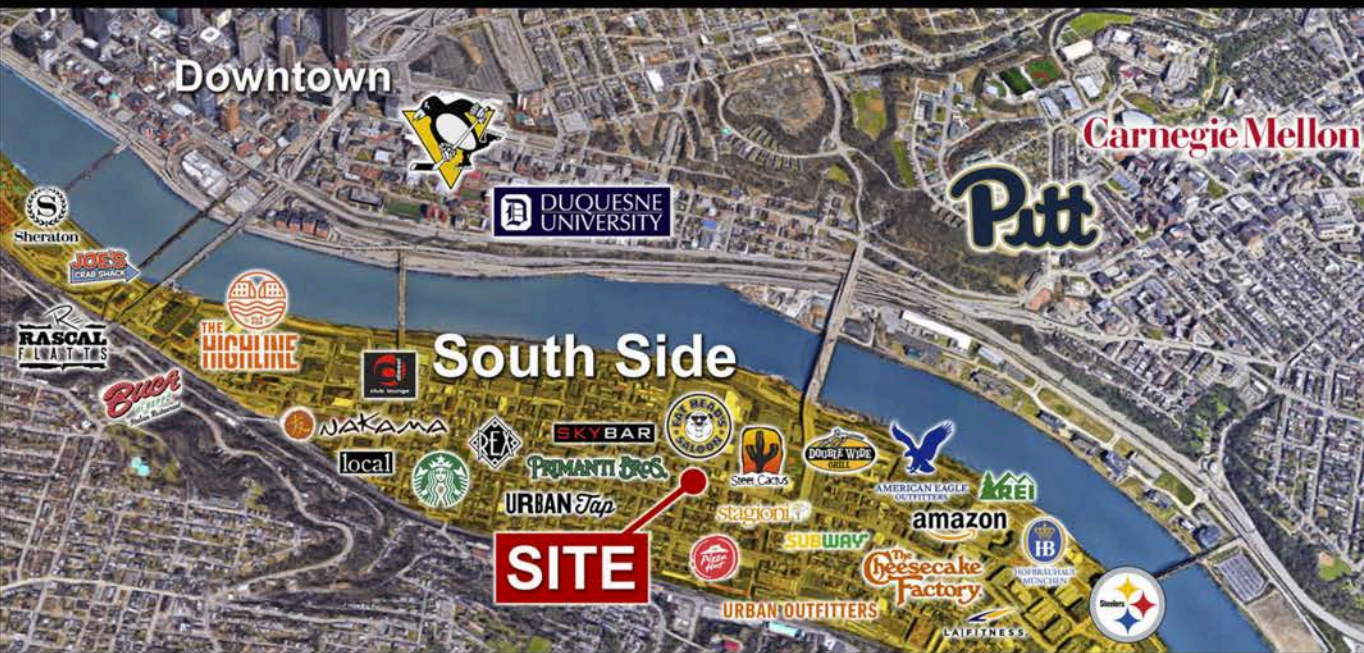


There are two connected buildings in this listing. The buildings can be leased together (8,800 SF) or separately: 1817 E Carson building (3,600 SF), 1815 E Carson building (5,200 SF).

OFFICE SPACE AS UNIQUE AS YOU ARE

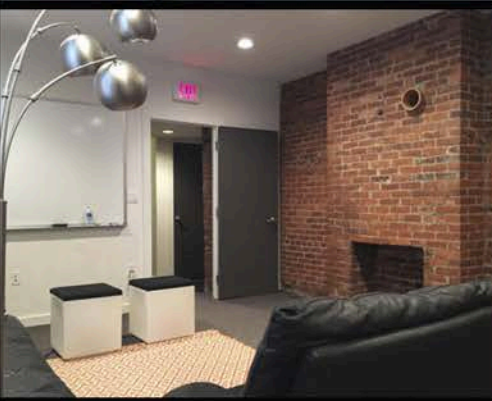
- **Beautifully renovated historic space in the heart of the South Side**
- **Quick access to downtown without all the congestion**
- **Opportunity for street presence and storefront branding**
- **Surround yourself with stunning views on outdoor deck**
- **High-end furnishings and built-ins**
- **In-wall reception video screen**
- **Gated parking lot with electric car charger**
- **Gas powered generator to keep your business up and running**





JOIN THE SOUTH SIDE, ONE OF PITTSBURGH'S MOST ACTIVE AND THRIVING NEIGHBORHOODS

- Local population density over 100,000 people and the daytime worker population within 3-5 miles is over 200,000 people.
- Less than five miles from eight universities with over 75,000 students and 18,000 faculty.
- World headquarters for American Eagle Outfitters and the Pittsburgh Steelers.
- Quick drive from Downtown, Oakland Shadyside and Squirrel Hill.
- Thousands of apartment units in South Side and a major new hotel/apartment project coming soon!



five oaks
DEVELOPMENT

Learn more: www.officespaceinsouthside.com

Contact us for more information or to schedule a tour:

Email: info@fiveoaksrealty.com

Phone: 1-877-348-3625

Brokers welcome