

# NOW LEASING

**6587**  
HAMILTON

- Newly Renovated, Modern Office Space, Up to 6,500 SF Available
- Located in the Heart of Pittsburgh's Vibrant East End
- Adjacent to Bakery Square – Home to Google, UPMC and CMU Software Institute
- Walking Distance to Numerous Amenities: Restaurants, Hotel, Fitness



6587 Hamilton Avenue, Pittsburgh, PA 15206



**INHABIT**  
REAL ESTATE COLLECTIVE

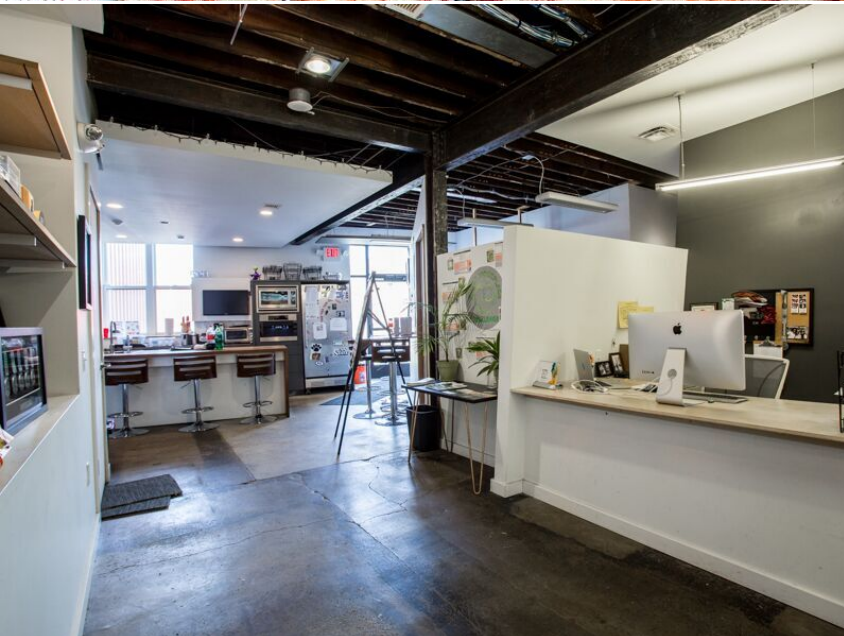
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# Interior Property Photos

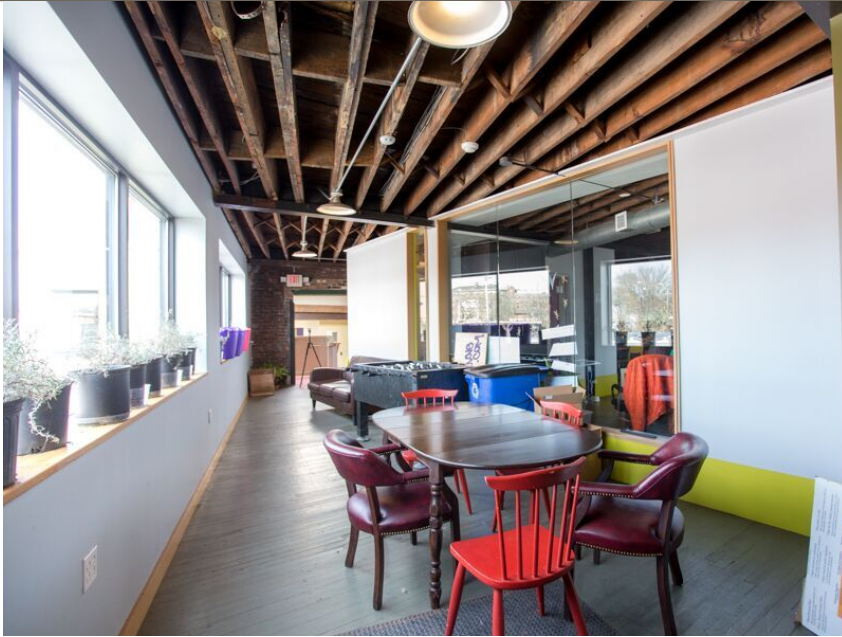
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# Interior Property Photos

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# Exterior Property Photos

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Parking area in the rear of the property, along with 2,500 SF storage shed.



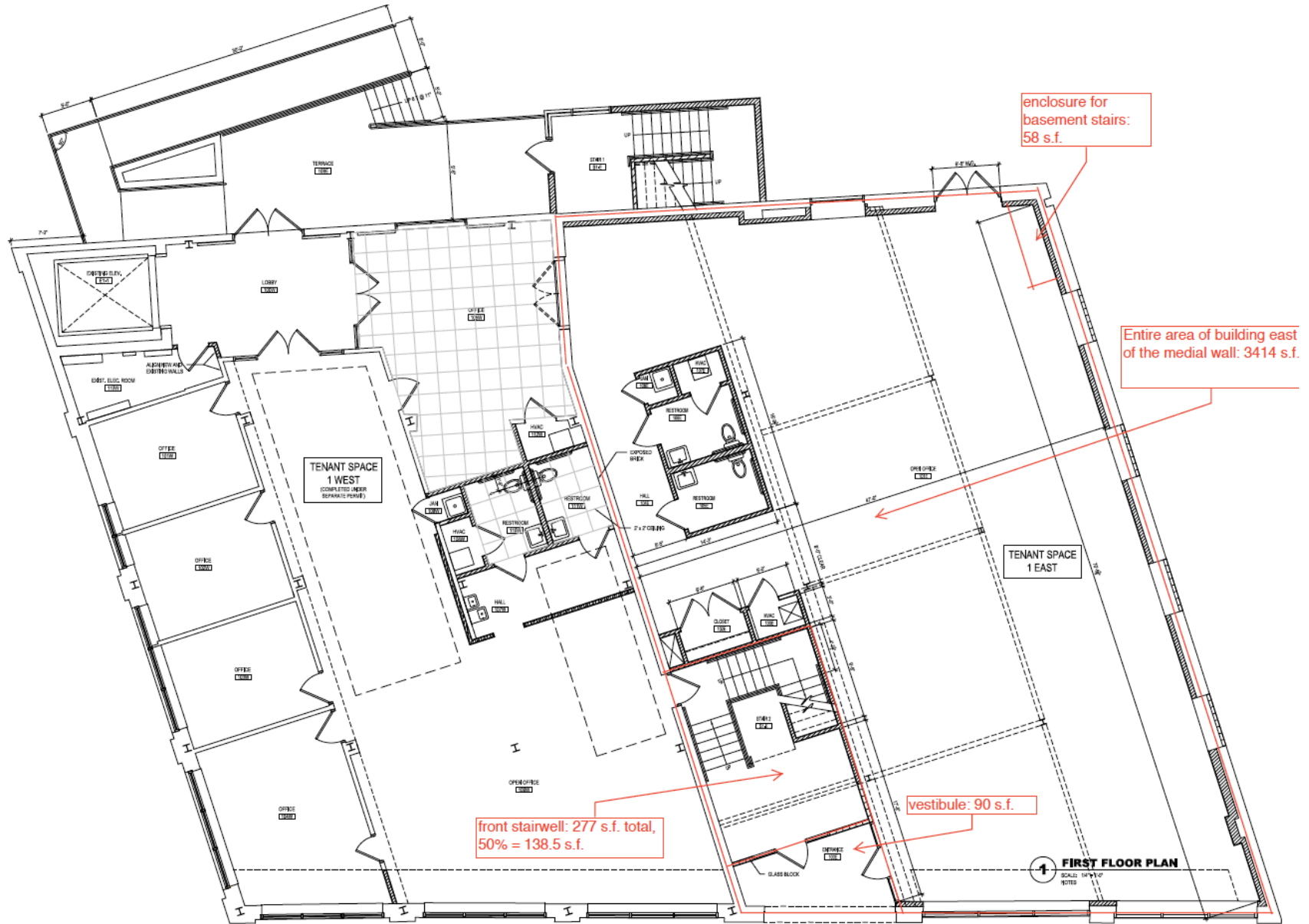
Newmark Grubb  
Knight Frank

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# First Floor Plan







# Trade Aerial

**6587**  
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**BAKERY  
SQUARE**

Google

UPMC Enterprises

Carnegie Mellon

AUTODESK



University of Pittsburgh



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Knight Frank

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# Available Office Space

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## Unit 1 East

Area: 3147 s.f.

2 Bathrooms.

Floor to ceiling storefront windows along the entire Hamilton Ave. wall. This is the only "ground floor" unit in the building, and can be entered through it's own door directly from Hamilton Ave., as well as its own rear door from the parking lot. Especially ideal for a business desiring a street presence.

Status: **Available as of Aug. 1, 2017**

Lease Rate (initial year) ██████████ \$17 /sf (negotiable)



## Unit 2 East

Area: 3234 s.f.

2 Bathrooms.

Status: **Available as of Aug. 1, 2017**

Lease Rate (initial year) ██████████ \$15 /sf (negotiable)

## Units 1 and 2 East (combined spaces connected by internal staircase)

Area: 6381 s.f.

Status: **Available as of Aug. 1, 2017**

Lease Rate (initial year) ██████████ \$16 /sf. (negotiable)





FOR LEASING  
QUESTIONS:

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