

Mitchell Building | 304 Ross St | Pittsburgh, PA



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	287 SF & 3,300 SF
Lot Size:	0.102 Acres
Building Size:	21,652 SF
Year Built:	1903
Year Renovated:	1993
Market:	Pittsburgh
Submarket:	CBD

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

PROPERTY DESCRIPTION

SVN | Three Rivers Commercial Advisors is pleased to present for lease The Mitchell Building with approximately 3,300 SF available for lease on the second floor and 287 SF available on the seventh floor.

One block from Grant Street. Close to the Court House, City & County Office Buildings - Ideal location for attorneys or law practice. Easy access to major arteries and public transportation with many parking options nearby.

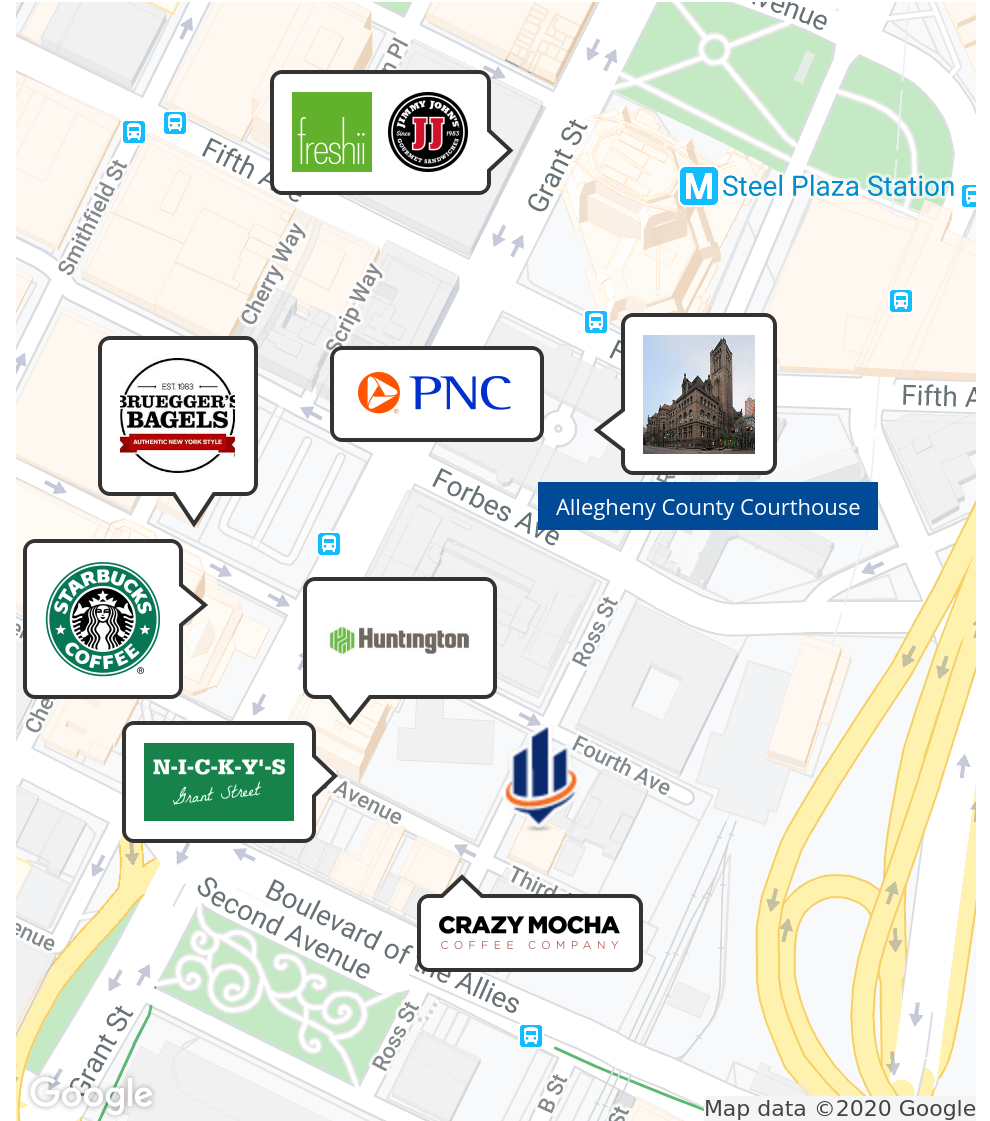
PROPERTY HIGHLIGHTS

- 2nd Floor space offers open floor concept
- Unique space with ample arched windows and high ceilings
- Private bathrooms
- New HVAC
- New windows to be installed
- New kitchen area
- 7th Floor space is perfect for single suite office user
- Full service lease to include utilities and cleaning

SPACES	LEASE RATE	SPACE SIZE
2nd Floor	Negotiable	3,300 SF
Suite 705	Negotiable	287 SF



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