

# Empire on Liberty - Office and Showroom Space

4041 Liberty Avenue - Pittsburgh, PA 15224



*2,161 RSF Suite*

*Fully Furnished / Move-In Ready*

## Building Size

- 42,000 RSF

## Available Premises

- 7,560 RSF Total
- 5,439 RSF - 1st Floor
- 2,161 RSF - 2nd Floor

## Lease Rate

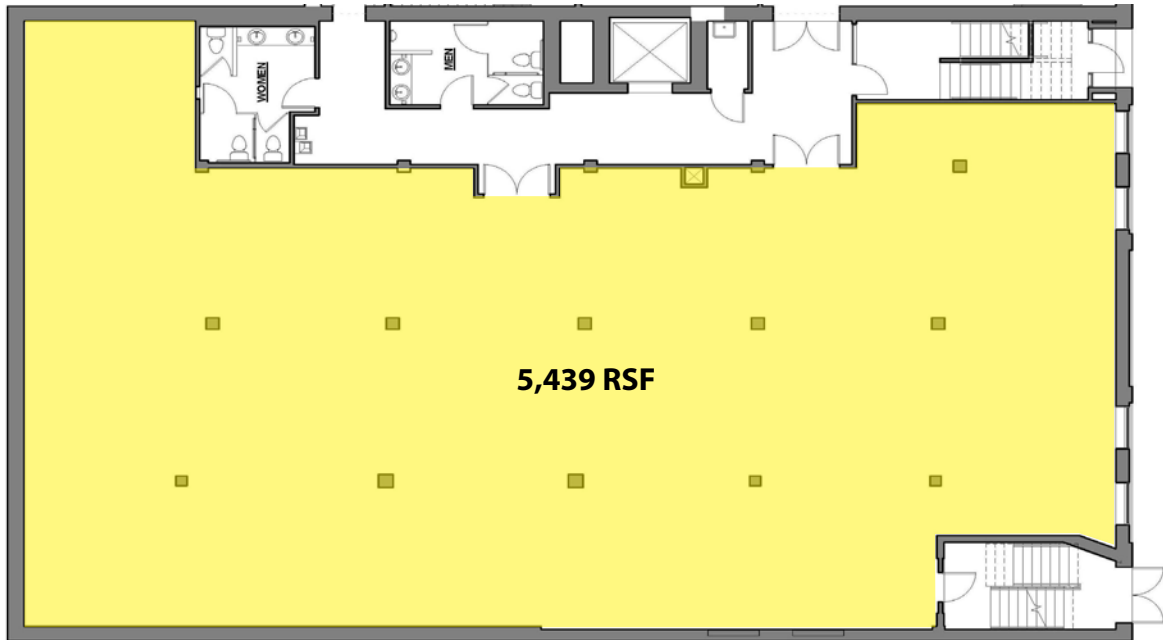
- \$22.00/RSF - Net of Electric

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

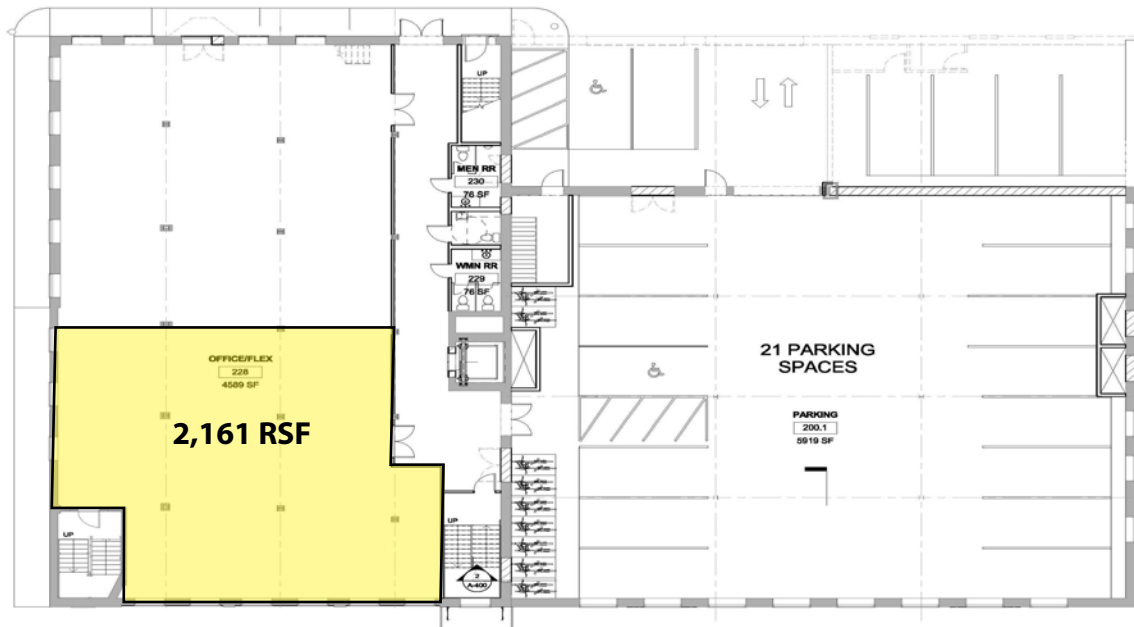
## Property Highlights

- Complete Building Redevelopment
- Outdoor seating & juliet balcony
- Suites can be built turnkey
- On-site garage parking and indoor bike parking
- Located on dedicated bike lane & bus lines 54, 86 & 87
- Open ceiling concept
- 10'6" ceiling height
- Double door access for robotics / light assembly
- Storage available in basement

### First Floor Office Space



### Second Floor Office Space



For more information please contact:

**Joseph F. Tosi**

Vice President

**Oxford Realty Services, Inc.**

412.261.0200, ext 3471

[jtosi@oxfordrealtyservices.com](mailto:jtosi@oxfordrealtyservices.com)

**Taylor N. Powell**

Associate

**Oxford Realty Services, Inc.**

412.261.0200, ext 3493

[tpowell@oxfordrealtyservices.com](mailto:tpowell@oxfordrealtyservices.com)



**REALTY SERVICES, INC.**

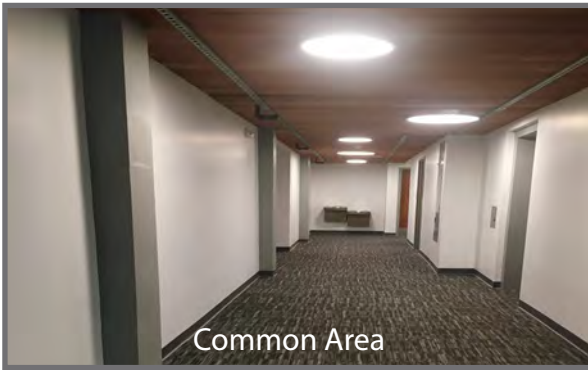
One Oxford Centre

301 Grant Street - Suite 400

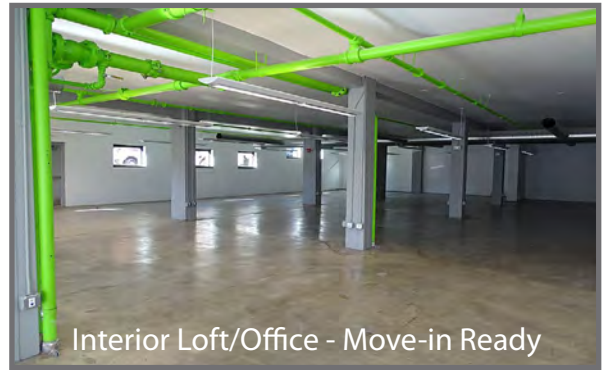
Pittsburgh, PA 15219

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

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Common Area



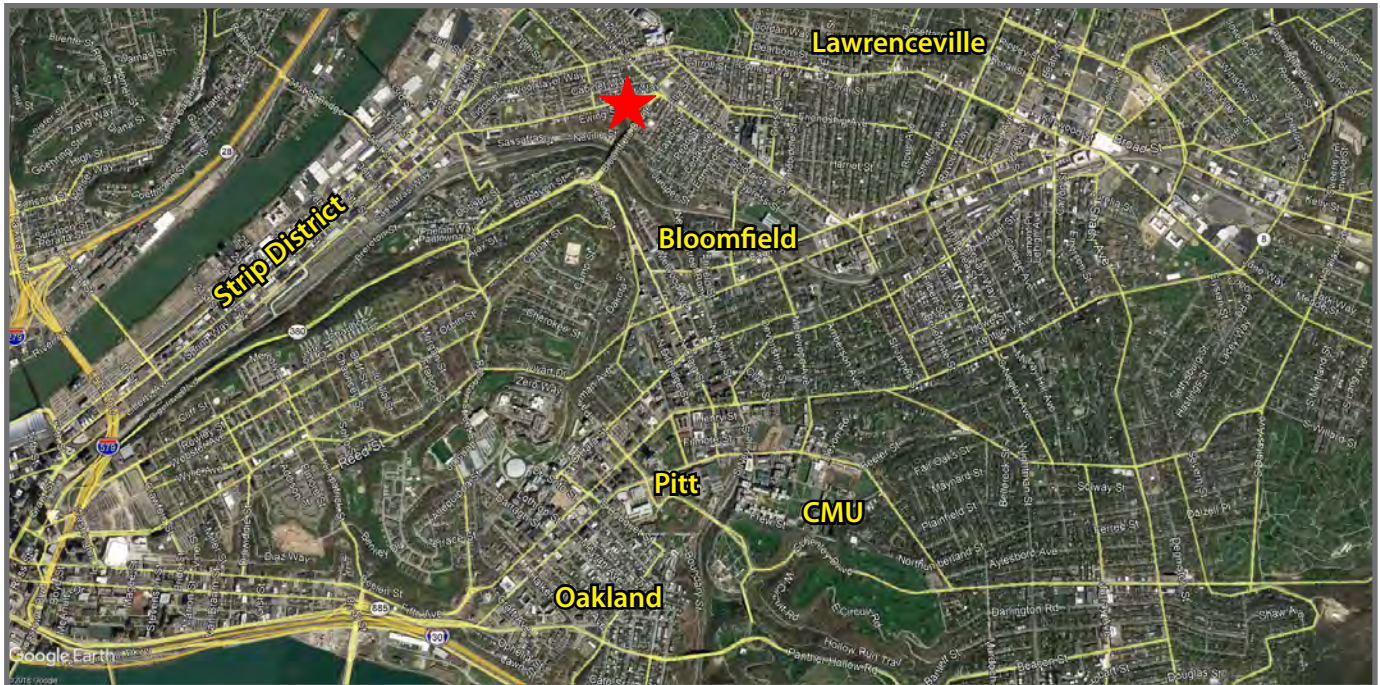
Interior Loft/Office - Move-in Ready



Lobby Entrance



Heated Garage Parking



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