



225^{BLVD}

UPGRADE YOUR EVERYDAY OFFICE EXPERIENCE.

FOR LEASE

225 BLVD. OF THE ALLIES

 **HANNA**
COMMERCIAL REAL ESTATE



225^{BLVD}

Welcome to 225 Boulevard of the Allies,

We're a Class A boutique office complex within Pittsburgh's Central Business District. This beautifully renovated office asset features fantastic amenities, a centralized location, and finishes that upgrade your everyday office environment.

With more than 16,500 SF of available space over two floors, floor to ceiling glass, onsite as well as nearby amenities and ideal placement within Downtown Pittsburgh, 225 BLVD lends itself to a full building occupant and multiple tenants alike.

Contact us to set up a tour and see how we can upgrade your everyday office experience.

HIGHLIGHTS

- Beautifully renovated space that allows for new technologies while embracing historical textures
- Great Downtown Pittsburgh location that's convenient to amenities
- Hyper accessible with easy access to all major roads
- Floor-to-ceiling glass that lets in ample natural light
- New lobby finished with Class A materials and new glass vestibule
- Integral parking
- 10,626 RSF available on the 3rd floor with option to subdivide
- 5,971 RSF available on the 4th floor

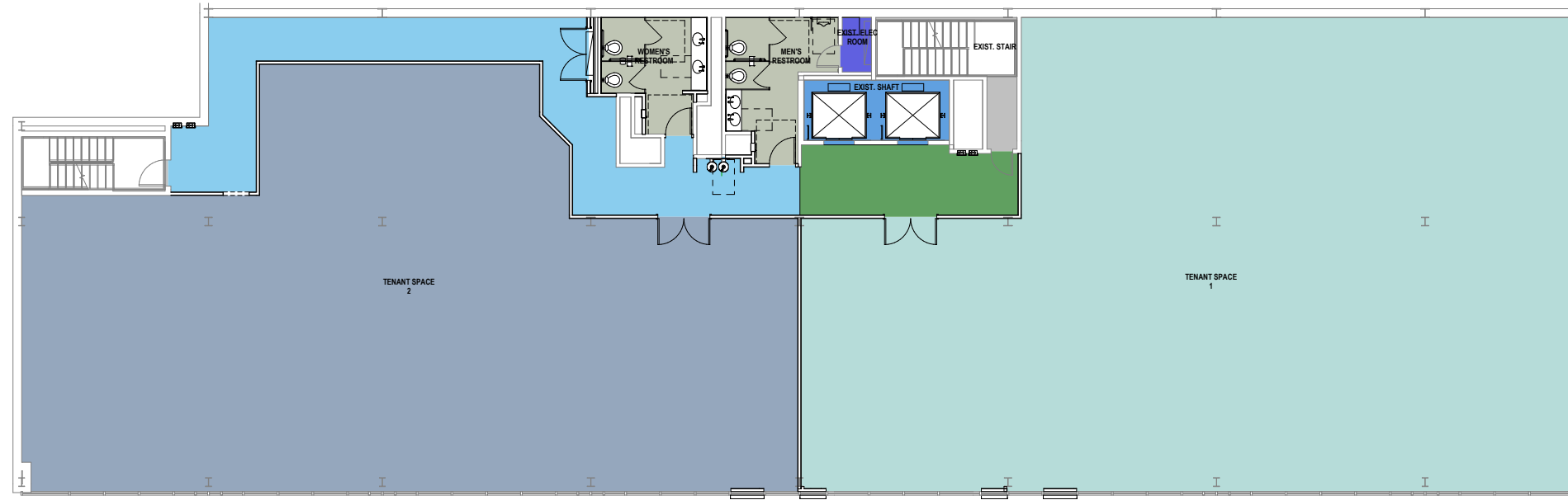
REMAINING *availabilities*

Leased		5,971 SF Available
10,626 SF Available		
Leased		
Parking	Lobby	Amenity/ Management

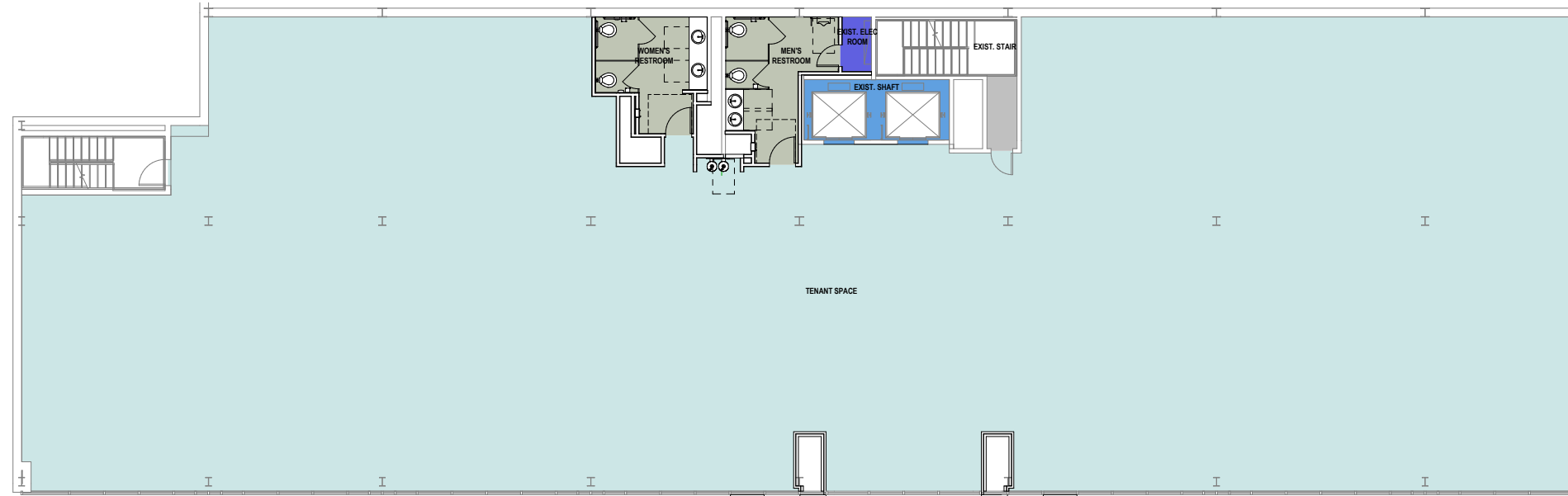


[CLICK HERE FOR VIDEO TOUR](#)

Sample Multi-Tenant Floor Tenant



Full Floor Plan



FLEXIBLE FLOOR PLANS

- 10,626 RSF floorplates
- Option to subdivide
- High-end build-outs
- Move-in ready suites available
- Building signage opportunity
- Efficient floor plates
- Competitive Work Letter





INCENTIVES

Click the links below to learn more about these incentives.

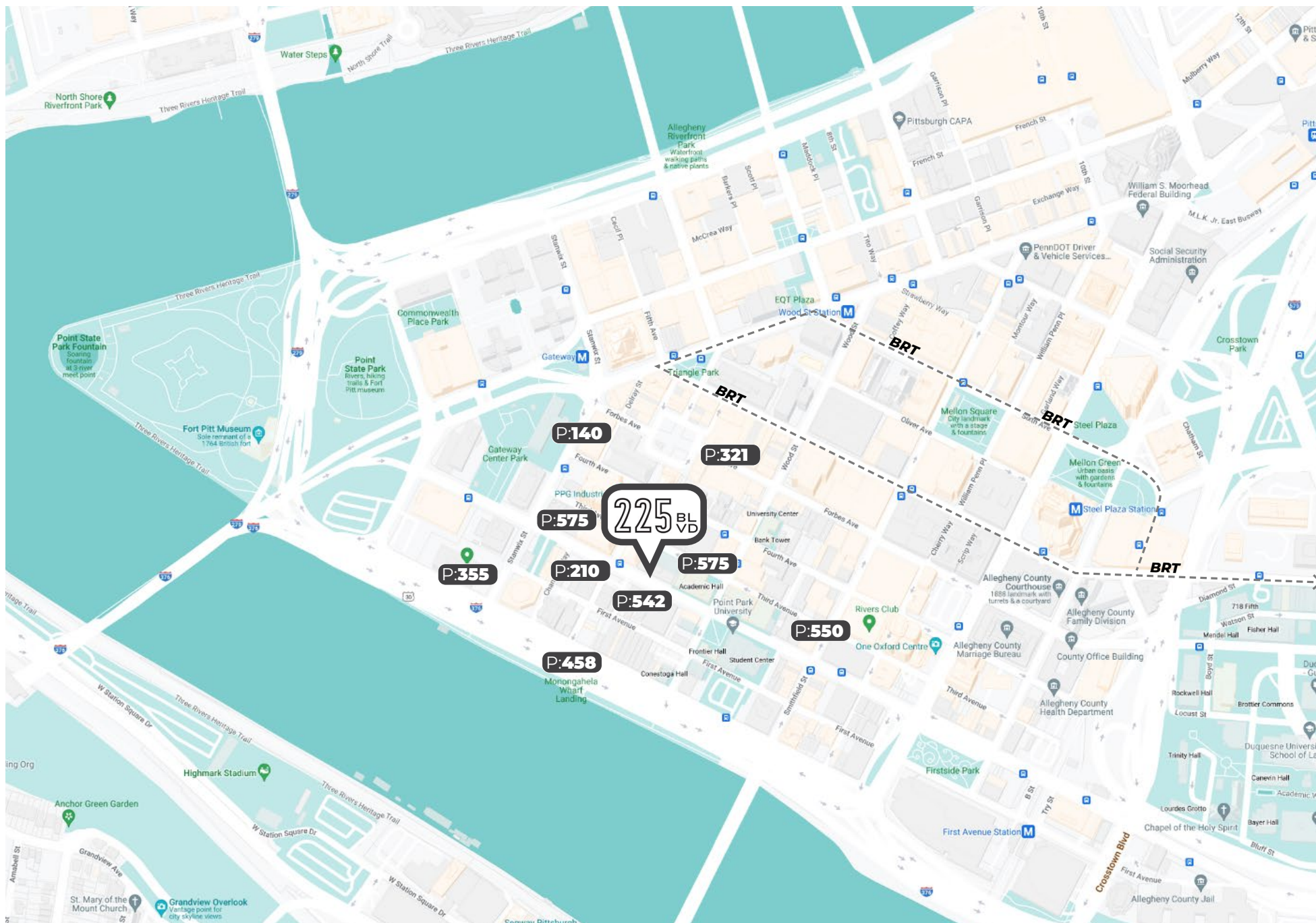
[Keystone Innovation Zone](#)

[HUB Zone](#)

[R&D Tax Credit
Assignment Program](#)

[Keystone Community
Enterprise Zone](#)





LOCATION HIGHLIGHTS

EASY ACCESS

Hyper-accessible location providing easy access in and out of Downtown via Blvd of the Allies to all major highways including: I-376, I-579, I-279, & Rt. 28

AMPLE NEARBY PARKING

Over 3,700 parking spaces within a 5-minute walk

DOWNTOWN DEVELOPMENT

Significant development projects such as a new Bus Rapid Transit (BRT), a full reconstruction between 6th Ave and Forbes Ave planned for 2023, and the Downtown Mobility Plan, with many major streets being reimagined into a vibrant, central hub for all users.

PUBLIC TRANSPORTATION

Boulevard of the Allies is one of the most traveled corridors in all of Downtown Pittsburgh with multiple running bus lines as well as within walking distance to 4 T-Stop locations

CBD AMENITIES

With thousands of retail amenities, park space, event facilities including The David Lawrence Convention Center, PPG Paints Arena, Point Park & Duquesne Universities, the CBD is a thriving and active community.

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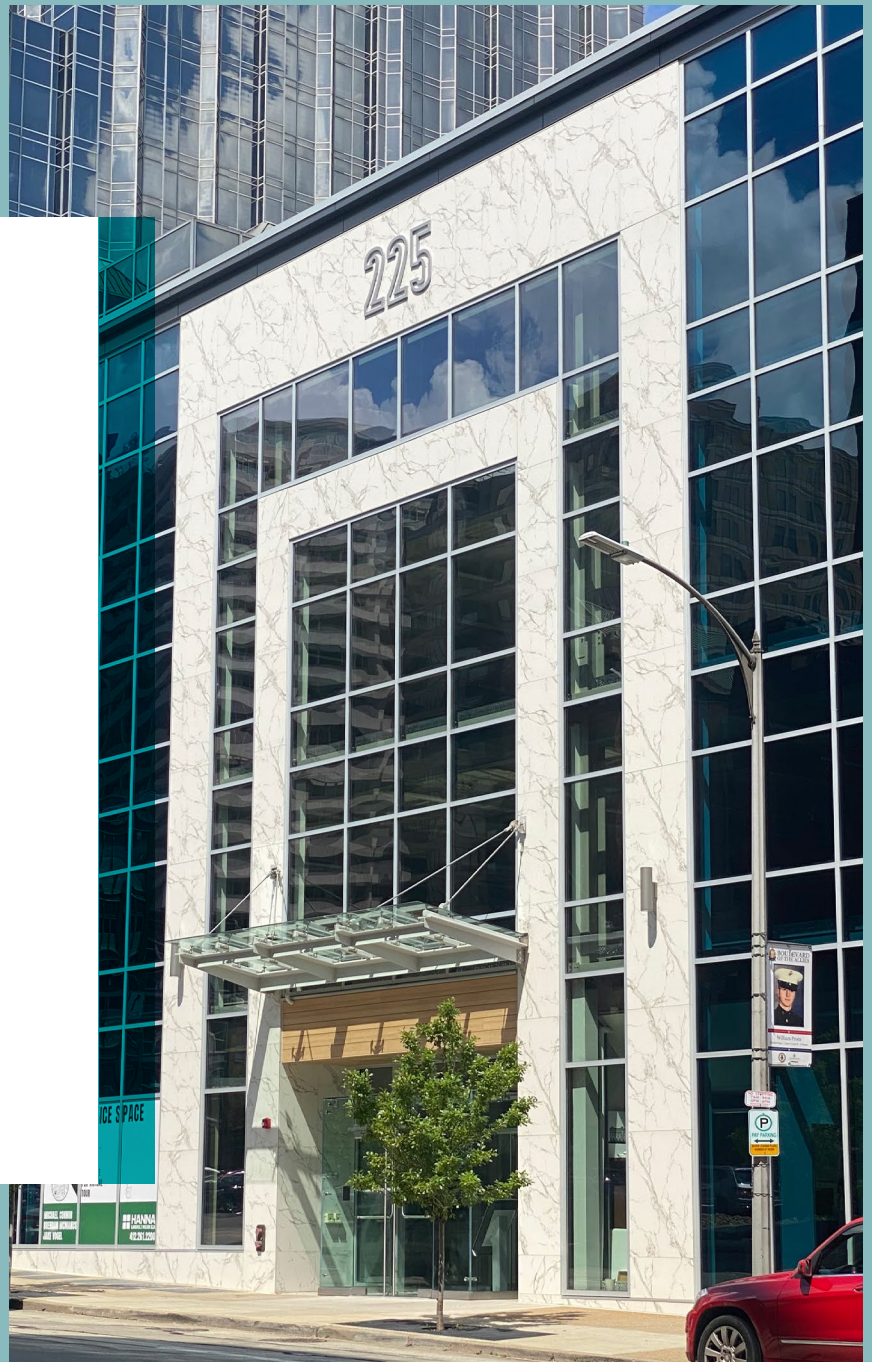
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