

HLWE PROUDLY OFFERS

564 FORBES AVENUE, THE MANOR BUILDING OFFICE FOR LEASE



 GREAT LOCATION

 TENANT AMENITIES

 UNMATCHED PARKING

CUSTOMIZE YOUR OFFICE EXPERIENCE
WITH THE MULTITUDE OF AMENITIES & AVAILABLE SPACES AT

THE MANOR BUILDING

 **HANNA**
LANGHOLZ WILSON ELLIS



WELCOME TO THE MANOR BUILDING

Where you can customize your office experience with the multitude of great amenities available at your fingertips. Pick and choose what works for you and your office leasing needs.

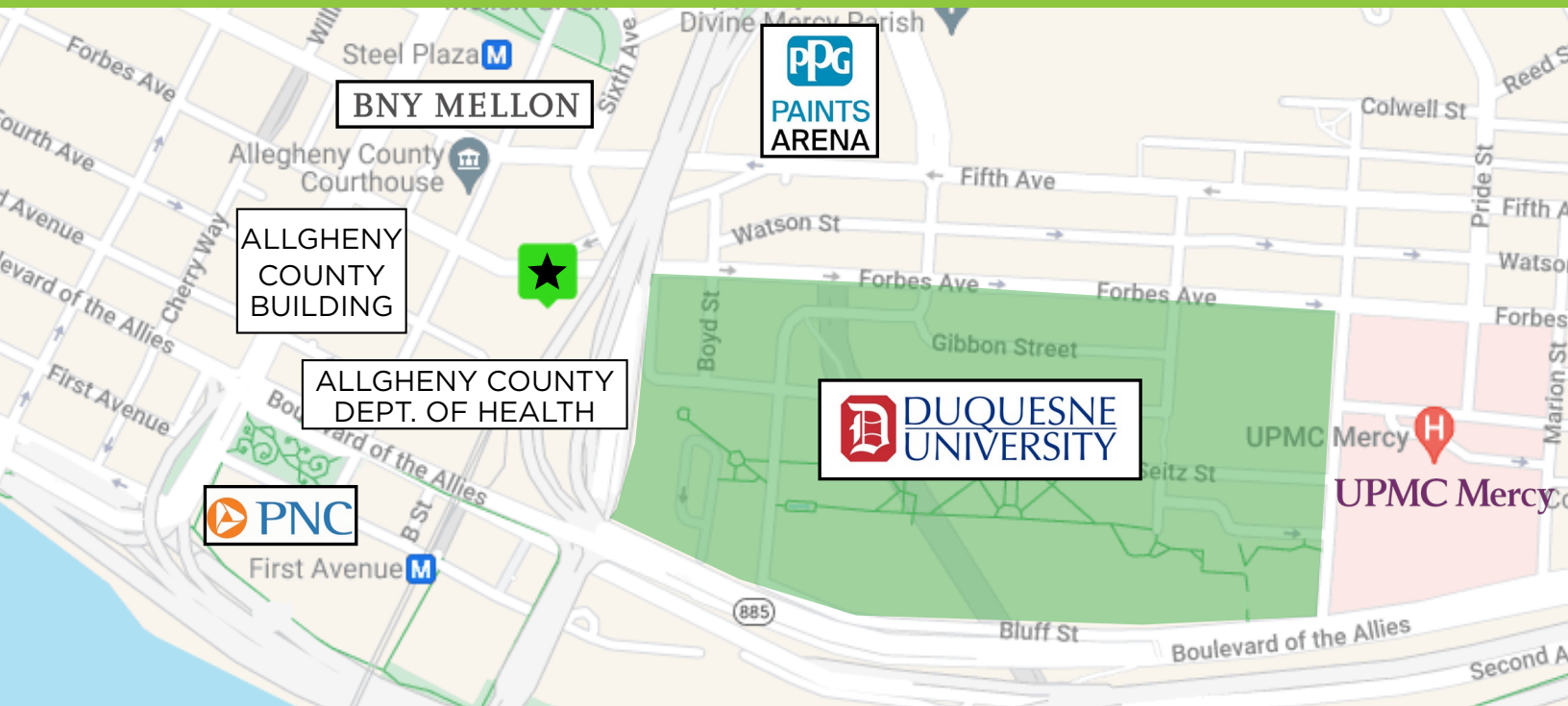
MANOR BUILDING HIGHLIGHTS

- Suites available up to 10,790 SF contiguous
- Total available: 31,972 SF
- Hyper accessible location with easy access to the Liberty Bridge, I-379 & I-579, T-stop (Steel Plaza), & multiple bus lines
- Abundant integral parking available (8:1,000 RSF)
- Great views of Downtown Pittsburgh
- Tenant Amenities: fitness center, conference room, convenience store, & 24-hour security



AMAZING LOCATION:

WALKING DISTANCE TO DUQUESNE UNIVERSITY & DOWNTOWN COURTHOUSES





TAKE ADVANTAGE OF THE MANOR BUILDING AMENITIES:



**WELCOMING LOBBY
& MULTIPLE ENTRANCE POINTS**

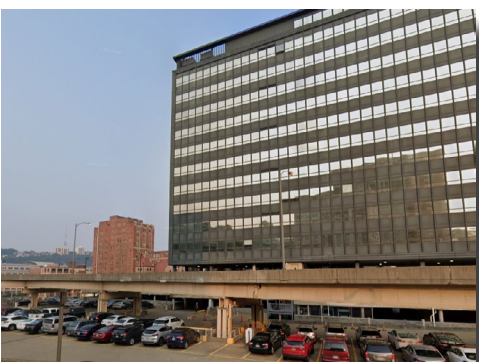


MOVE-IN READY SUITES

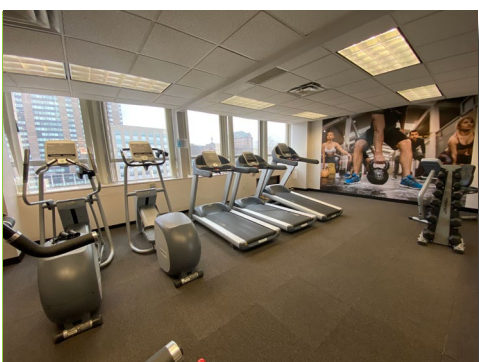
SPEC SUITES & SINGLE OFFICES AVAILABLE



24-HOUR SECURITY



**INTEGRAL PARKING
WITH LEASES AVAILABLE
8.57/1,000 SF RATIO**



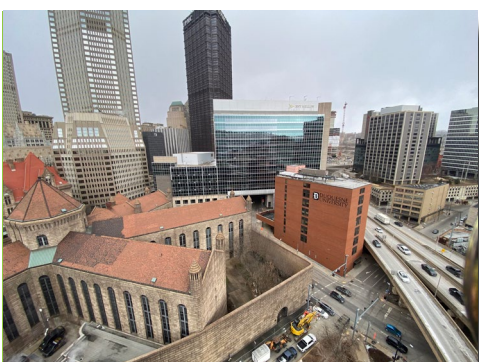
**FITNESS CENTER
WITH LOCKERS & SHOWERS**



**FULL FLOOR AVAILABLE
10,790 SF FLOOR PLATES**



**OFFERING FLEXIBLE
LEASE TERMS**



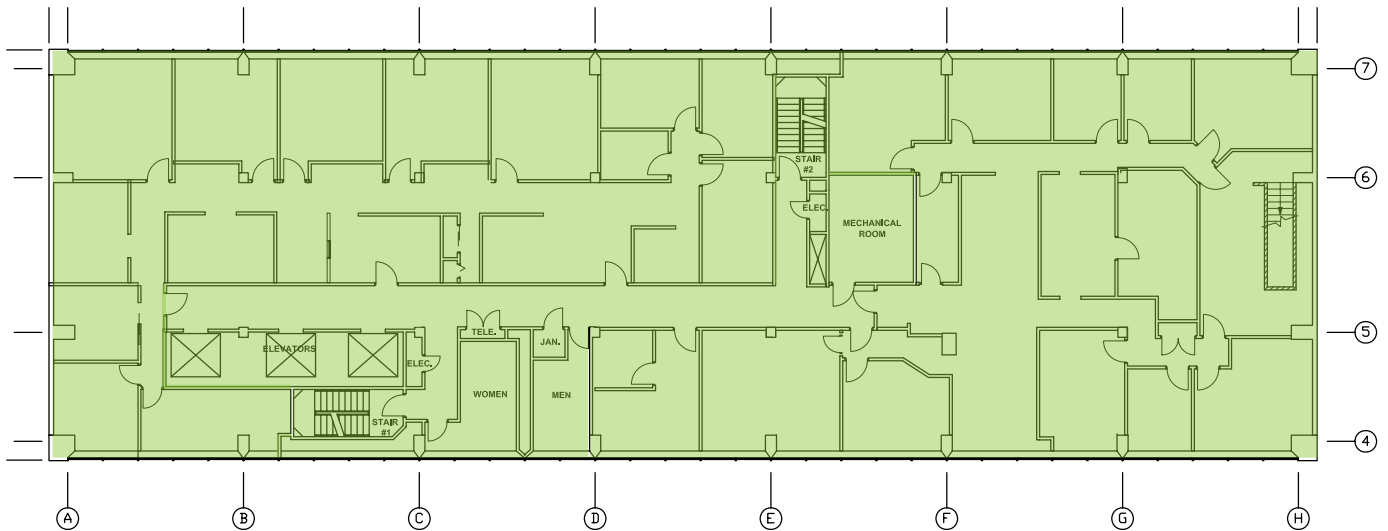
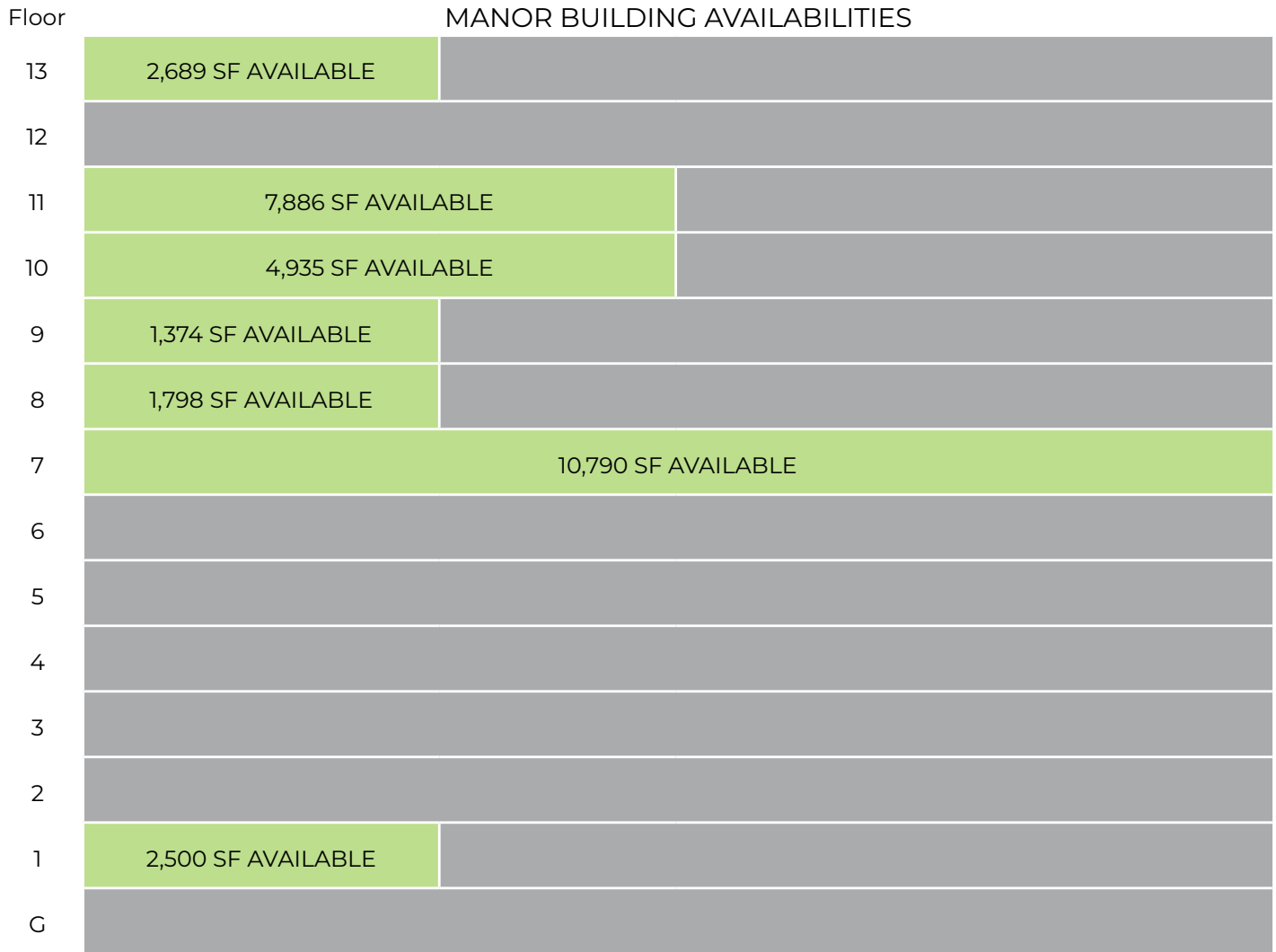
**PRIVATE BALCONY
AVAILABLE WITH PENTHOUSE SUITE**



**CONFERENCE ROOM
AVAILABLE TO ALL TENANTS**



AVAILABLE SPACE

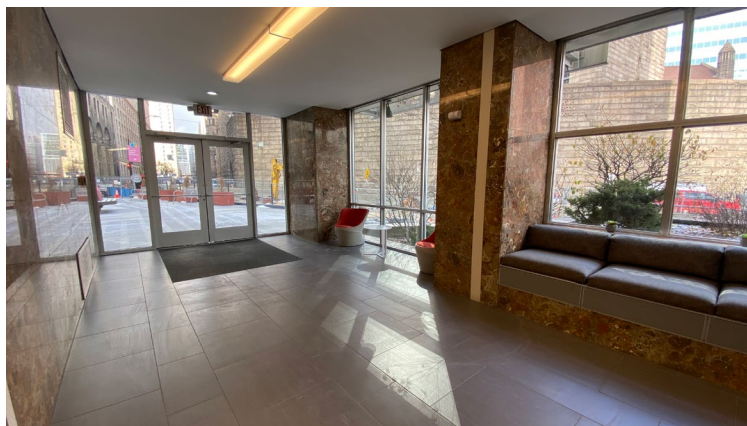


564 FORBES- SEVENTH FLOOR PLAN





THE MANOR BUILDING



FOR MORE INFORMATION, CONTACT:



MICHAEL CONNOR, SIOR
mconnor@hannalwe.com
412-261-2200



JAKE VOGEL
jvogel@hannalwe.com



JOE SHEERER
jsheerer@hannalwe.com

HANNA LANGHOLZ WILSON ELLIS
ONE PPG PLACE, SUITE 1640
PITTSBURGH, PA 15222
HANNALWE.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 Langholz Wilson Ellis 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.

