



NOW LEASING

THE BATH HOUSE

3495 BUTLER STREET | PITTSBURGH, PA 15201

PROPERTY DESCRIPTION

AVAILABLE PREMISES

- 1,525 RSF - Ground Floor Office Space

PROPERTY HIGHLIGHTS

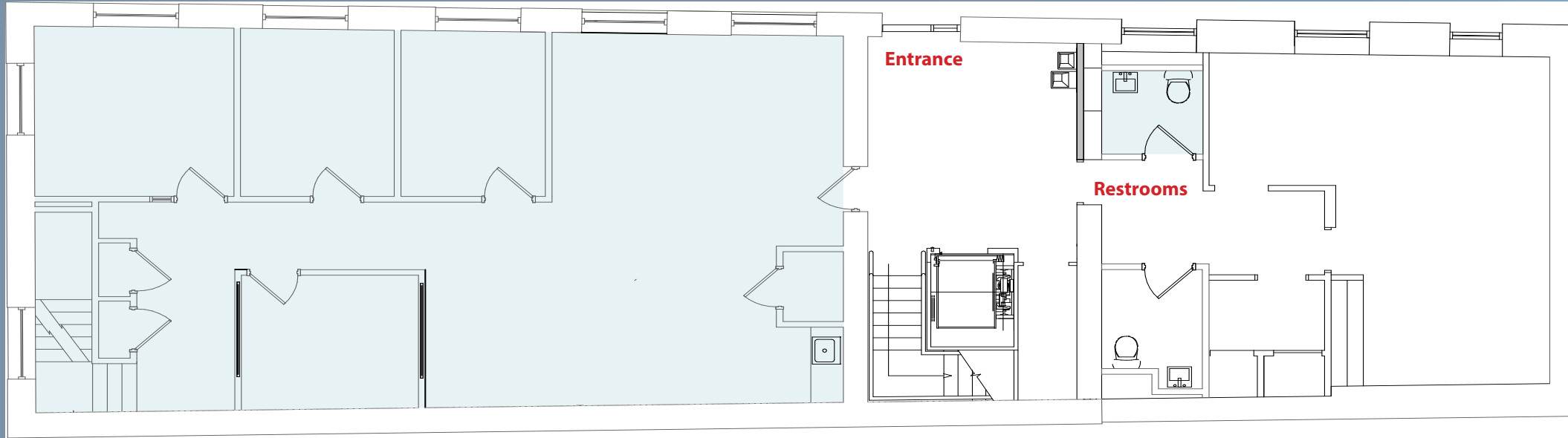
- 1,525 SF ground-floor, move-in ready office space with street-level access just off Butler Street in the heart of Lawrenceville
- High quality renovation of a historic landmark building offering a clean, modern office layout with a mix of private offices and open work area
- Located in the busy, revitalized Doughboy Square area with excellent visibility and walkability
- Ideal for a small office user seeking a turnkey space; furniture can be included
- Ample parking options with a private lot across Butler Street and abundant street parking
- Convenient access to Butler Street and just minutes from the Strip District, Downtown, and Bloomfield



3495 BUTLER STREET

FLOOR PLAN

Ground Floor



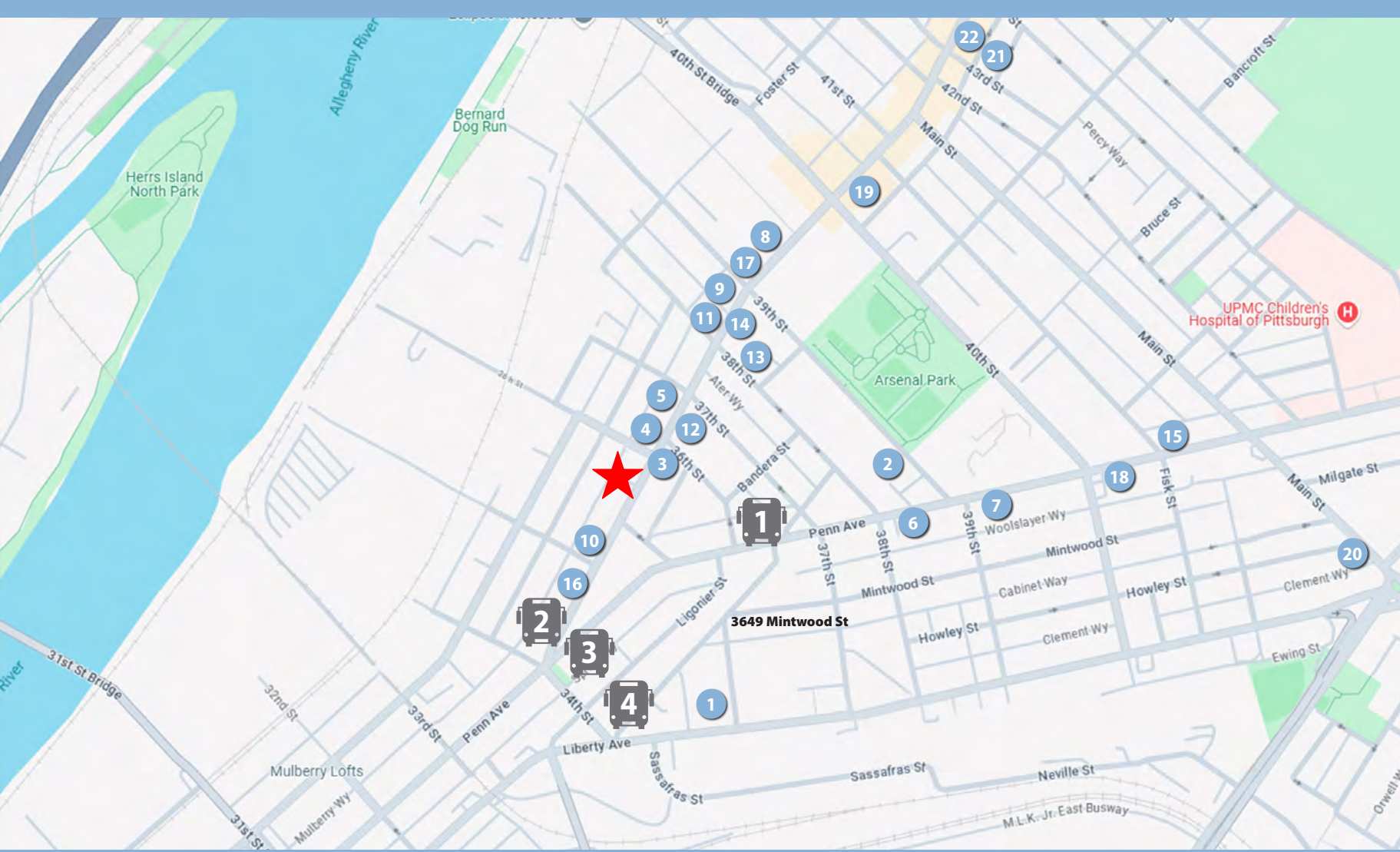
3495 BUTLER STREET

INTERIOR / EXTERIOR **PHOTOS**



3495 BUTLER STREET

PROPERTY NEIGHBORHOOD



AMENITIES WITHIN WALKING DISTANCE

	EATS AND DRINKS	DISTANCE
1	The Church Brew Works	0.2 mi.
2	Arsenal Cider House	0.3 mi.
3	Burghers Brewing	0.3 mi.
4	Driftwood Oven	0.3 mi.
5	Espresso A Mano	0.3 mi.
6	Happenstance Café	0.3 mi.
7	Ineffable Ca Phe	0.3 mi.
8	Brooklyn Bagel	0.4 mi.
9	Millies Ice Cream	0.4 mi.
10	Morcilla	0.4 mi.
11	Piccolo Forno	0.4 mi.
12	Round Corner Cantina	0.4 mi.
13	Umami	0.4 mi.
14	William Penn Tavern	0.4 mi.
15	Los Cabos Mexican	0.5 mi.
16	Senti Restaurant	0.5 mi.
17	Starbucks	0.5 mi.
18	Trams Kitchen	0.5 mi.
19	Oasis Restaurant	0.7 mi.
20	Trace Brewing	0.7 mi.
21	Condado Tacos	0.9 mi.
22	Industry Public House	0.9 mi.

PUBLIC TRANSIT STOPS

	BUS STOP LOCATION	DISTANCE
1	Penn Avenue + 36th	4 min. walk - 0.2 mi.
2	Butler Street + Penn Ave FS	7 min. walk 0.3 mi.
3	Penn Ave at 34th St NS	7 min. walk 0.3 mi.
4	Butler Street + Penn Ave	7 min. walk 0.3 mi.
5	Liberty Ave + 34th St	7 min. walk 0.3 mi.

3495 BUTLER STREET

PROPERTY LOCATION



3495 BUTLER STREET

For more information please contact:

Taylor N. Iaboni

Vice President

412.261.0200, ext 3493

tiaboni@oxfordrealtyservices.com

Joe Tosi, SIOR

Executive Vice President

412.261.0200, ext 3471

jtosi@oxfordrealtyservices.com

Oxford Realty Services, Inc.

2865 Railroad Street, Suite 202

Pittsburgh, PA 15222

www.oxfordrealtyservices.com



THE BATH HOUSE

3495 BUTLER STREET | PITTSBURGH, PA 15201