AVAILABLE FOR SUBLEASE

2555
SMALLMAN STREET
AT
3 CROSSINGS

2555 SMALLMAN STREET
PITTSBURGH, PA 15222

AVAILABLE RSF
7,376

SUBLEASE TERM THRU
MARCH 31, 2029



OXFORD
REALTY SERVICES, INC.

PROPERTY **DESCRIPTION**

BUILDING **SIZE**

77,242 RSF

AVAILABLE **PREMISES**

7,376 RSF - First Floor

SUBLEASE **HIGHLIGHTS**

- Modern office suite with premium finishes and contemporary design
- True turnkey, plug-and-play opportunity — fully furnished with existing FF&E and IT/AV infrastructure and equipment included
- Thoughtfully designed mix of private offices, open workstations and collaborative areas
- Variety of conference rooms and meeting spaces supporting both formal and informal collaboration
- Open-design café prominently located off the main entrance, creating an inviting central gathering space for employees and guests
- Efficient, flexible layout designed to support both focused individual work and team collaboration
- Eight (8) secured On-site parking - 7 indoor parking spaces and 1 outdoor surface space at $210/month per space; additional parking available in the HUB Garage directly across the street
- Highly walkable Strip District location with convenient access to restaurants, cafés, fitness studios and neighborhood amenities



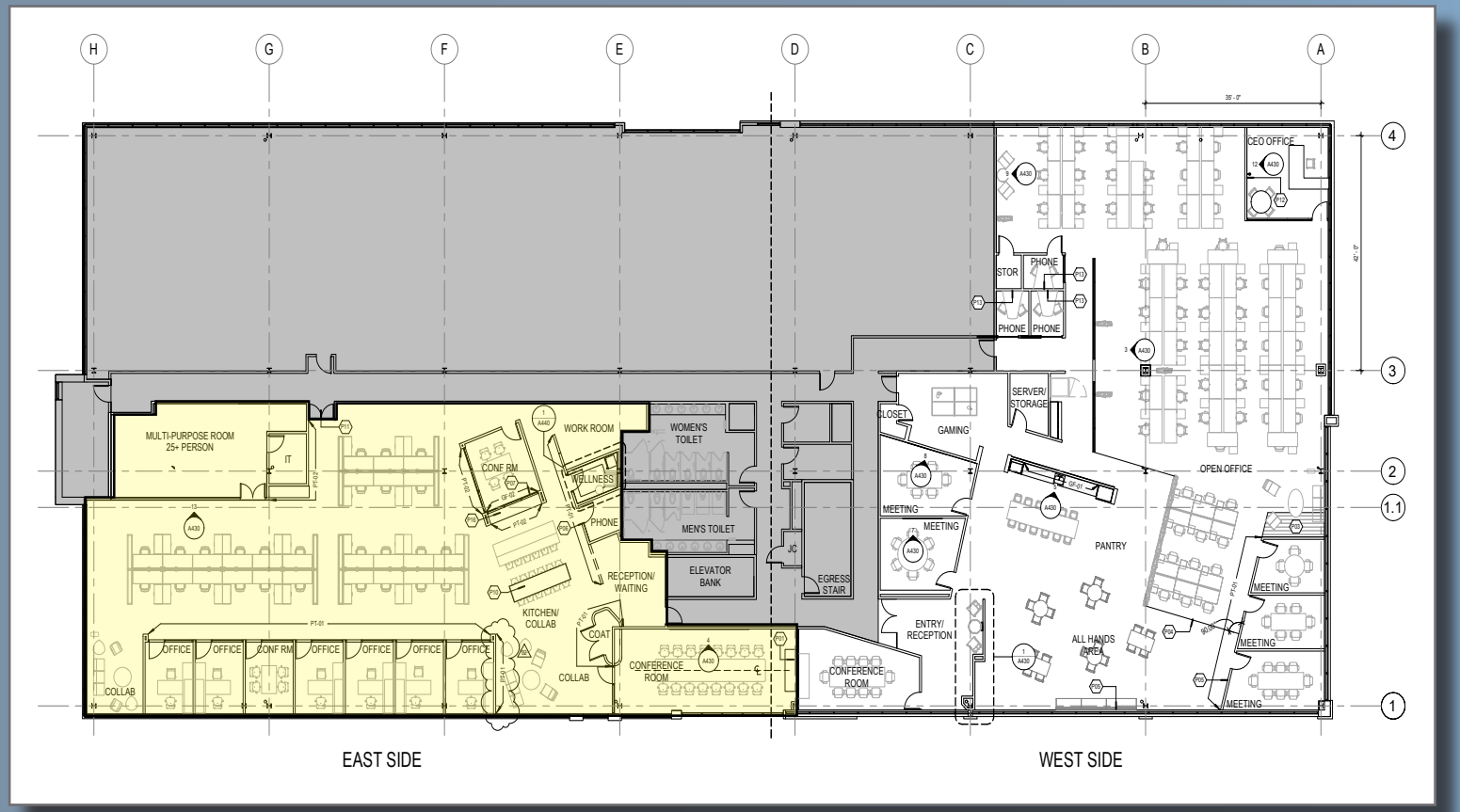
SUBLEASE **TERM**

Through March 31, 2029

FLOOR **PLAN**

7,376 RSF – Suite 100

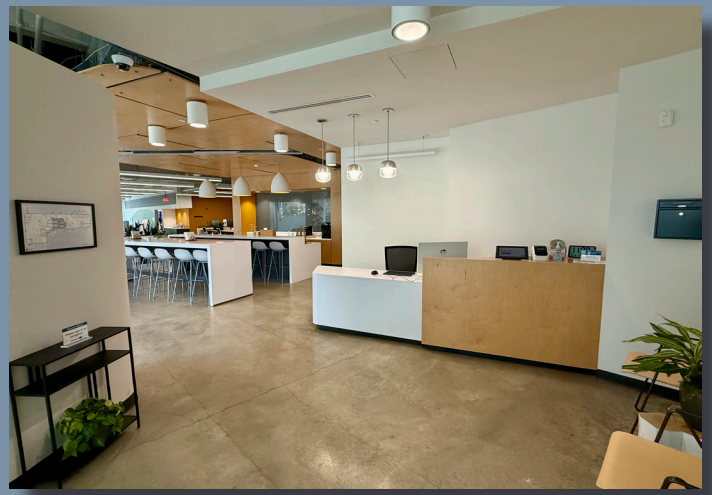
- 7 - private offices or small conference rooms
- 26 - workstations
- Conference Room – 18+ person
- Conference Room – 6 person
- Conference Room / Multipurpose Room 25+ person
- Café and Collaboration Areas
- Wellness and Phone Rooms
- Storage / Work Room

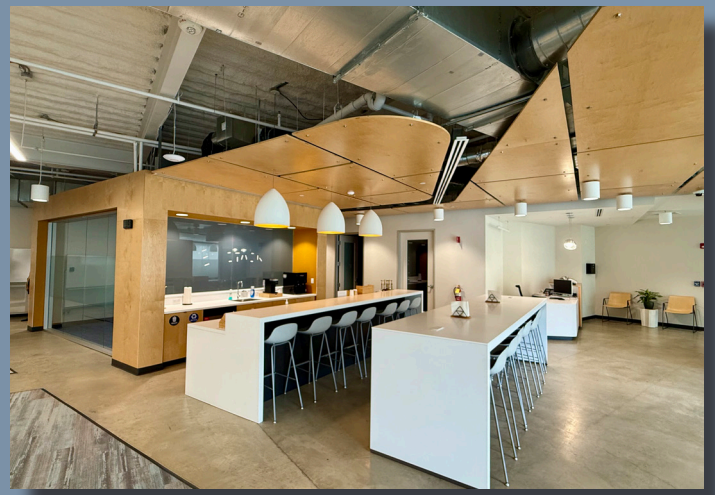


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INTERIOR **IMAGES**













2555 SMALLMAN STREET SUBLEASE

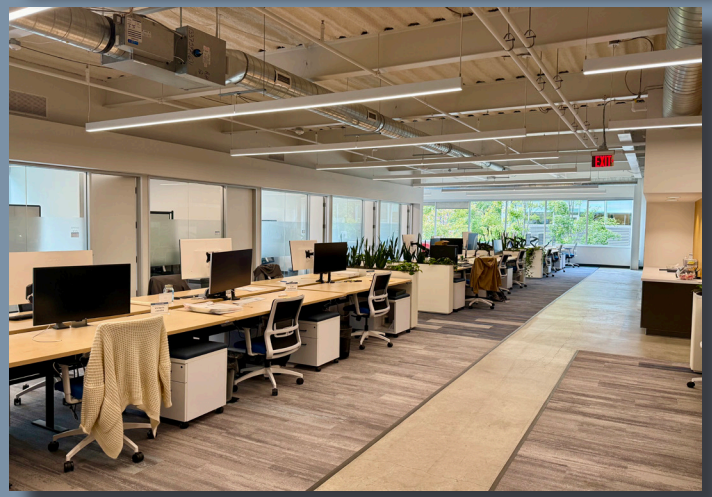
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INTERIOR **IMAGES**









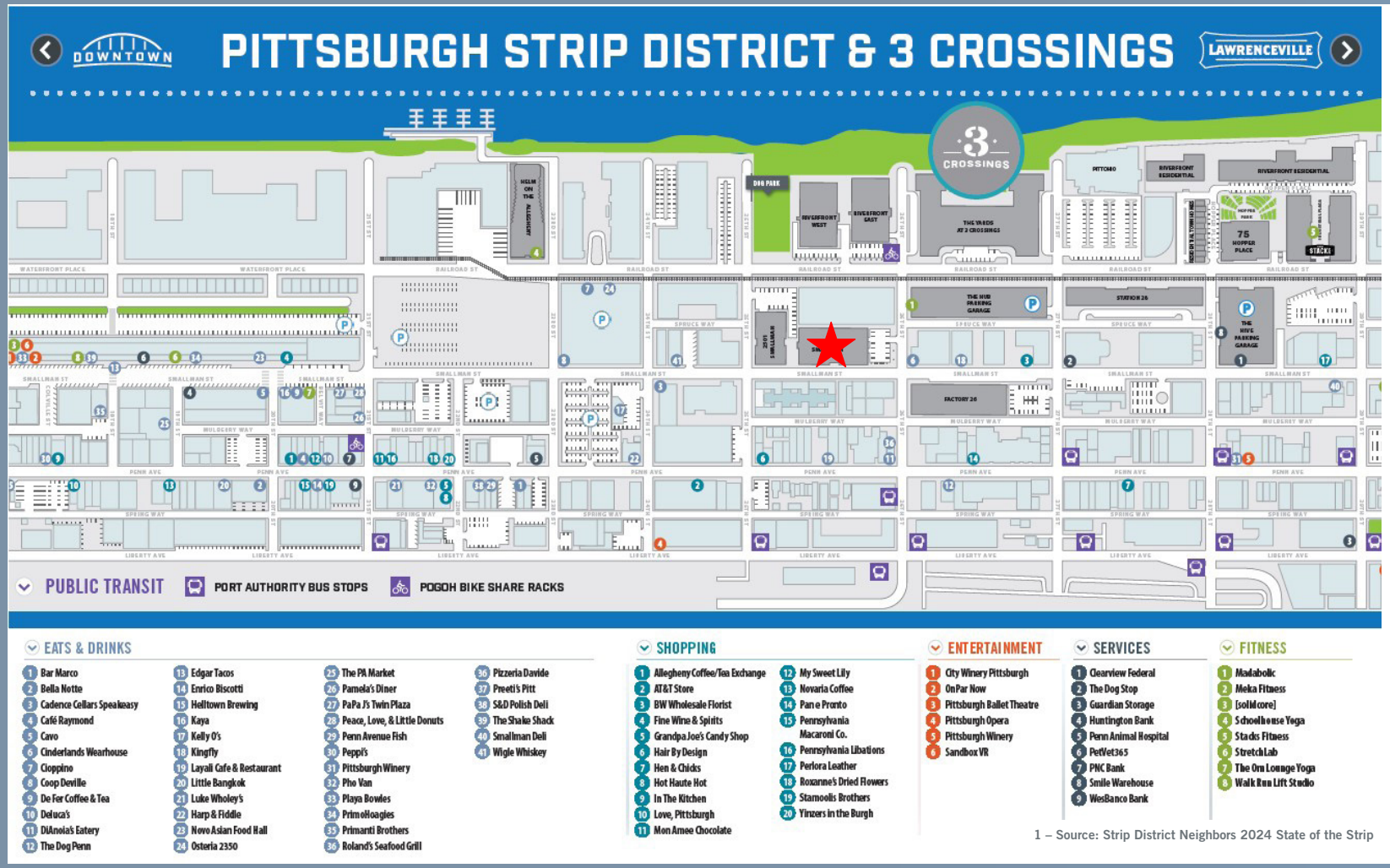




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THE **NEIGHBORHOOD**



Recent/Planned Developments

Office Space	Retail Space
2.9M SF[1]	282,900 SF[2]

Residential Units	Parking
2,297[1]	6,302[1] spaces

Hotel

427[1] keys

1 – Source: Strip District Neighbors 2024 State of the Strip

2 – Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019

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THE **NEIGHBORHOOD**

The Strip District has long been home to the City's creative economy with design–based, locally owned shops, galleries, studios, and professional service firms connecting the main streets of the Strip District and Lawrenceville.

Today, this innovation industry is expanding to include all manner of technology firms from robotics and telecommunications to software and medical diagnostics.

Arrive on a bustling Saturday and see why The Strip is one of the biggest draws in Pittsburgh, with its ethnic grocers, street grills, sidewalk merchants and string of small shops.

A neighborhood doesn't get more authentic than this: long blocks of side–by–side stores with old wooden screen doors that still bang shut, hand–lettered signs on produce bays, and tantalizing smells of aged cheese, fresh roasted coffee or just–popped kettle corn.



















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