

**FOR
LEASE**

Birmingham Towers

2100 Wharton Street, Pittsburgh, PA 15203



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information

2100 Wharton Street, Suite 700
412.381.1122

Pittsburgh, PA 15203
412.381.1123 fax

\$15.00 per RSF Full service lease

Immediate Availability

Suburban amenities in an urban setting.

6th Floor

2,615 RSF

Birmingham Towers is located in the heart of the historic Southside of Pittsburgh. The 7th floor location offers striking views of the City and riverfront. With **generous tenant improvement allowances** and **ample employee parking**, Birmingham Towers is an ideal location for your new or expanding company.



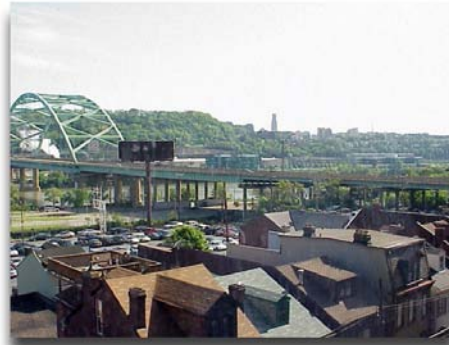
**ARMSTRONG DEVELOPMENT
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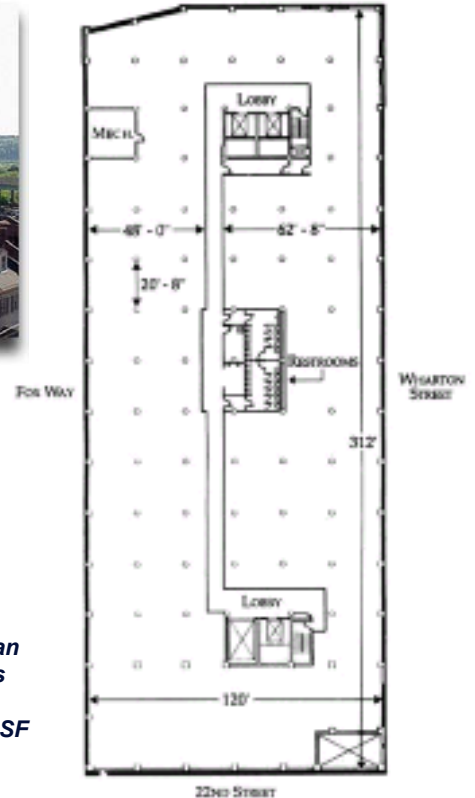
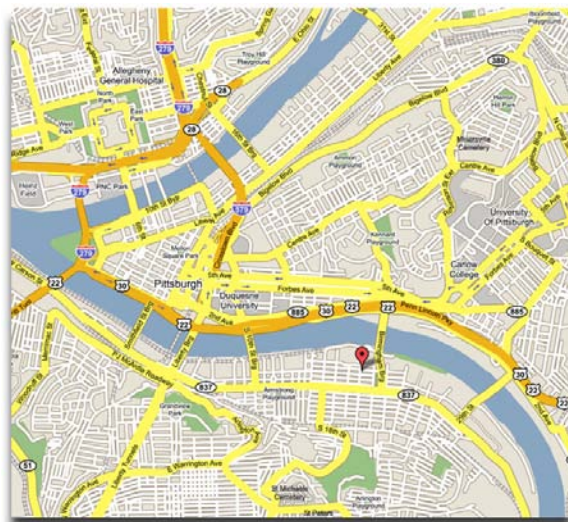
FOR LEASE

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7th floor views of downtown and Oakland



Right: sample floor plan of Birmingham Towers

Approximately 35,000 SF per floor

Lease information

- ❖ Available for immediate occupancy
- ❖ Five (5) year term requested
- ❖ Generous tenant improvement allowance
- ❖ Ample employee parking

Property information

- ❖ Suburban amenities in an urban setting
- ❖ Located in the historic Southside
- ❖ Professional on-site property management
- ❖ 24/7 lobby security
- ❖ Card access security system for all employees
- ❖ 3 passenger elevators
- ❖ 2 high capacity freight elevators
- ❖ Two loading docks
- ❖ High capacity floor loads
- ❖ On-site delicatessen
- ❖ Minutes from Downtown Pittsburgh
- ❖ Ample restaurants, shopping and banking nearby, including the Southside Works



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