

## Empire on Liberty - East End Modern Office Space

4041 Liberty Avenue - Pittsburgh, PA 15224



### Building **Size**

- 42,000 RSF

### Available **Premises**

- 5,439 RSF - 1st Floor (Can be Sub-divided)

### Lease **Rate**

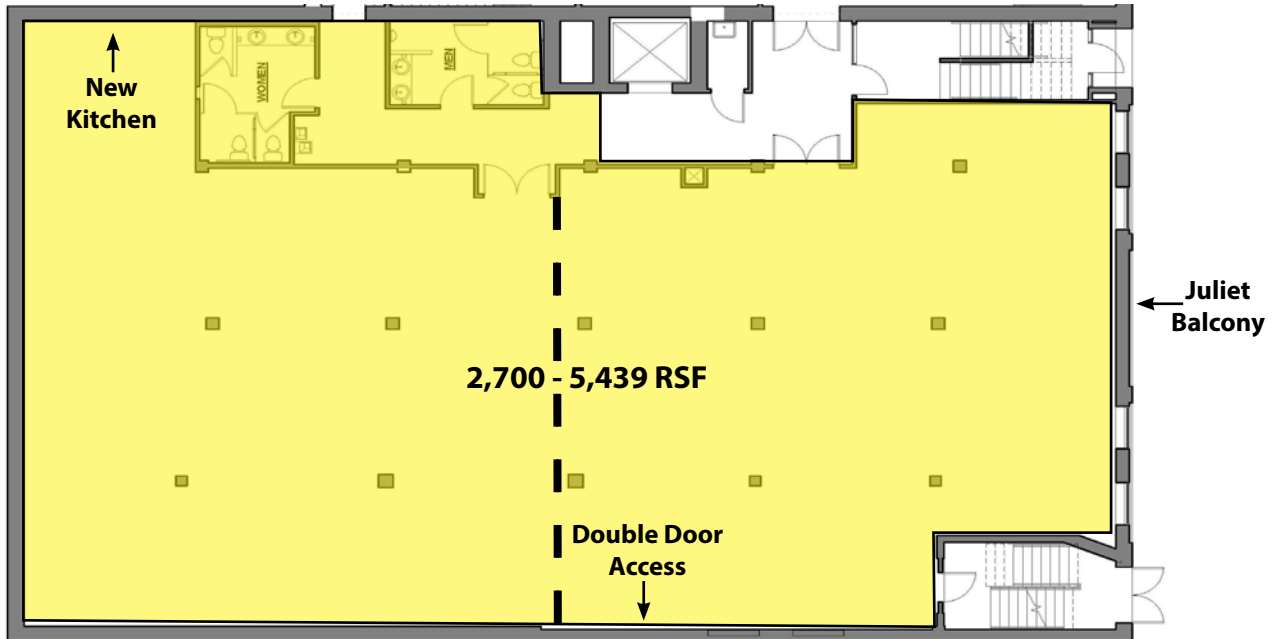
- \$22.00 - \$24.00/RSF - Full Service

### Property **Highlights**

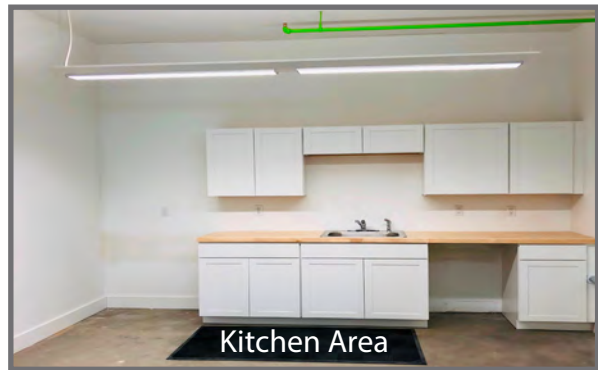
- Mixed-use project redeveloped in 2017
- Rooftop deck and shared lounge
- On-site and surface parking available (3/1,000 SF Ratio)
- Located on dedicated bike lane & bus lines 54, 86 & 87
- Modern loft design
- 10'6" ceiling height
- Double door access for robotics / light assembly
- Storage available in basement
- Exterior signage opportunity for full floor user

<http://empireonliberty.com/office/>

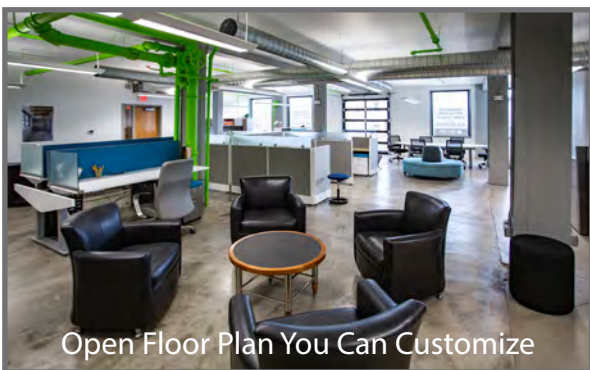
First Floor Office Space



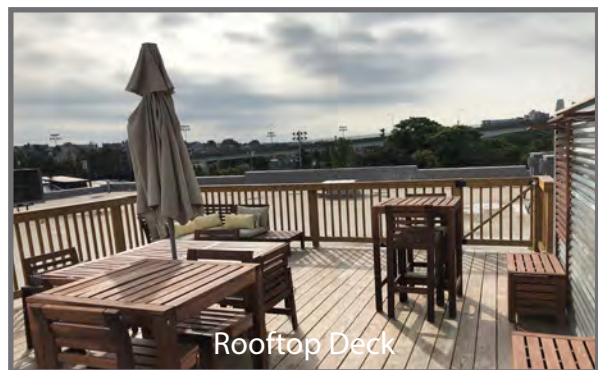
Roll-Up Door to Liberty Avenue



Kitchen Area



Open Floor Plan You Can Customize



Rooftop Deck

For more information please contact:

Joseph F. Tosi  
Senior Vice President

**Oxford Realty Services, Inc.**  
412.261.0200, ext 3471  
jtosi@oxfordrealtyservices.com

Taylor N. Powell  
Associate

**Oxford Realty Services, Inc.**  
412.261.0200, ext 3493  
tpowell@oxfordrealtyservices.com

# OXFORD

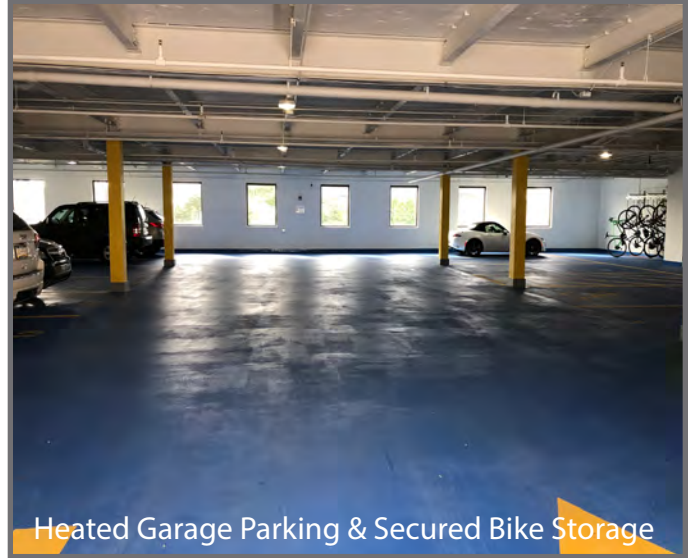
**REALTY SERVICES, INC.**

2545 Railroad Street - Suite 300  
Pittsburgh, PA 15222

[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.





For more information please contact:

Joseph F. Tosi  
Senior Vice President

**Oxford Realty Services, Inc.**  
412.261.0200, ext 3471  
jtosi@oxfordrealtyservices.com

Taylor N. Iaboni  
Associate

**Oxford Realty Services, Inc.**  
412.261.0200, ext 3493  
tiaboni@oxfordrealtyservices.com

# OXFORD

**REALTY SERVICES, INC.**

2545 Railroad Street - Suite 300  
Pittsburgh, PA 15222  
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.