

UNIQUE LAWRENCEVILLE OPPORTUNITY
OFFICE SUITE FOR LEASE

3495 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



PROPERTY FEATURES:

- **2,710 SF office space for lease**
- Modified Gross with rates in the low \$20's/SF
- Award-winning renovation of historical landmark building
- Ample parking options:
Private lot across Butler St. with leases available
Abundant street parking opportunities
- Exposed ceiling, brick and ductwork, incorporate building's traditional architecture
- Located in busy, revitalized Doughboy Square section of Lawrenceville
- Great Walkability score, minutes from Strip District, Downtown, and Bloomfield



CONTACT:
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412 261 2100

HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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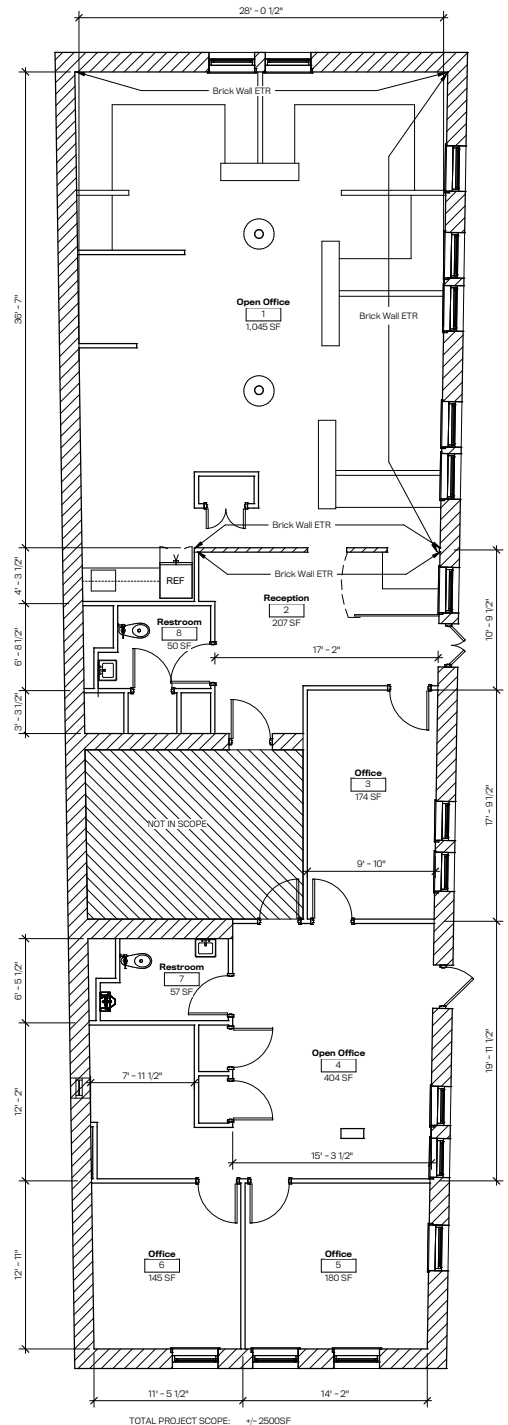
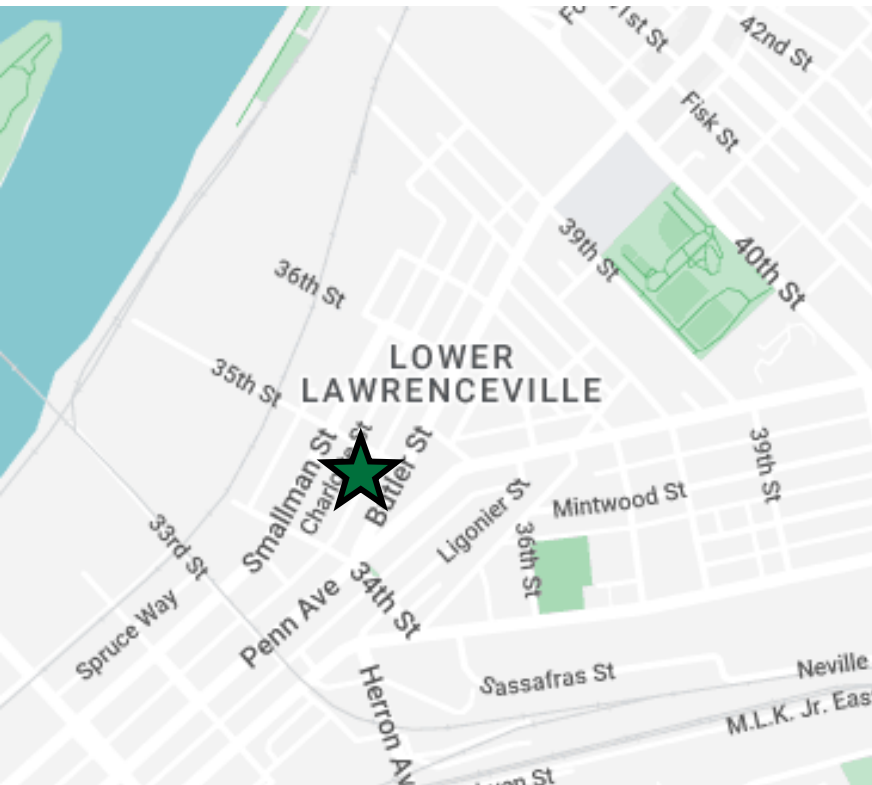
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① Second Floor Existing Plan
3/16" = 1'-0"

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