

STRIP DISTRICT OFFICE SPACE FOR LEASE

THE CRANE BUILDING, 40 24TH STREET, PITTSBURGH, PA 15222

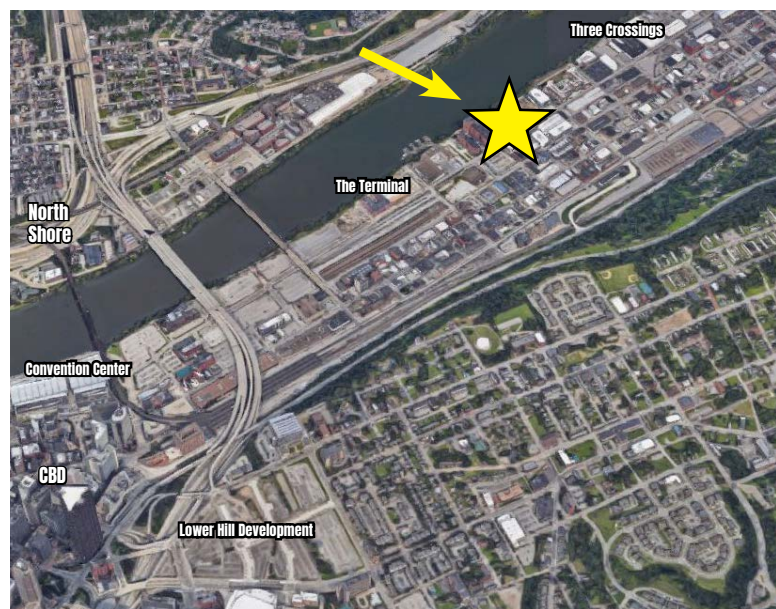
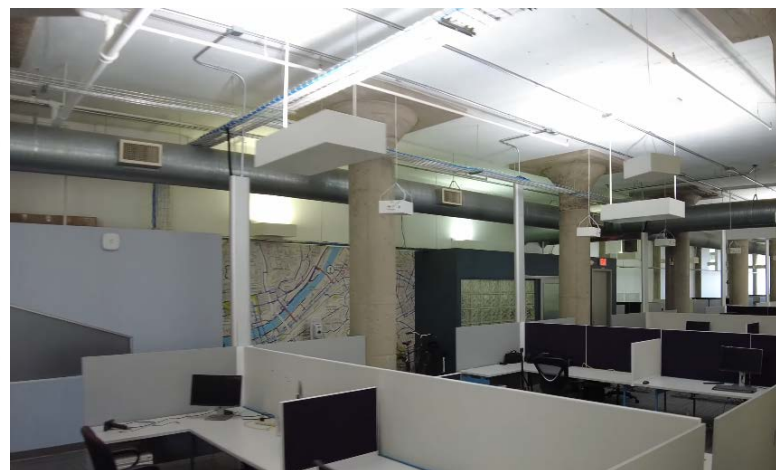


SPACE AVAILABLE NOW:

1st Floor: 12,854 SF
2nd Floor: 2,758 SF
4th Floor: 2,600 SF & 5,950 SF
5th Floor: 14,500 SF
6th Floor: 15,408 SF (9/25)

PROPERTY HIGHLIGHTS

- From 2,600 SF to 15,408 SF Available
- \$26.00 to \$28.50 per RSF
- Furnished suites available
- Located riverfront between the Cork Factory and Three Crossings
- Building offers a unique tech-oriented environment, exposed brick walls, scenic river views
- Free on-site, gated parking
- 13' - 16' ceiling height



FOR MORE INFORMATION, CONTACT:

BRUCE MCCLELLAN

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412 519 7459

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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The Crane Building

SHOPPING

1. Penn Avenue Shopping District
2. Pittsburgh Public Market
3. Art of Steel
4. Artistry
5. In the Kitchen
6. J. Marcus Wholesalers
7. Leaf & Bean
8. Loom
9. Lucy's Homemade Clothing Shop
10. Maggie's Farm Rum
11. Mahla & Company
12. Wigle Whiskey
13. Meraki Studio

DINING

14. DeLuca's
15. Café Raymond
16. Kelly O's
17. Café Enrico
18. Penn Avenue Fish Company

19. Andy's Sushi at Wholey's

20. Kaya
21. Café on the Strip
22. Primanti's
23. Thin Man Sandwich
24. Chicken Latino
25. Smallman Galley
26. Salem's Market and Grille
27. Casa Reyna
28. Pho Van
29. Little Bangkok
30. Cioppino
31. Roland's
32. Luke Wholey's Wild Alaskan Grill
33. Bar Marco
34. DiAnoias Eatery
35. Eleven Contemporary Kitchen
36. Savoy Sushi Kim
37. Harp & Fiddle

RESIDENTIAL / MULTIFAMILY

38. Cork Factory
39. Otto Milk Lofts
40. 2419 Smallman Condos
41. The Yards
42. Brake House Lofts
43. Lot 24
49. Edge 1909
61. The Stacks @ Three Crossings

OFFICE

44. Crane Building
45. Three Crossings Development
60. Pitt Ohio Express

RECREATION

46. David L. Lawrence Convention Center
47. Riverfront Trail Access
48. Heinz History Center
49. Downtown Cultural District
50. Lawrenceville Shopping District

51. Attack Theatre

52. Pittsburgh Ballet Theatre
53. Pittsburgh Opera
54. Society for Contemporary Crafts

HOTELS

55. Hampton Inn
56. Homewood Suites
57. AC Hotel by Marriott

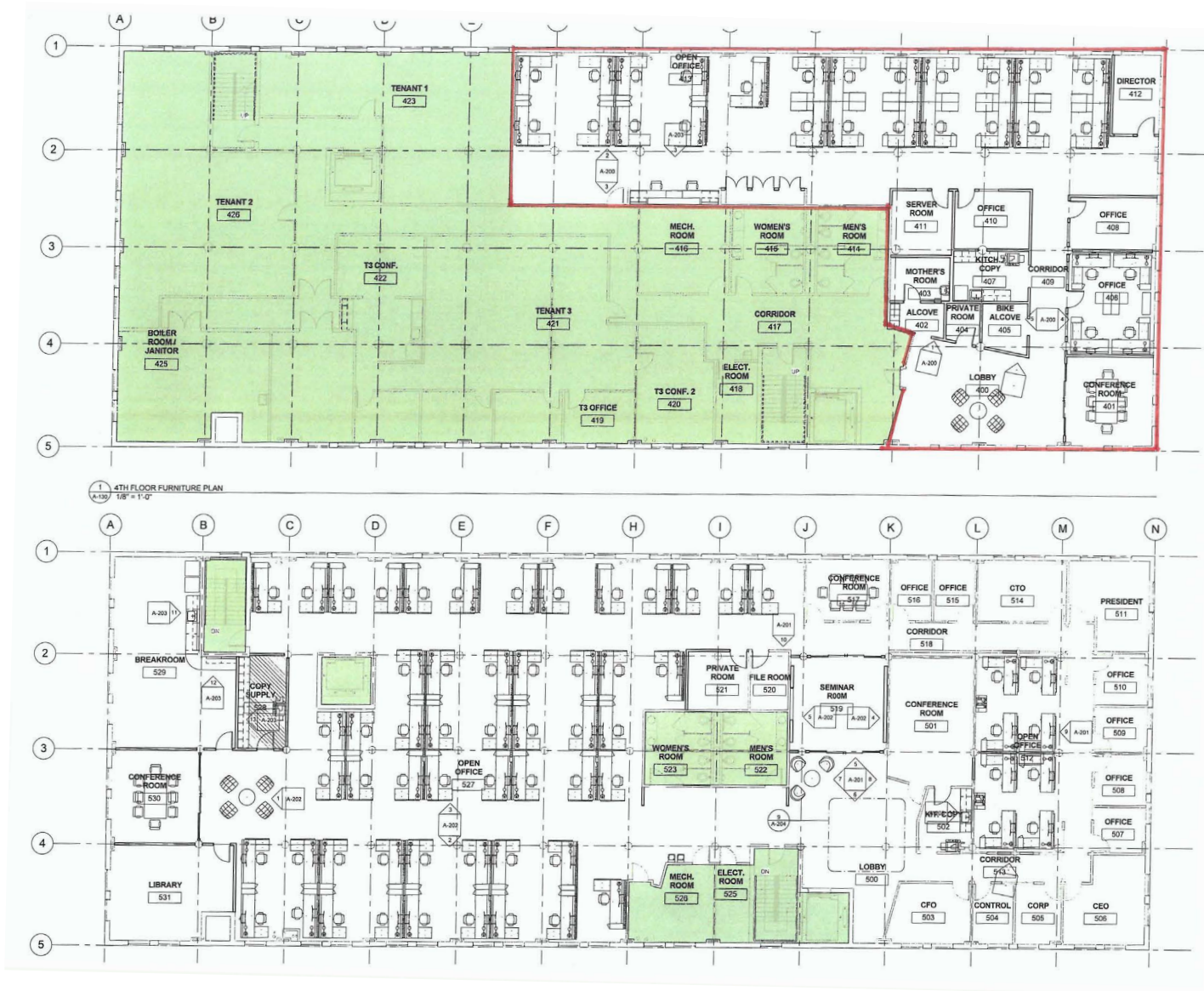
ACCESS / TRANSPORTATION

58. Grant Street Transportation Center
- 5 minutes from Route 279, 579 and 28
Served by 5 bus routes
Easy ride to Pgh International Airport

STRIP DISTRICT AERIAL

The Crane Building, 40 24th Street, Pittsburgh, PA 15222





Railroad Street

FOURTH & FIFTH FLOOR PLAN

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