



TWO CHATHAM

OFFICE & RETAIL

FOR LEASE 112 Washington Place Pittsburgh, PA 15219



TWO CHATHAM

PREMIER DOWNTOWN ADDRESS

Located within the 5.5-acre mixed-use commercial/residential/retail complex in downtown Pittsburgh, Two Chatham Center provides build-to-suit or as-is office space on 16 floors in a professional environment offering first-class service and multiple tenant-only amenities. The property offers the largest ratio of secure, affordable indoor parking in the CBD and is adjacent to PPG Paints Arena and an on-property full-service Marriott hotel.



PROPERTY FEATURES

- Approximately 300,000 SF of office space
- Maximum floor plan efficiency with 18,200 SF column-free floor plates
- Available suites from 1,000 SF up to 47,000 SF contiguous
- Ultimate workplace flexibility for hoteling and hybrid models
- Abundant natural light and spectacular views of the cityscape
- Unparalleled CBD parking ratio of 7.5/1,000 SF
- 24/7 building and parking garage security

GREEN FEATURES



Automated building
environmental controls



Destination dispatch
elevators



Energy efficient LED
lighting



EV charging stations
[COMING SOON]

IN-DEMAND TENANT AMENITIES

Two Chatham Center offers tenants, clients and patrons a professional environment for business with first-class service and sought-after on-site amenities including 24-hour building access, state-of-the-art mechanical and life-safety systems, on-site property management and 24-hour roaming on-site security with added video surveillance.

CONFERENCE CENTER — Fully equipped with state-of-the-art audio/visual equipment, the conference center has two separate meeting rooms, accommodating 40 to 100 people, available for tenant meetings and events. The space also features a full catering kitchen.

OUTDOOR PLAZA — With a secluded park-like setting and calming water features, the landscaped outdoor plaza with its abundant seating and cafe tables is a fresh-air retreat from the workday.

FITNESS CENTER — Exclusively for Two Chatham Center tenants, the ground-level fitness center is complete with cardio equipment, free weights, Cybex strength equipment, men's and women's locker rooms and shower facilities.

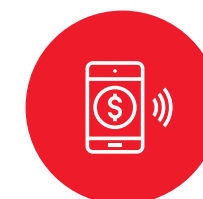
PARKING AND VALET — The Chatham Center Garage is a 2,100-space indoor parking facility open 24/7 with state-of-the-art automated parking equipment and valet service, providing tenants with covered, safe and conveniently connected parking.

ADDITIONAL ON-SITE AMENITIES

- Pittsburgh Marriott City Center
- Starbucks on the Plaza
- Steelhead Brasserie and Wine Bar
- Food trucks
- Crafted North
- Pizza Bosa
- Bike racks
- 10-minute courtesy parking on The Plaza
- Coming Soon: Tenant Amenities Lounge



6,000 SF Daycare

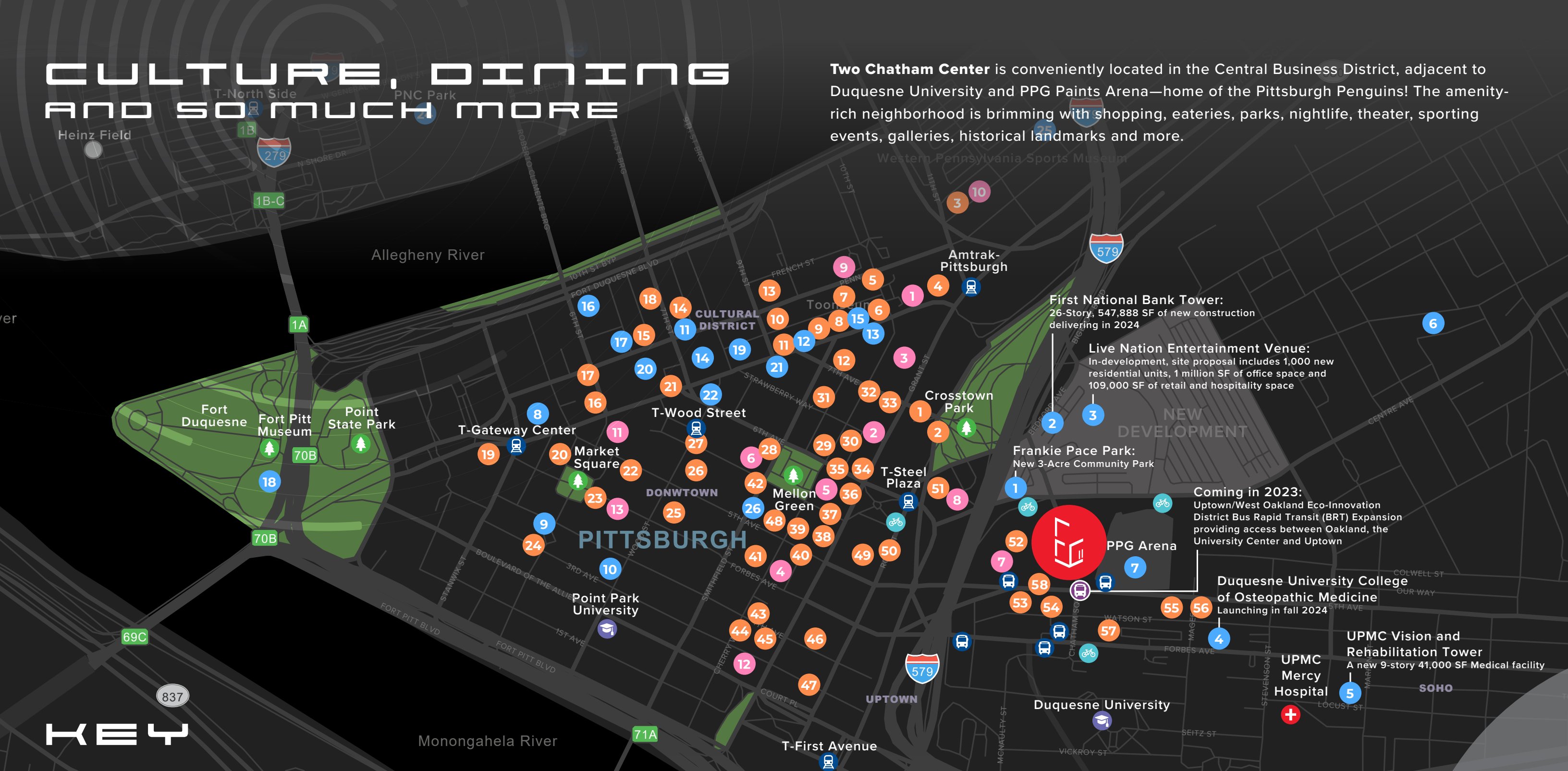


Online payments for
monthly parkers



Short-term office suites
+ tenant amenities lounge

CULTURE, DINING AND SO MUCH MORE



Two Chatham Center is conveniently located in the Central Business District, adjacent to Duquesne University and PPG Paints Arena—home of the Pittsburgh Penguins! The amenity-rich neighborhood is brimming with shopping, eateries, parks, nightlife, theater, sporting events, galleries, historical landmarks and more.

First National Bank Tower:
26-Story, 547,888 SF of new construction delivering in 2024

Live Nation Entertainment Venue:
In-development, site proposal includes 1,000 new residential units, 1 million SF of office space and 109,000 SF of retail and hospitality space

Frankie Pace Park:
New 3-Acre Community Park

Coming in 2023:
Uptown/West Oakland Eco-Innovation District Bus Rapid Transit (BRT) Expansion providing access between Oakland, the University Center and Uptown

Duquesne University College of Osteopathic Medicine
Launching in fall 2024

UPMC Vision and Rehabilitation Tower
A new 9-story 41,000 SF Medical facility

UPMC Mercy Hospital

RESTAURANTS

- | | | | |
|--------------------------|-----------------------------|-----------------------------|--------------------------------------|
| 1. Sullivan's Steakhouse | 16. Tako | 31. Villa Reale Pizzeria | 45. Sushi and Rolls |
| 2. Starbucks | 17. Butcher & The Rye | 32. Blend Bar | 46. Grant Street Tavern |
| 3. La Prima Espresso | 18. Stuff'd Pierogi Bar | 33. Einstein Bagels | 47. Chinatown Inn |
| 4. Bill's Bar & Burger | 19. Eddie Merlot's | 34. Qdoba Mexican Eats | 48. Del Frisco's |
| 5. Ten Penny | 20. Nola on the Square | 35. Dunkin' Donuts | 49. Crazy Mocha |
| 6. Condado Tacos | 21. Morton's | 36. Brueggers | 50. Eadies |
| 7. Sienna Mercato | 22. Vallozzi's | 37. Jimmy Johns | 51. Bigelow Grille |
| 8. Bar Bar's Kitchen | 23. Pizzaiolo Primo | 38. Freshii | 52. Steelhead Brasserie and Wine bar |
| 9. 941 Saloon | 24. Ruth's Chris Steakhouse | 39. Eddie V's Prime Seafood | 53. Cafe Fifth Avenue |
| 10. Sharp Edge Bistro | 25. Corner Mercantile | 40. Waffles, INcffeinated | 54. Super Bowl Takeout |
| 11. Sammy's Corned Beef | 26. Capital Grille | 41. Apollo Cafe | 55. Shale's Cafe |
| 12. Subway | 27. McCormick & Schmick's | 42. Fogo de Chão | 56. Pizza Milano |
| 13. Nicky's Thai Kitchen | 28. Ollies Gastropub | 43. Brazilian Steakhouse | 57. Red Ring Bar & Grille |
| 14. Proper Brick Oven | 29. Talia Cucina | 44. Starbucks | 58. Pizza Bosa |
| 15. Meat & Potatoes | 30. The Commoner | | |

HOTELS

- | | |
|------------------------------------|---|
| 1. Westin Convention Center Hotel | 15. Hampton Inn and Suites |
| 2. Kimpton Hotel Monaco | 16. Cambria Suites Pittsburgh at Consol Energy Center |
| 3. Drury Inn & Suites | 17. Renaissance Pittsburgh Hotel |
| 4. Even Hotel | 18. Bridgestreet At 201 Stanwix |
| 5. Omni William Penn Hotel | |
| 6. Embassy Suites by Hilton | |
| 7. Pittsburgh Marriott City Center | |
| 8. DoubleTree Hotel & Suites | |
| 9. Courtyard by Marriott | |
| 10. AC Hotel by Marriott | |
| 11. Fairmont | |
| 12. Joinery Hotel | |
| 13. Hilton Garden Inn | |
| 14. Homewood Suites by Hilton | |

ATTRACTIONS

- | | |
|--|---------------------------------------|
| 1. Frankie Pace Park | 14. Benedum Center |
| 2. First National Bank Tower | 15. Bricolage Production Company |
| 3. Live Nation Entertainment Venue | 16. Byham Theater |
| 4. Duquesne University College of Osteopathic Medicine | 17. Cabaret at Theater Square |
| 5. UPMC Vision and Rehabilitation Tower | 18. Fort Pitt Museum |
| 6. Fifth & Dinwiddie | 19. Harris Theater |
| 7. PPG Paints Arena | 20. Heinz Hall |
| 8. Fifth Avenue Place | 21. SPACE Gallery |
| 9. PPG Place | 22. Wood Street Galleries |
| 10. Wood Street Corridor | 23. Andy Warhol Museum |
| 11. 707-709 Penn Avenue Galleries | 24. PNC Park |
| 12. Arcade Comedy Theater | 25. Senator John Heinz History Center |
| 13. August Wilson Center | 26. Mellon National Bank Tower |

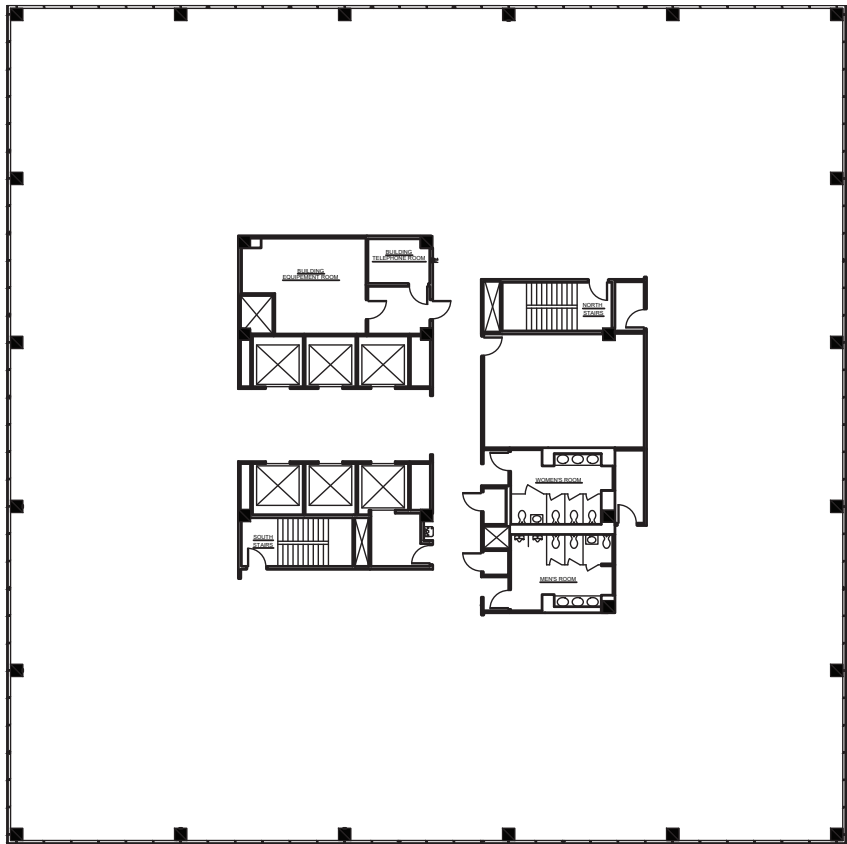
AVAILABILITY BY FLOOR

Two Chatham Center commercial office spaces are build-to-suit and customized to fit your needs. Or office spaces may be leased as-is. Please contact us with any questions or for specific floor plan requests.

AVAILABILITIES

Floor	SF
17th	18,200
15th	2,720
14th	18,200
12th	18,200
11th	10,622
10th	6,726
9th	9,098
7th	14,537
6th	8,824
3rd	18,200
2nd	1,667
Street Level (Corner Location)	15,000 USF Can be subdivided; two-floor build-out available
Street Level	3,000 USF Can be subdivided

TYPICAL FLOOR PLAN



**Highly efficient
and cost effective
office space**
*in a central location within
Pittsburgh's new phase of development*



TWO CHATHAM

TIMOTHY GOETZ
+1 412 391 2632
tim.r.goetz@cushwake.com



310 Grant Street, Suite 1825
Pittsburgh, PA T: 412 391 2600
cushmanwakefield.com

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