

OFFICE LEASING OPPORTUNITY

1712

E. CARSON STREET

South Side | Pittsburgh, Pennsylvania

2,000 - 12,500 SF AVAILABLE

BUILD-TO-SUIT | OFF-STREET PARKING

EXCLUSIVE LEASING

412 Properties
Real Estate Agency & Property Management

THE OPPORTUNITY

A DISTINCTIVE SOUTH SIDE ADDRESS

Flexible office space in a landmark East Carson Street building with a professional service and build-to-suit potential.

1712 E. Carson Street offers a rare combination of historic architecture, modern office functionality and a highly visible location in Pittsburgh's South Side. The building is anchored by Dollar Bank and provides up to 12,500 square feet across three available configurations.

12,500 SF

TOTAL AVAILABILITY

3

SPACE OPTIONS

ELEVATOR

SERVED

PARKING

OFF-STREET



PROFESSIONAL ENTRY + LOBBY



AVAILABLE SPACE

THREE WAYS TO OCCUPY

Lease a single suite, a full floor, or combine spaces for a larger headquarters requirement.



FIRST FLOOR

2,000 SF

Client-facing suite with a dedicated lobby presence immediately adjacent to Dollar Bank. Ideal for professional services, financial, medical, real estate or showroom use.

BUILD-TO-SUIT AVAILABLE



SECOND FLOOR

5,000 SF

Efficient full-floor office featuring reception areas, private offices, open workspace and kitchenette infrastructure. Flexible for immediate use or further customization.

BUILD-TO-SUIT AVAILABLE



THIRD FLOOR

UP TO 5,500 SF

Expansive upper-floor opportunity suitable for a headquarters, growing office user, training facility or customized workplace. Ownership will build to suit.

BUILD-TO-SUIT AVAILABLE

WORKSPACE, READY FOR WHAT'S NEXT

Clean, flexible interiors with a mix of private rooms, open areas and support space.



AN ARRIVAL THAT FEELS ESTABLISHED

A polished common lobby, secure entry and elevator service create a professional experience for



- **Prominent East Carson Street frontage**
- **Professional common lobby**
- **Elevator access to office floors**
- **Off-street parking availability**
- **ADA-accessible entry**
- **Flexible lease configurations**
- **Build-to-suit tenant improvements**
- **Dollar Bank as an anchor tenant**

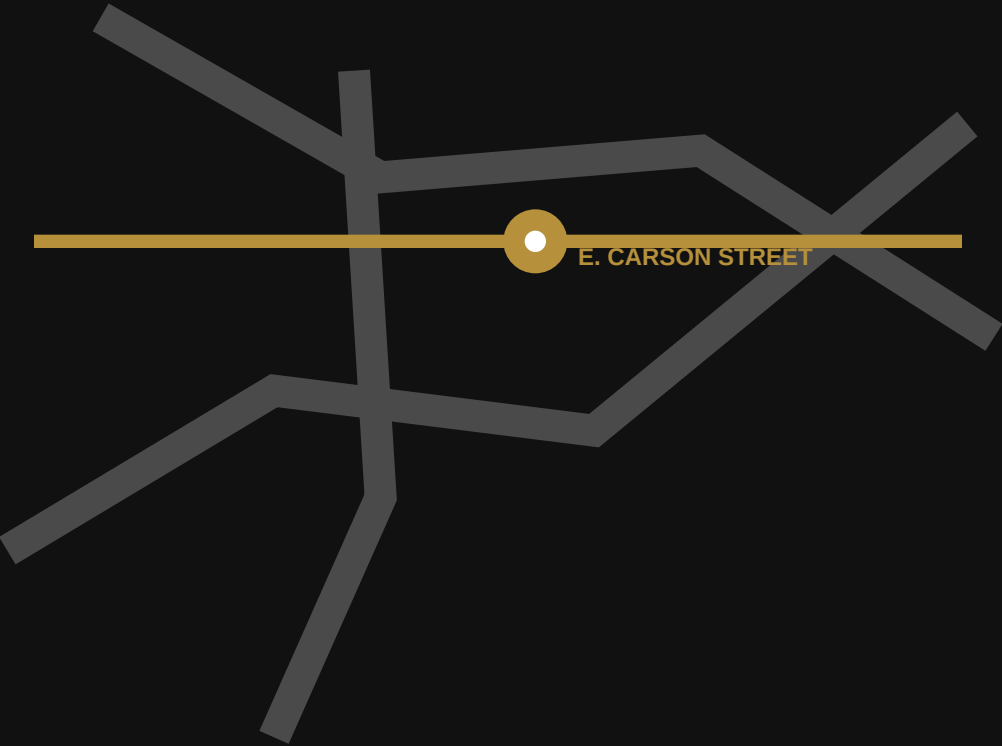
LOCATION

CONNECTED TO PITTSBURGH

A walkable South Side location with convenient access to Downtown, Oakland, Station Square, South Side Market, and the University City Corridor.

1712 E. CARSON STREET

SOUTH SIDE | PITTSBURGH, PA 15203



DOWNTOWN

Minutes away

OAKLAND

Direct access

DINING + RETAIL

Walkable

PUBLIC TRANSIT

Along corridor

I-376

Convenient access

BUILD-TO-SUIT

DESIGNED AROUND YOUR BUSINESS

Ownership is prepared to customize layouts and finishes to support a tenant's operational needs,



PRIVATE OFFICE PLAN

Executive offices, conference rooms and reception.

OPEN COLLABORATIVE PLAN

Team areas, huddle rooms and shared workspaces.

CLIENT-FACING OFFICE

Professional reception and meeting environment.

SPECIALIZED USE

Medical, training, showroom or service configurations subject to approvals.



MAKE 1712 E. CARSON YOUR NEXT ADDRESS.



EXCLUSIVE LEASING AGENT

KIRK KLETT, BROKER

Cell (412) 996-2412

Office (412) 455-7900

Kirk@412properties.com

PA Broker License # RB068405

412 PROPERTIES

5175 Butler Street

Pittsburgh, PA 15201

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