

Retail/Office *for* Lease

Law & Finance Building

Ground Floor Opportunity Available / 2,439 Square Feet

429 Fourth Avenue
Pittsburgh, PA 15219



Colliers

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**FULL SERVICE
RENTAL RATE**

**SPACE AVAILABLE
IMMEDIATELY FOR MOVE IN**

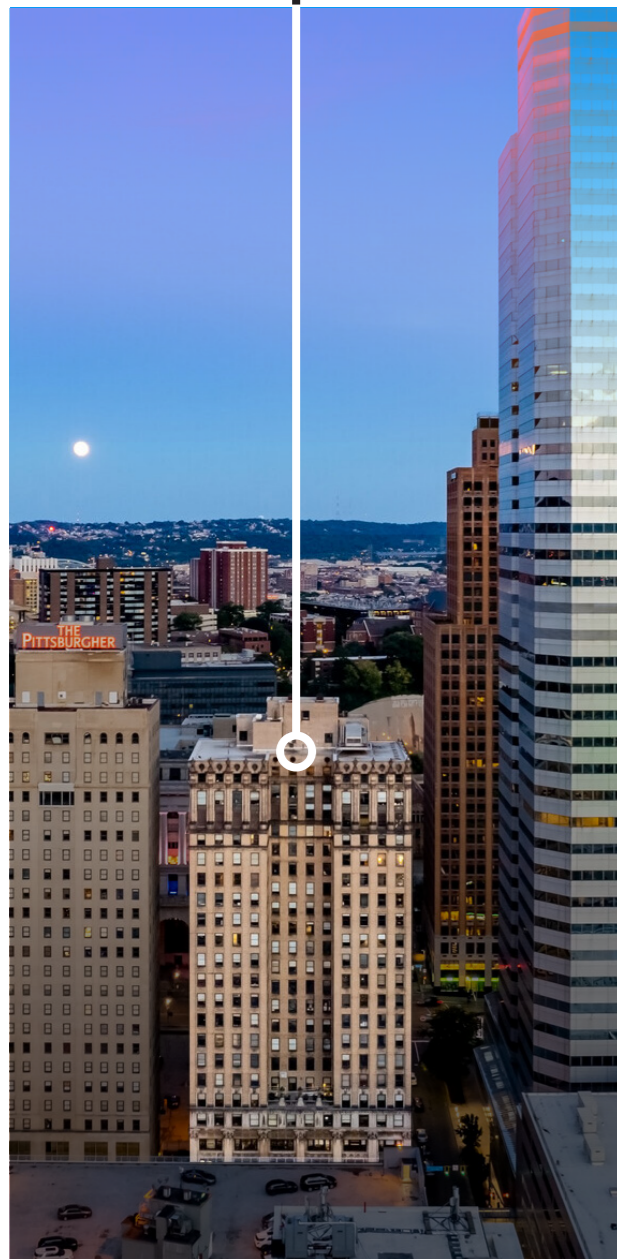
Centrally located professional building with onsite amenities and windowed office suites offering dynamic views.

**SCHEDULE A
TOUR TODAY**

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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:

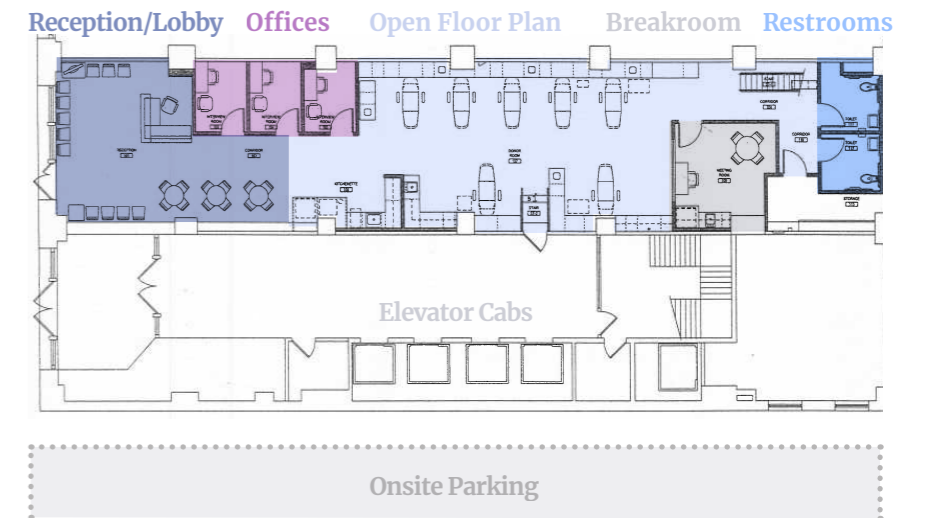
- Ground-level, street-facing presence
- Hardwood flooring and drop ceilings
- Private, in-suite restrooms
- Three partitioned offices + reception area
- 24/7 tenant access via key card
- High-speed internet capabilities
- Coworking spaces available on 3rd floor
- Bruegger's Bagels cafe located next door
- Onsite management

Street-facing retail or office space in the Law & Finance Building

Formerly occupied by Vitalant, this space offers a flexible and open floor plan, with a ground-level presence.

Located adjacent to the building's primary entrance, this space offers a sizable lobby with reception counter, multiple private offices, a flexible, open-floor space, a partitioned breakroom, and private restrooms.

This space can be accessed from the Law & Finance building's primary lobby, which provides elevator service to common areas.



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 Suite 2,439 square feet

The available suite on the building's ground-level floor offers users a flexible layout featuring hardwood flooring, drop ceilings, recessed lighting, and private office spaces.

This space offers a breakroom area with existing cabinetry/storage, as well as private, in-suite men's and women's restrooms in the building's rear.

Suite Features

- Windowed lobby area with existing reception counter and shelving
- Three partitioned offices spaces
- Sizable breakroom and private restrooms located in back of suite



Nearby Amenities



Center your business along a highly foot-trafficked thoroughway where tenants are within steps of Downtown's most popular restaurants, attractions, and services.

At the Law & Finance Building, tenants have practically immediate access to some of the best dining and entertainment options available in the city. Within blocks of your office space you'll find the CBD's retail hotspot Market Square, multiple public transit stops, light rail access (take a free trip to the North Shore for a game!), numerous cafes, and a variety of restaurants serving breakfast, lunch, and dinner.

BRUEGGER'S BAGELS
BAKED FRESH
Totally completely obsessed with freshness™
Bagels & coffee next door on the building's 1st floor.

STARBUCKS
Lattes & pastries directly across the street.





Colliers

Law & Finance Building

Interested in this office/retail opportunity?

**PLEASE CONTACT OUR LISTING AGENTS FOR MORE
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