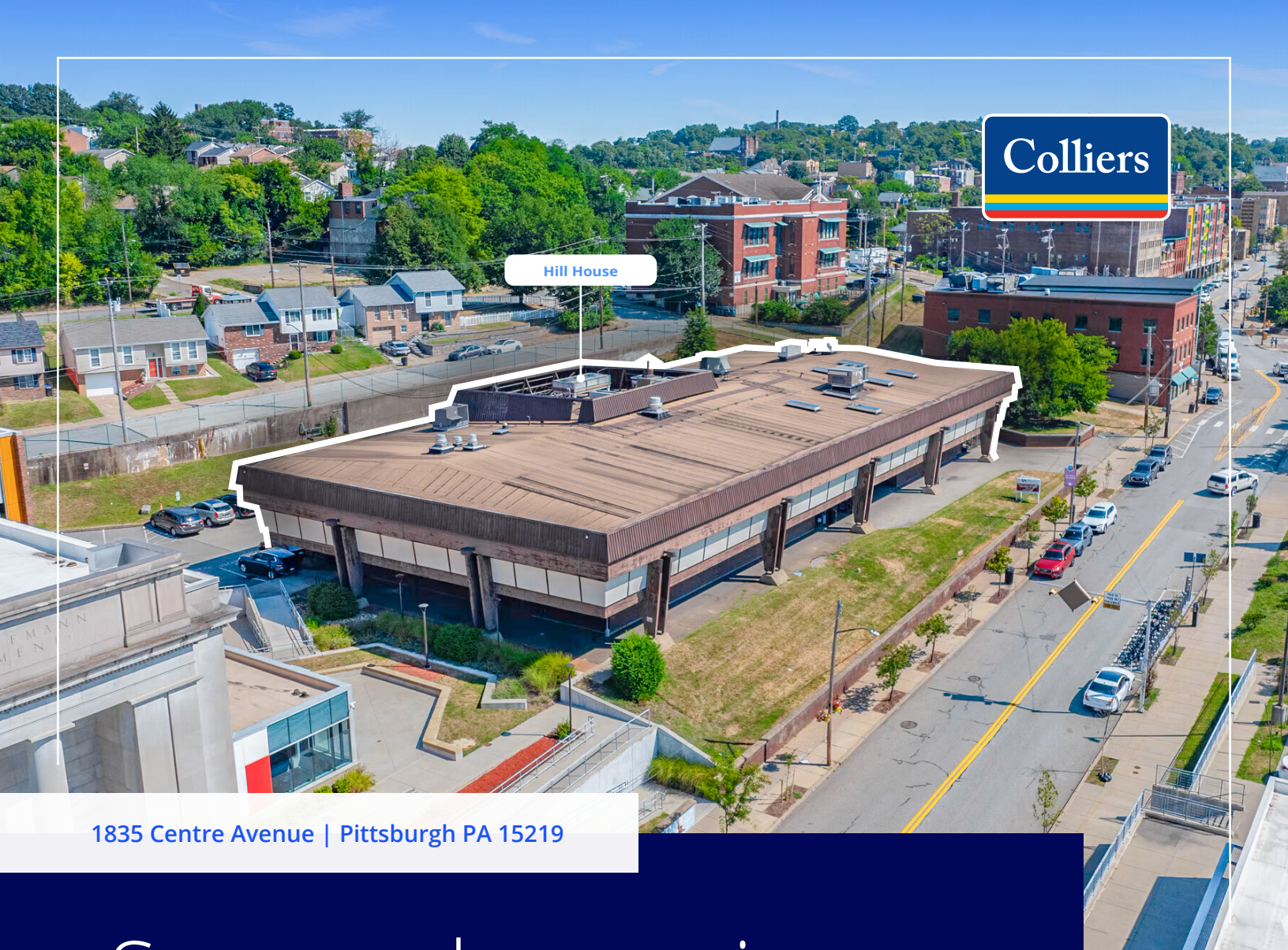


An aerial photograph of a large, historic brick building with a flat roof, identified as Hill House. The building is surrounded by a mix of residential and commercial buildings, with a street and parking lot in the foreground. A white outline highlights the building's footprint. A callout box points to the building with the text "Hill House".

Colliers

Hill House

1835 Centre Avenue | Pittsburgh PA 15219

Spec and move-in ready suites **for lease**

Range of office space now available in the historic **Hill House**, a professional building located in Pittsburgh's emerging Hill District. Minutes from Downtown, surrounding submarkets, and world-class cultural amenities.

Diron Duah

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Pittsburgh, PA 15219
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Property Overview

Civic Address	1835 Centre Avenue, Pittsburgh PA 15219		
Property Name	Hill House		
Location	The Property is located near the intersection of Centre Avenue and Devilliers Street in Pittsburgh's Hill District.		
Zoning	LNC (Local Neighborhood Commercial)		
Year Built	1981		
Year Renovated	Ongoing		
Property Size	±35,500 SF		
Typical Floor	±17,700 SF		
Parking	25 surface spaces		
Available Space	Main Floor	±1,510 SF	
	Second Floor	±9,480 SF	
	Total	±10,990 SF	
Availability Range	±190 - ±6,900 SF		
Space Condition	Spec and move-in ready suites available		
Service Type	Full Service lease		
Tenant Improvements	Landlord is well capitalized to offer TI		

Key Highlights



Capitalized Landlord Offering TI



6-Minute Drive from Downtown Pittsburgh (CBD)



25 Free Onsite Surface Parking Spaces

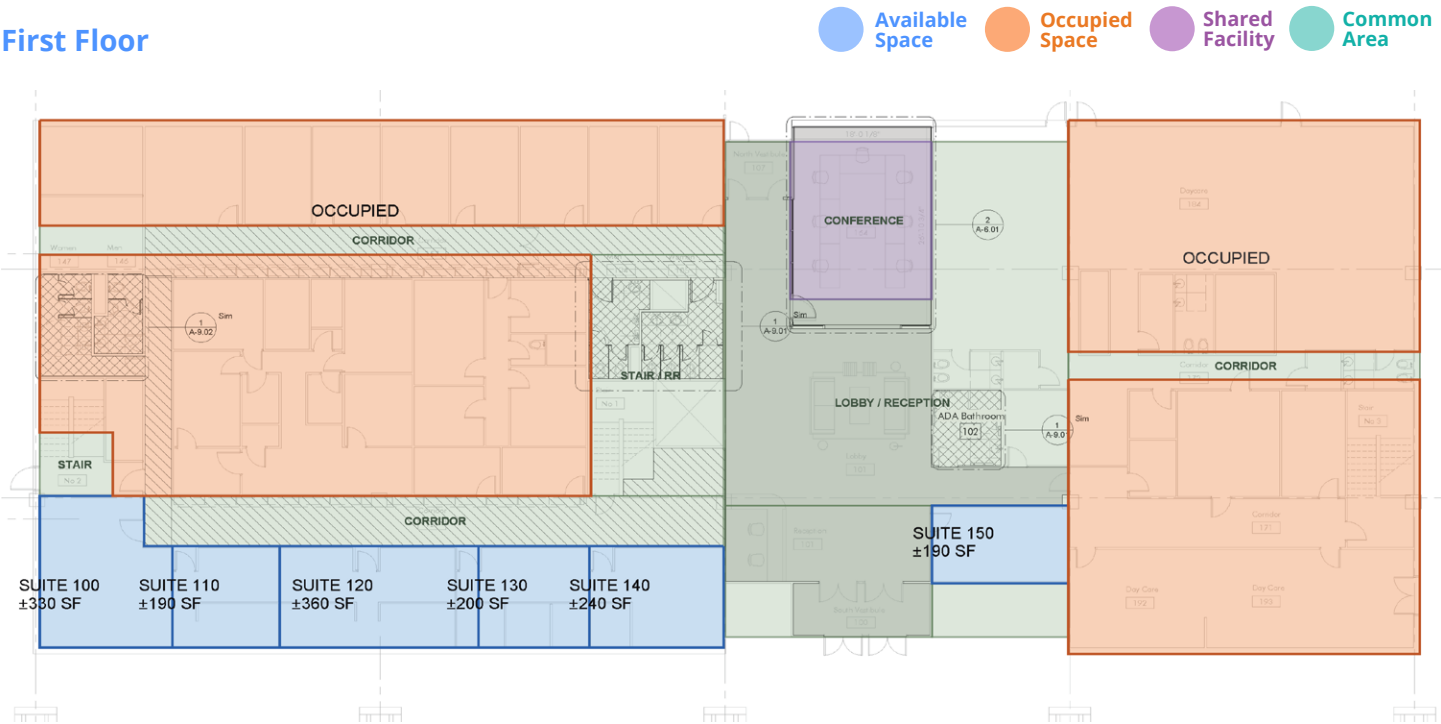


Common Area & Facade Renovations Currently Underway

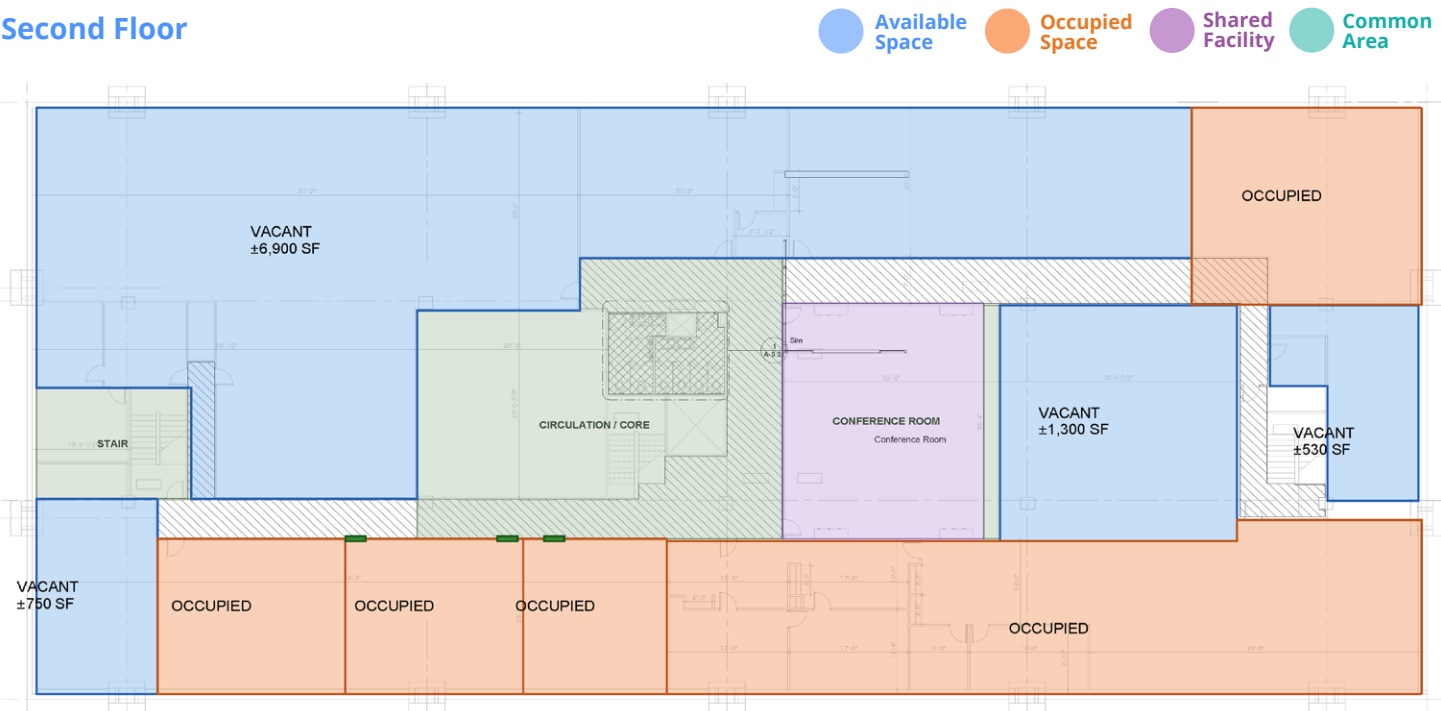


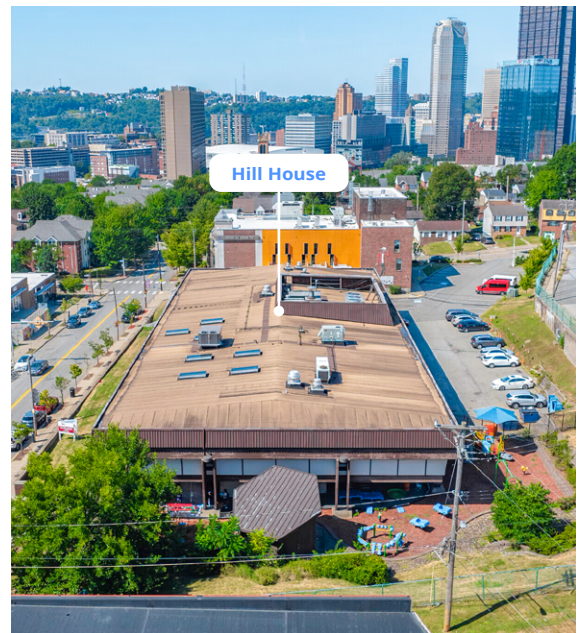
Floor Plans

First Floor



Second Floor





Location Highlights

- Within a 6-minute drive of the Central Business District
- Adjacent to Family Dollar location
- Across the street from **AUBA Triangle Shops** retail center, which houses a USPS branch, PNC Bank, UPMC Pharmacy, and multiple restaurants
- Two blocks from **Granville Parklet** and 0.4 miles from **Kennard Playground**, public green spaces with basketball courts, playgrounds, and outdoor seating
- Within a 1-mile radius of I-579, I-376, and Boulevard of the Allies access



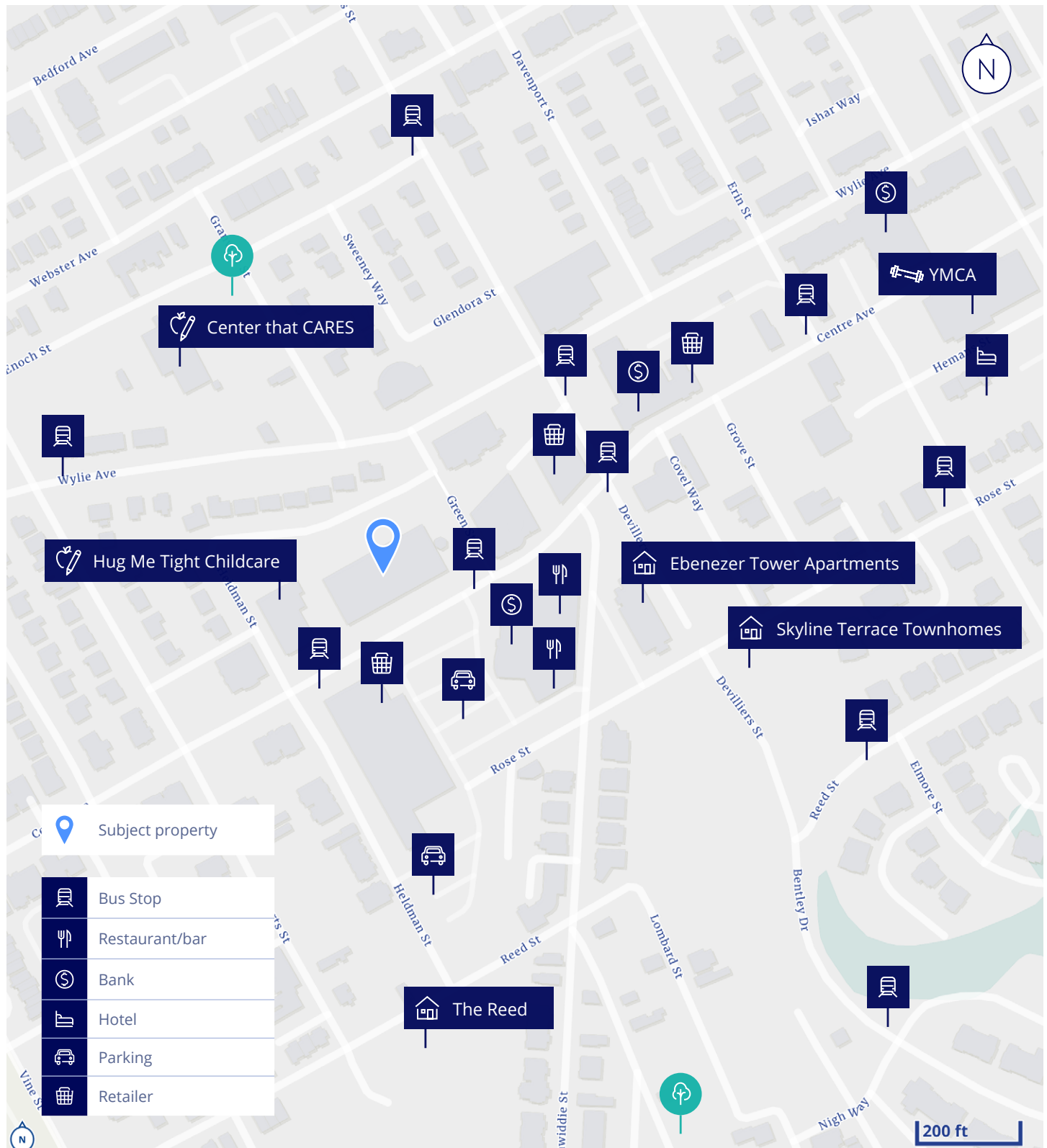
**<15-minute
commute
time to major
surrounding
submarkets**

such as Downtown,
the Strip District,
Lawrenceville, North
Side, and Oakland

Surrounding Amenities



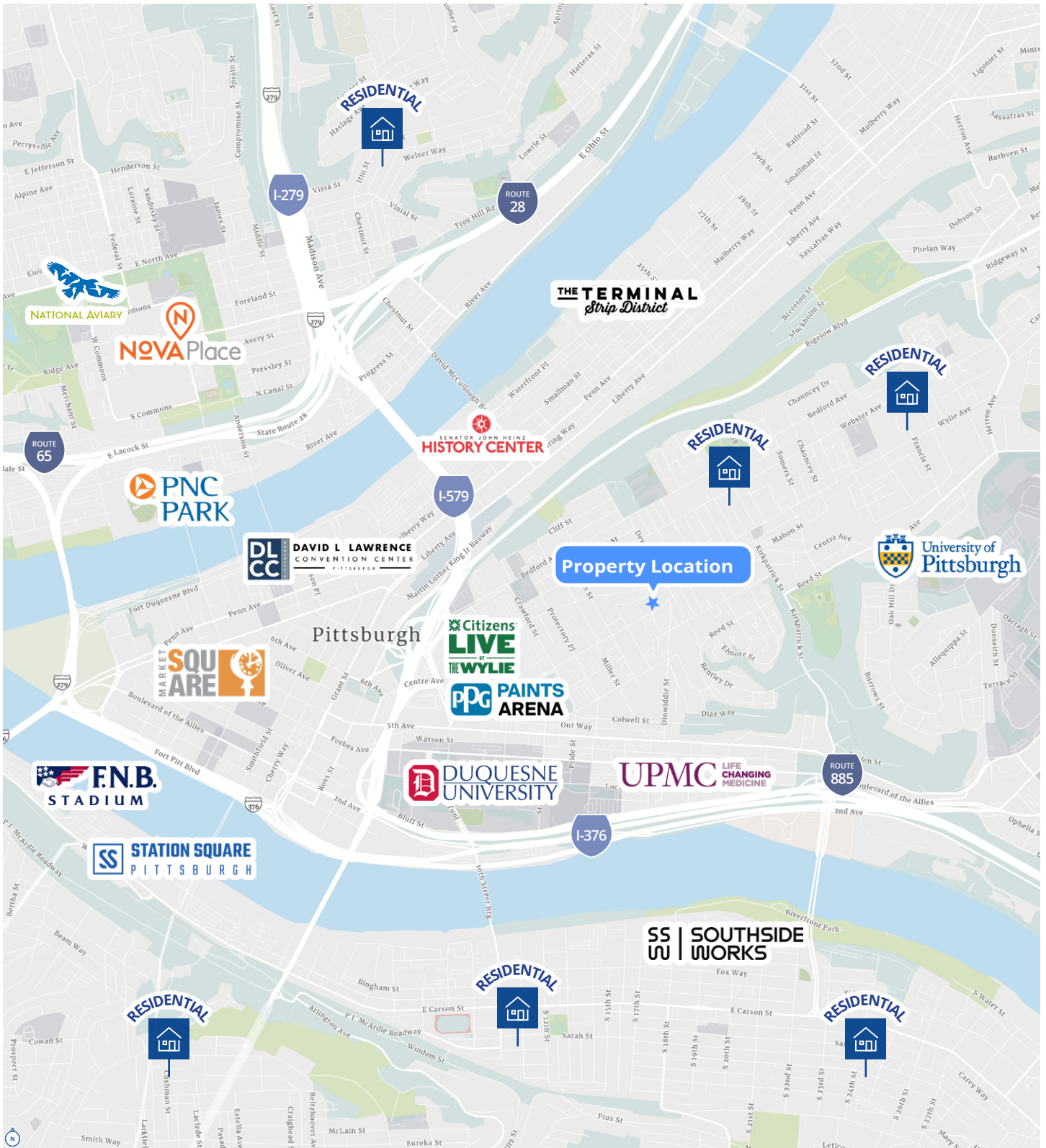
CLICK HERE
TO VISIT THE
HILL DISTRICT
DEVELOPMENT
CORPORATION
WEBSITE



Area Amenities



CLICK HERE
TO CHECK OUT
VISITPITTSBURGH
AND VIEW AREA
EVENTS &
ATTRACTIONS





Conceptual Rendering of Planned Facade Improvements



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