

THE GRANT BUILDING



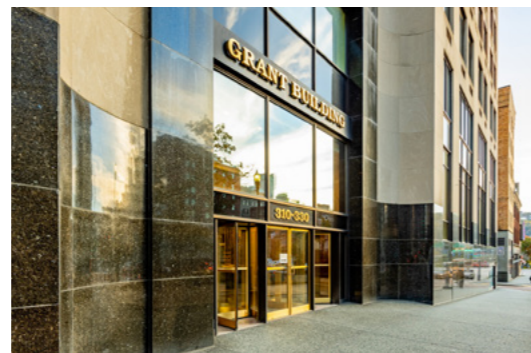
CBRE

PRIME LOCATION IN THE HEART OF PITTSBURGH

The Grant Building, an iconic landmark nestled in the heart of Pittsburgh, stands tall as a testament to the city's rich architectural heritage. With its distinguished Art Deco façade and soaring presence, it commands attention amidst the bustling urban landscape. Offering a blend of historic charm and modern amenities, this landmark property provides an ideal setting for businesses seeking a prestigious address. Its prime location offers convenient access to the city's cultural attractions, dining establishments, and transportation hubs, making it an enticing destination for companies looking to thrive in Pittsburgh's dynamic business scene.



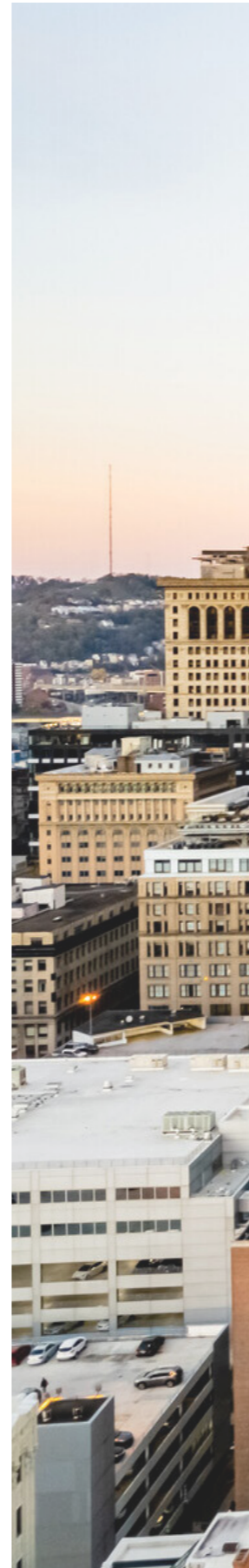
Aerial of the Grant Building & Downtown Pittsburgh



Entrance on Grant Street

BUILDING OVERVIEW

- Hi Rise and Low Raise availabilities
- Executive style offices to full floor opportunities available ranging from 285 RSF to 16,250 RSF
- Integral parking spaces available for lease
- Unbeatable location with efficient ingress and egress to and from Downtown
- Plethora of retail and dining options in Downtown area

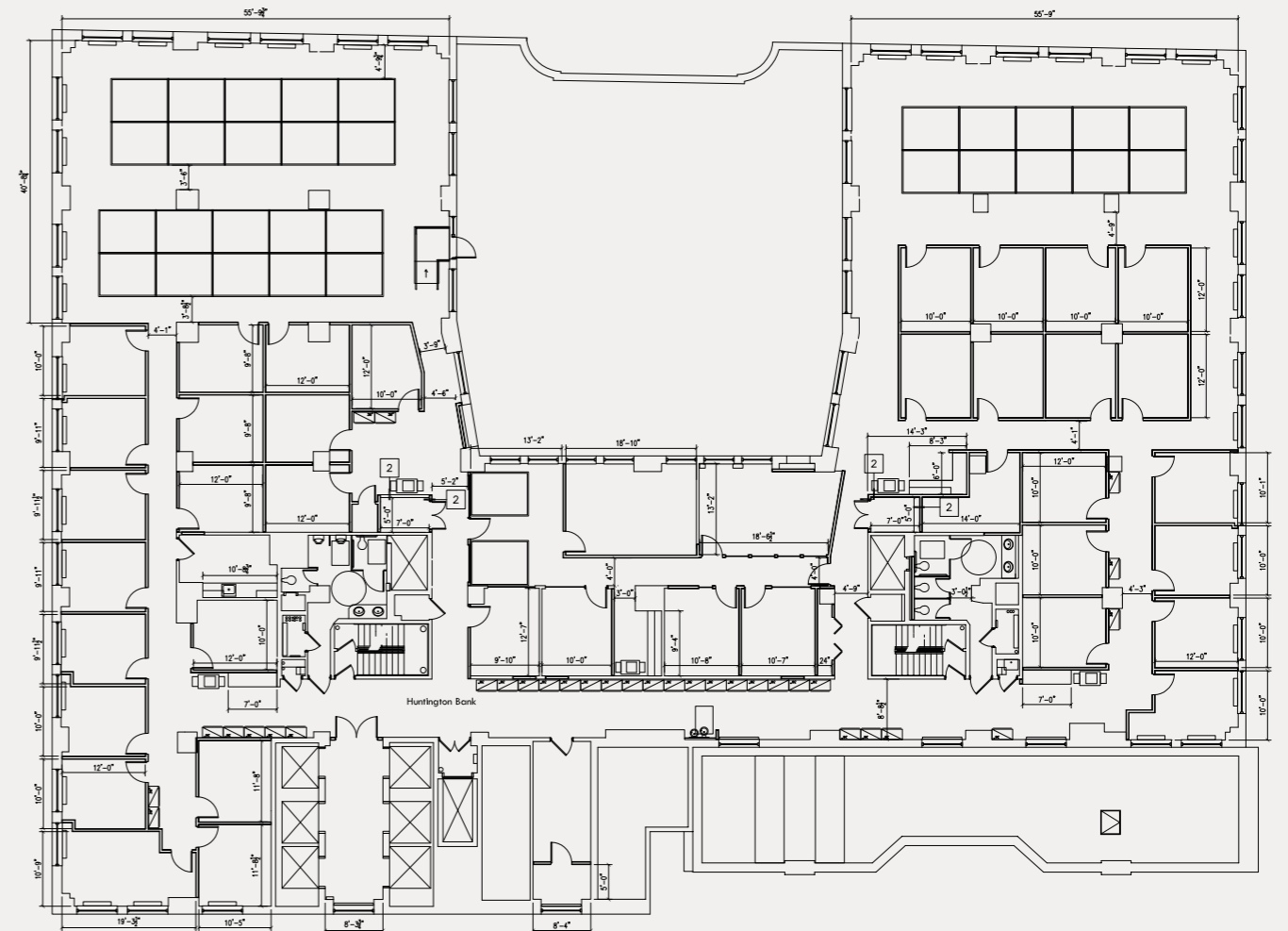


STACKING PLAN

37				
36	Vacant Suite 3500 3,000 Sq. Ft.			
35				
34				
33	Vacant Suite 3321 880 Sq. Ft.			
32	Vacant Suite 3210 2,870 Sq. Ft.			
31	Vacant Suite 3101 3,489 Sq. Ft.			
30				
29	Vacant Suite 2902 603 Sq. Ft. (near Storage)			
28				
27	Multi-Purpose Conference Room Suite 2702 1,618 Sq. Ft.		Vacant Suite 2727 4,119 Sq. Ft.	
26	Vacant/Storage Suite 2610 1,999 Sq. Ft.			
25				
24				
23	Vacant Ste. 2309 844 Sq. Ft.	Vacant Ste. 2311 677 Sq. Ft.	Vacant Suite 2317 420 Sq. Ft.	
22				
21				
20				
19				
18				
17	Vacant Ste. 1703 1,182 Sq. Ft.		Vacant Ste. 1702 1,082 Sq. Ft.	Vacant Ste. 1701 4,957 Sq. Ft.
16	Vacant Suite 1600 8,043 Sq. Ft.			
15	IT Server Rm Suite 1501 1,177 Sq. Ft. (Unleasable Space)		Vacant Suite 1531 285 Sq. Ft.	
14	Vacant/Wood Electric Suite 1404 3,942 Sq. Ft.	Vacant/Zeus Suite 1412 1,801 Sq. Ft.	Vacant Ste. 1410 285 Sq. Ft.	Vacant Suite 1431 285 Sq. Ft.
13	Vacant Ste 1321 891 Sq. Ft.			
12	Vacant Suite 1212 2,392 Sq. Ft.			
11	Vacant Suite 1112 2,254 Sq. Ft.			
10	Vacant Suite 1000 6,310 Sq. Ft.		Vacant Suite 1031 285 Sq. Ft.	Vacant Ste. 1005 1,218 Sq. Ft.
9	Vacant Suite 911 1,487 Sq. Ft.		Vacant Suite 915 370 Sq. Ft.	
8	Vacant Ste. 801 853 Sq. Ft.	Vacant Suite 802 5,226 Sq. Ft.	Vacant Suite 814 499 Sq. Ft.	Vacant Suite 823 938 Sq. Ft.
7	Vacant Suite 714 1,194 Sq. Ft.		Vacant Suite 729 465 Sq. Ft.	
6				
5				
4	Vacant Suite 400 16,250 Sq. Ft.			
3				
2				
Lobby			Fitness Center Suite 102/105 3,975 Sq. Ft. Building Amenity	
Basement	Vacant Basement (Vault) 2,785 Sq. Ft.			

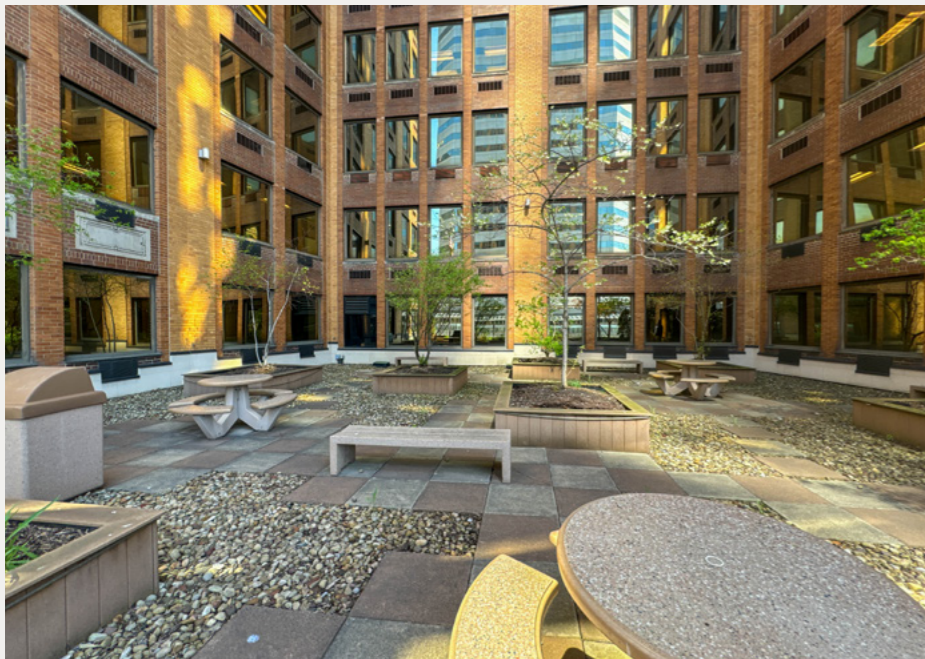
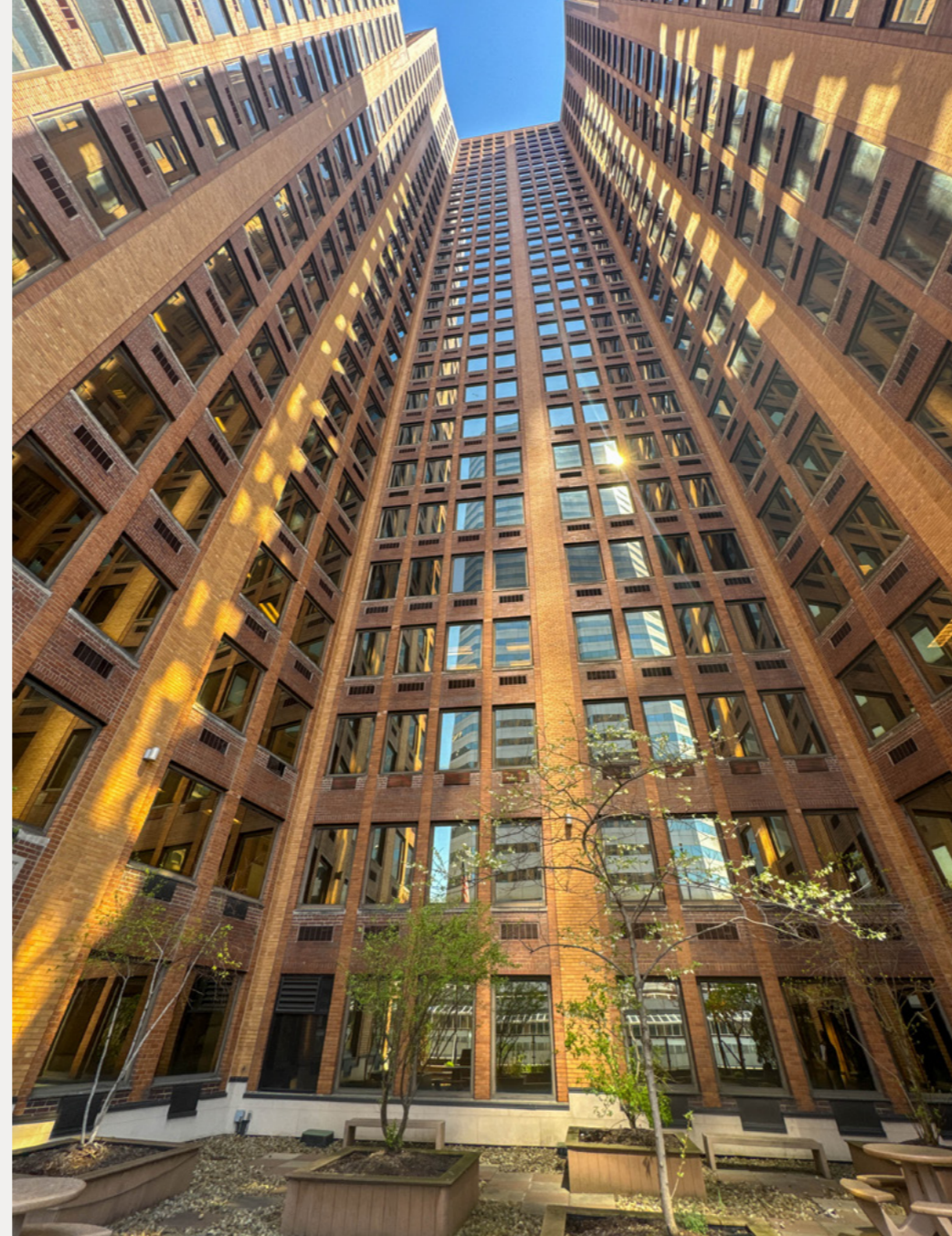
4TH FLOOR AVAILABILITY

FULL FLOOR: 16,250 RSF

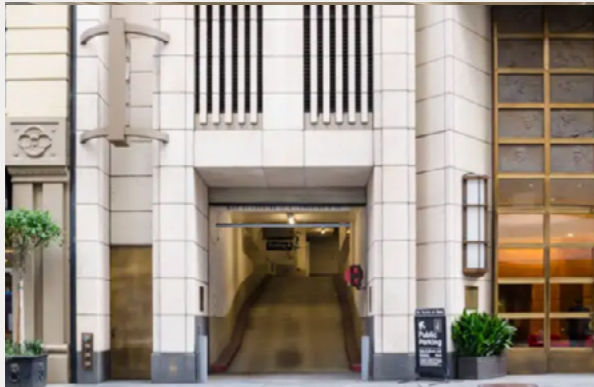





Fourth Floor Plan

FOURTH FLOOR PHOTOS



AMENITIES



-  Full service fitness center with shower and locker room facilities
-  Shared conferencing center on the 27th floor
-  185 space integral garage
-  Staffed building security

-  Grant Street Tavern
-  Nicky's Grant Street
-  Grab-and-go convenience market
-  On-Site Dry Cleaner

EASILY ACCESSIBLE. CONVENIENTLY LOCATED.



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