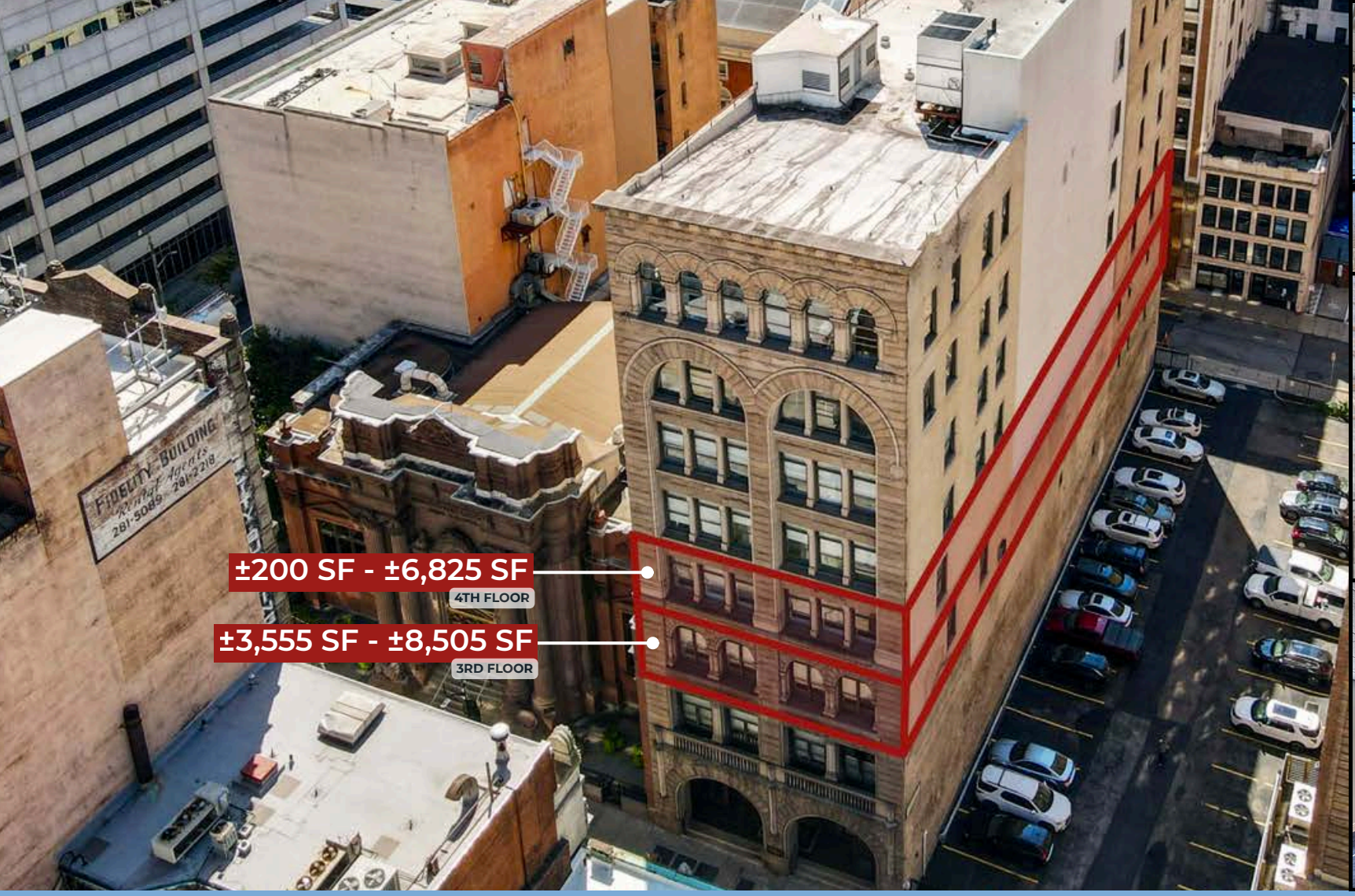








UP TO ±15,330 SF OF OFFICE SPACE AVAILABLE IN PITTSBURGH'S CENTRAL BUSINESS DISTRICT

OFFICE | FOR LEASE

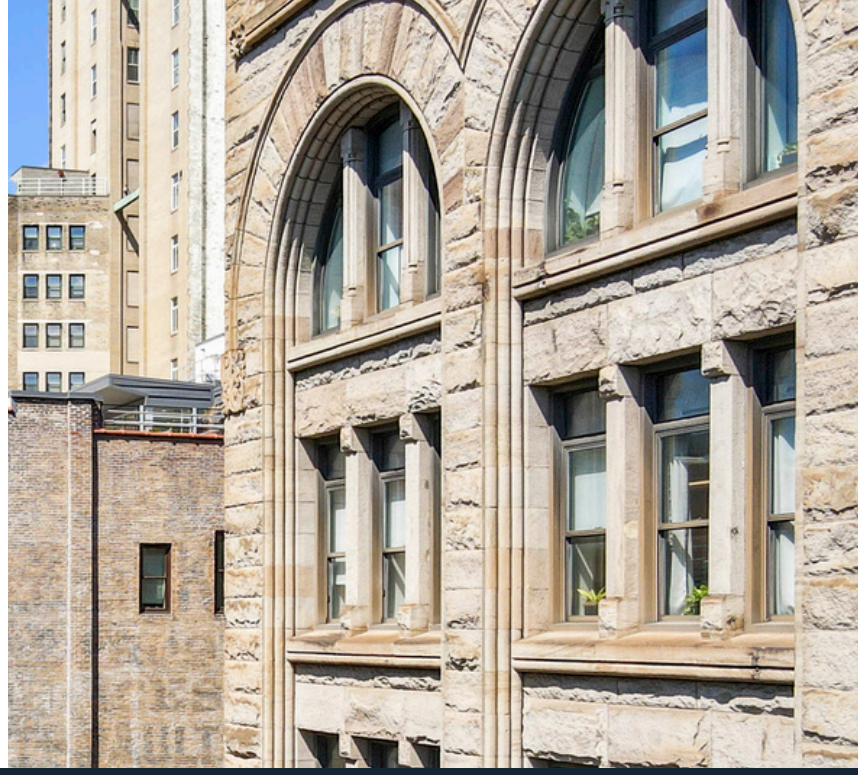
TIMES BUILDING

336 FOURTH AVENUE | PITTSBURGH, PA 15222

ZAMAGIAS PROPERTIES

Property Overview

LEASE RATE:	$16.00 / SF / YR
LEASE TYPE:	Modified Gross
BUILDING SIZE:	68,040 SF
AVAILABLE SF:	±200 SF - ±15,330 SF

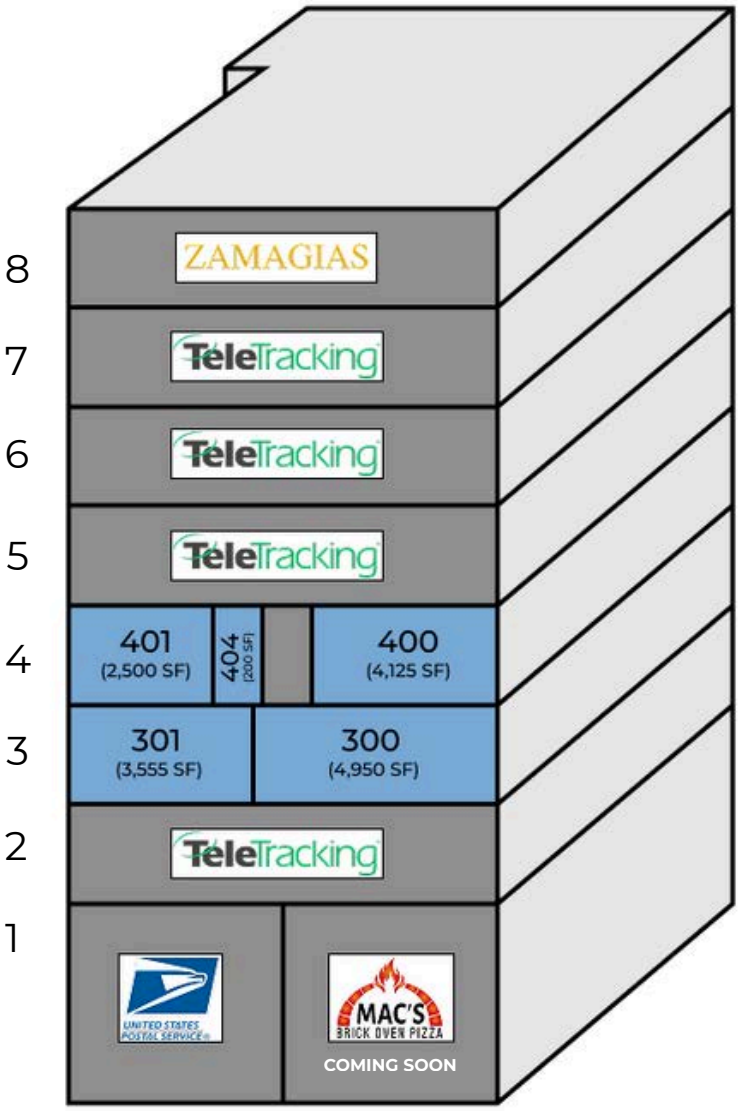


Highlights

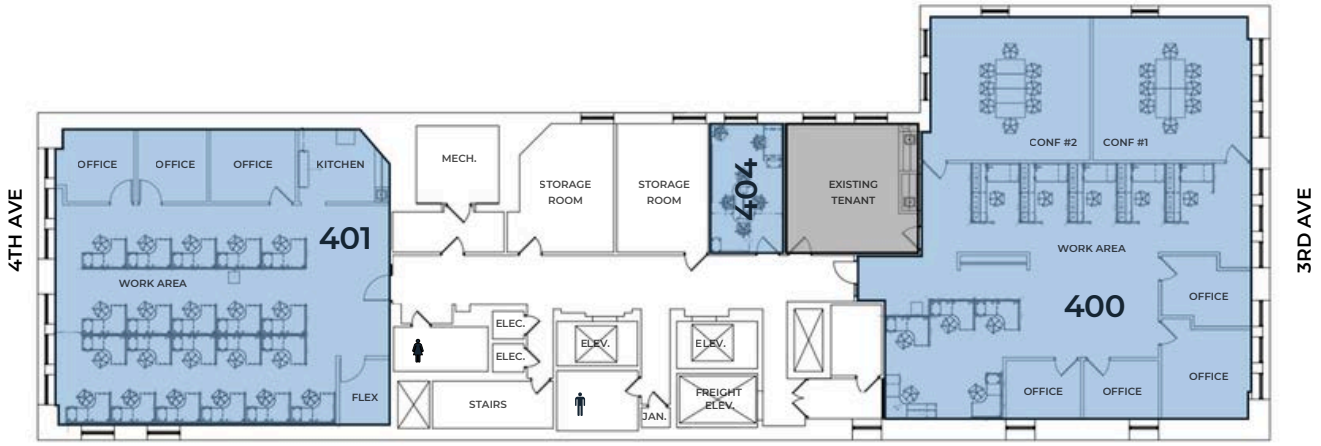
- Prime Downtown Pittsburgh location with exceptional visibility and accessibility
- Convenient access to public transit, including multiple bus routes and T stations, with easy access to I-376, I-579, and I-279
- Highly walkable location surrounded by restaurants, coffee shops, hotels, entertainment, parking, and numerous Downtown amenities
- Historic landmark recognized as "Pittsburgh's First Skyscraper," thoughtfully restored to blend timeless architecture with modern functionality, and honored with BOMA Pittsburgh's 1989 Renovation of the Year Award
- Renovated office space featuring modern infrastructure, abundant natural light, and flexible layouts with open workspaces, private offices, conference rooms, and kitchen/break areas
- Secure, professionally managed building with on-site management, maintenance, building security, secure fob access, and elevator service
- Mixed-use (office and retail) building with established co-tenants including Zamagias Properties, TeleTracking Technologies, U.S. Post Office, and Mac’s Brick Oven Pizza (coming soon)



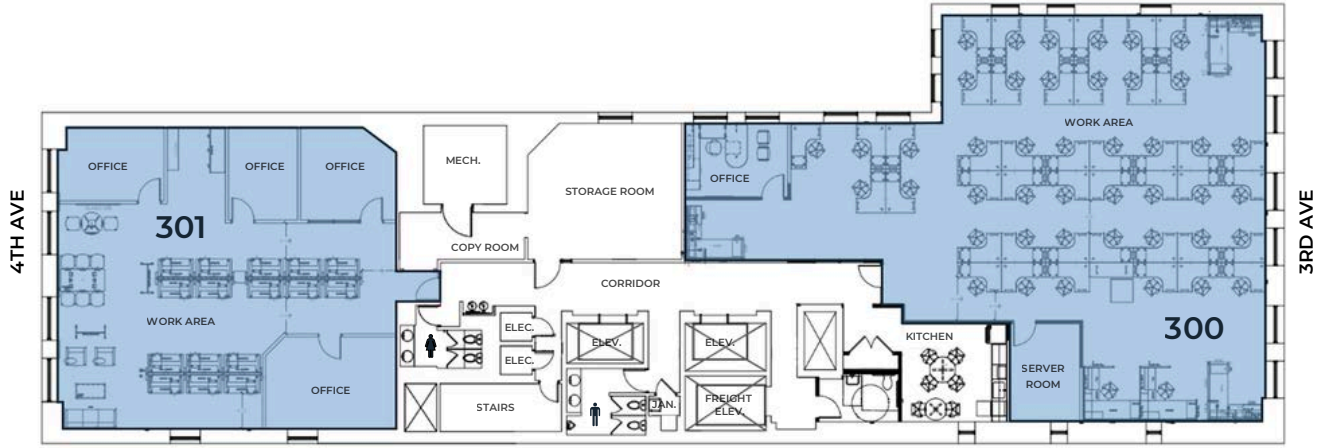
Times Building Stacking Plan



4TH FLOOR



3RD FLOOR



*Potential office layouts

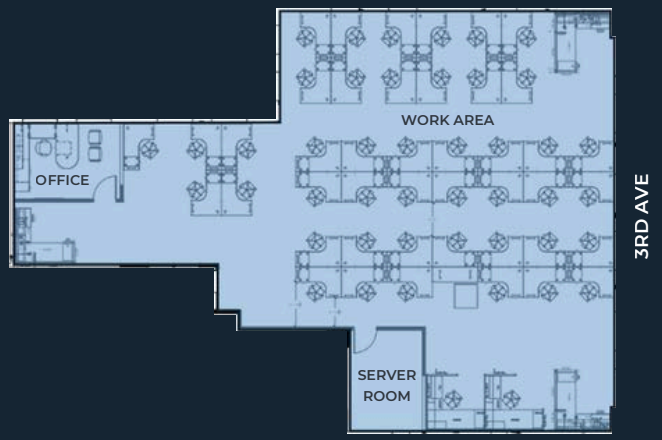
SUITE 300

±4,950

SF AVAILABLE

- 3rd floor office space
- Open floorplan layout
- Contains 1 private office (with windows)
- Communal kitchen
- Communal restrooms
- Natural light
- Wireless Access Point ready

$16/SF/YR (Modified Gross)




OPEN WORKING AREA


OPEN WORKING AREA


OPEN WORKING AREA


OPEN WORKING AREA


PRIVATE OFFICE

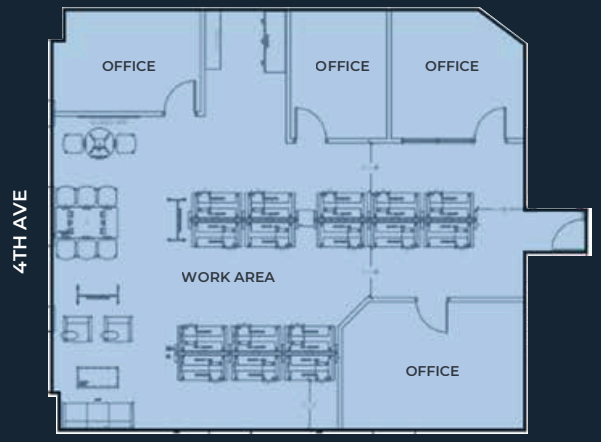

COMMUNAL 3RD FLOOR KITCHEN

SUITE 301

±3,555
SF AVAILABLE

- 3rd floor office space
- Open floorplan layout
- Contains 4 private offices (2 with windows)
- Communal kitchen
- Communal restrooms
- Natural light

$16/SF/YR (Modified Gross)




OPEN WORKING AREA


OPEN WORKING AREA


PRIVATE OFFICE


PRIVATE OFFICE


PRIVATE OFFICE

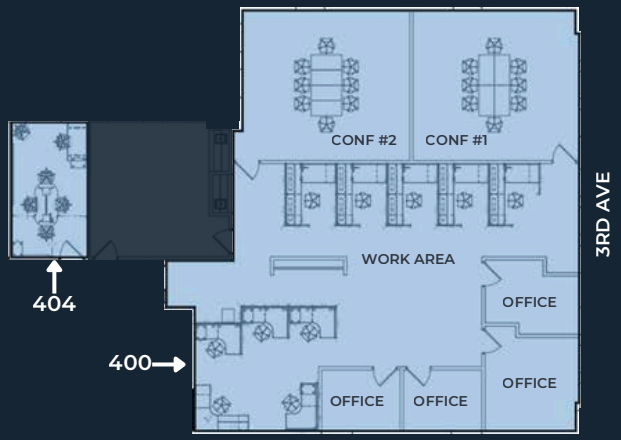

PRIVATE OFFICE

SUITE 400

±4,125
SF AVAILABLE

- 4th floor office space
- Mostly open floorplan layout
- Contains 4 private offices (all with windows)
  - Note: 3 offices not pictured
- Potential for 2 conference rooms or bull pen areas; divider included
- Communal restrooms
- Natural light
- Wireless Access Point ready

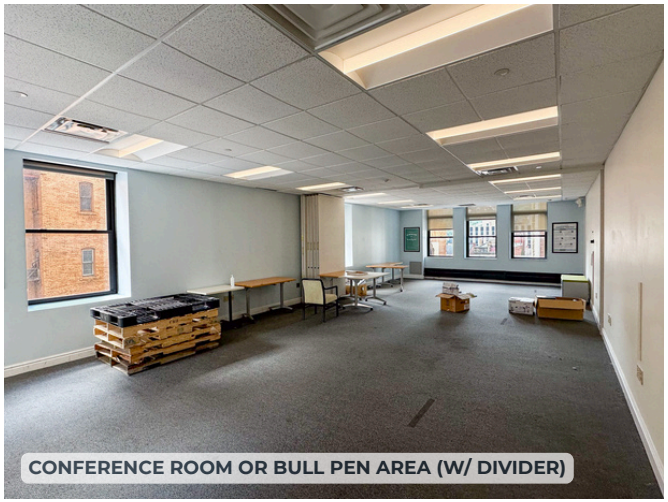
$16/SF/YR (Modified Gross)

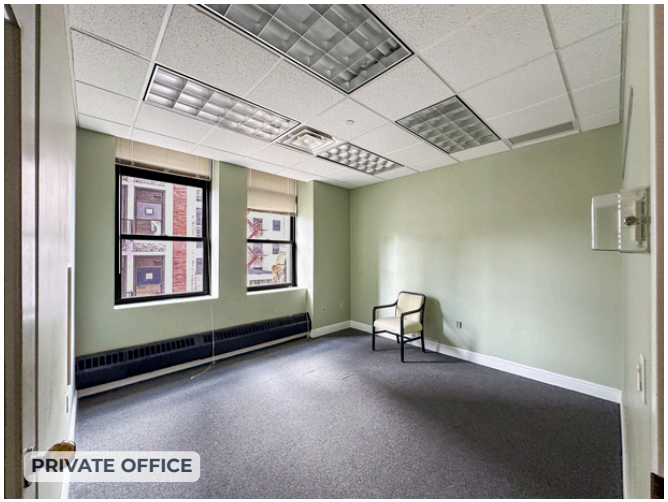



OPEN WORKING AREA


OPEN WORKING AREA


OPEN WORKING AREA


CONFERENCE ROOM OR BULL PEN AREA (W/ DIVIDER)


PRIVATE OFFICE

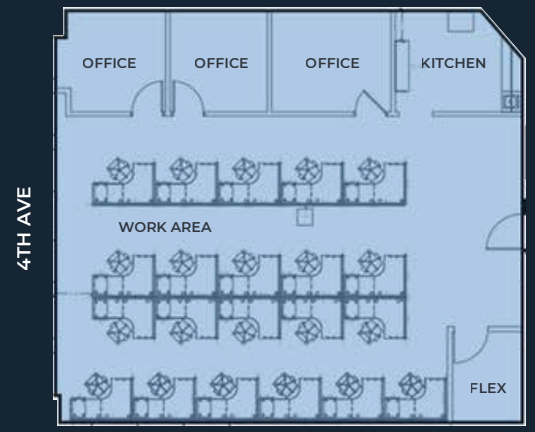


SUITE 401

±2,500
SF AVAILABLE

- 4th floor office space
- Open floorplan layout
- Contains 3 private offices (1 with windows)
  - Note: 2 offices not pictured
- Additional flex room with sink
- Kitchen
- Communal restrooms
- Natural light

$16/SF/YR (Modified Gross)




OPEN WORKING AREA


OPEN WORKING AREA


OPEN WORKING AREA


OPEN WORKING AREA

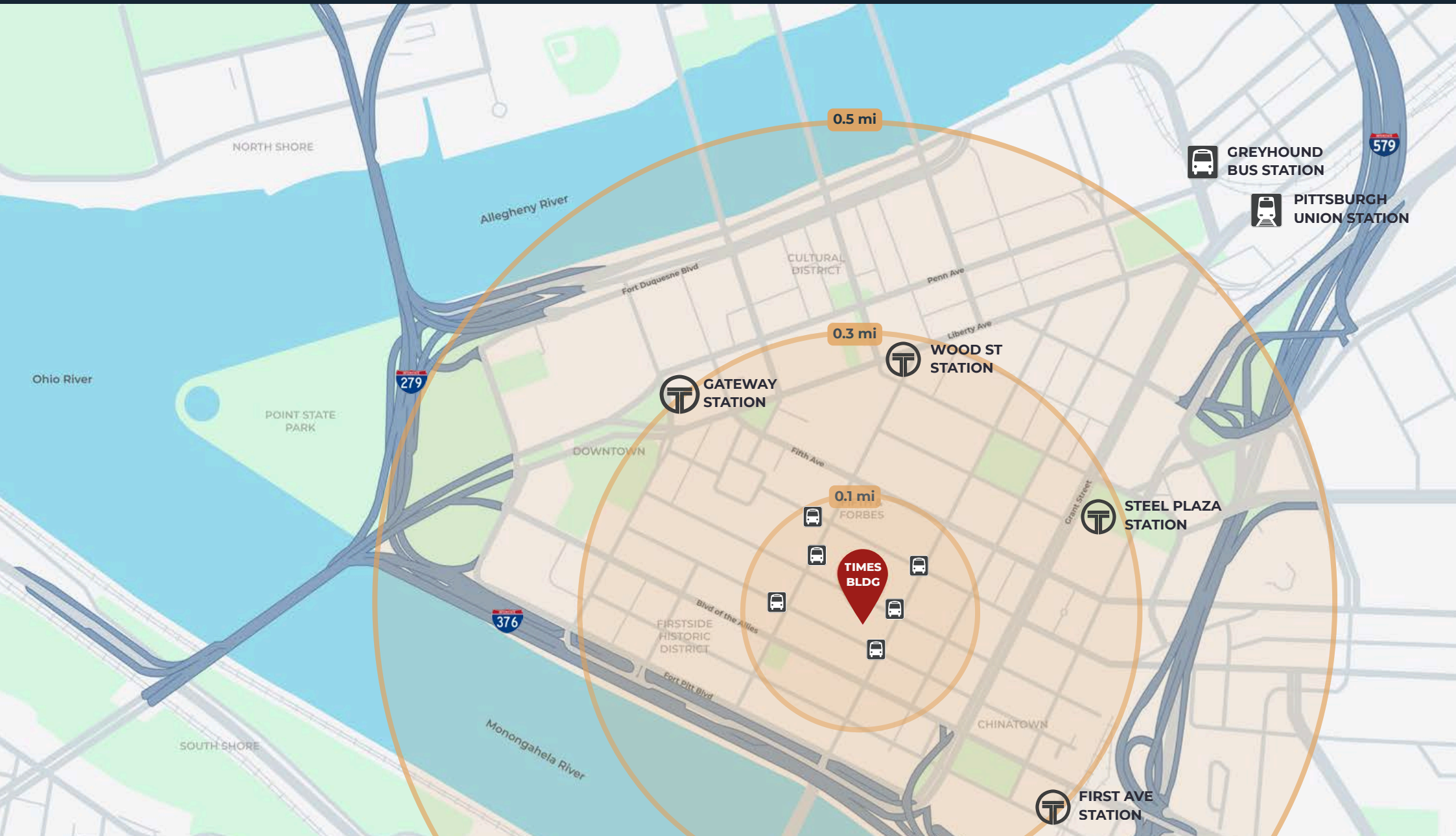

PRIVATE OFFICE


KITCHEN

Location Overview



Pittsburgh Intl. Airport	Strip District	Central Lawrenceville	Shadyside	Oakland
17.2 mi (20 min drive)	1.8 mi (8 min drive)	5.4 mi (12 min drive)	4.8 mi (13 min drive)	3.1 mi (8 min drive)



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