

Office For Lease

Law & Finance Building

Full Floor Opportunities Available / 810 SF - ±6,200 SF

429 Fourth Avenue
Pittsburgh, PA 15219



Colliers

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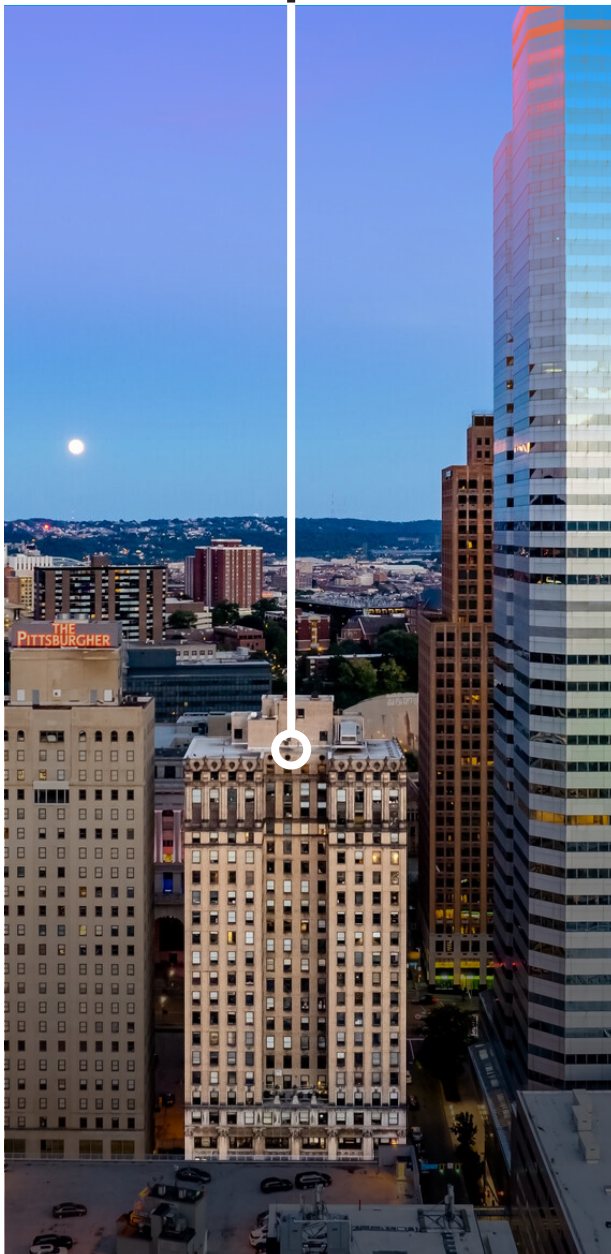
**FULL SERVICE
RENTAL RATES**

**SPACE AVAILABLE
IMMEDIATELY FOR MOVE IN**

Centrally located professional building with onsite amenities and windowed office suites offering dynamic views.

Centrally located, historic building in the *heart* of Downtown Pittsburgh

THE LAW & FINANCE BUILDING



About The Property

Constructed a year before the Great Depression, this historic downtown location has been aptly named for housing a variety of law firms and financial service businesses. The 133,063-square-foot building provides 21 floors of windowed office space with a shared coworking and conferencing area located on the third floor.

Opportunity Highlights:

- Exceptionally located in the CBD
- Within walking distance to Market Square
- Surrounded by parking lots and garages
- Same ownership group for 20+ years

Property Features:

- Customizable updated office spaces
- 24/7 tenant access via key card
- Individual heating/cooling per suite
- High-speed internet capabilities
- Coworking spaces available on 3rd floor
- Cafe on ground floor
- Onsite management

Step inside the Law & Finance Building

Employees and guests are welcomed by a stately, marbled lobby

outfitted with soft seating, a walled tenant directory, and a reception desk.

The lobby desk is staffed by security during operating business hours to assist visitors with check-in and directions to their destination floor. Tenants only may access the building after business hours via key card entry.

Four elevator cabs are available on the ground level and service all twenty-one floors of the building.



Common Area Coworking & Conferencing

The BusinessWise co-working area is located on the third floor, and offers users multiple partitioned offices available on a reservation basis, several conference/boardrooms, and a training center with classroom-style seating. A lounge area at the entry provides soft seating for guests and a breakroom with tabled seating, a refrigerator, storage cabinets, and stocked with communal coffee, tea, and water.

This third-floor co-working space is outfitted with secure, business class WiFi and ethernet connections, and offers Notary Public Services with additional fees.



Available Suites 413 - 6,200 sq. ft. ranges

The Law & Finance Building offers a variety of office availabilities for lease, ranging from boutique sizes to full-floor opportunities. Both open plan layouts and partitioned office spaces are available.

For tenants interested in customizing their space, the Law & Finance Building also offers several spaces currently in vanilla shell condition and ready for buildout.

Suite Features

- Expansive windows providing river-scape and downtown city views.
 - Drop ceilings, recessed lighting, carpeted flooring, and furnishings available.
 - Full service rental rates.
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Interested in this space?

PLEASE CONTACT OUR LISTING AGENTS FOR MORE
INFORMATION OR TO SCHEDULE A TOUR TODAY.

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