

Mix of private offices, meeting spaces, conference rooms, and open work areas.

# Office Space for Sublease

31 35th Street, Pittsburgh PA 15201

Located between Pittsburgh's **Strip District**  
and **Lawrenceville** neighborhoods.

## 20,600 Sq. Ft.



**Contact for more information:**

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**Strip District Office Space**  
31 35th Street, Pittsburgh PA 15201

**20,600 SF** | First and second-story sublease opportunity with mix of private and open office spaces.

# Center your workspace between two of Pittsburgh's liveliest submarkets.

Located on the fringe of both the Strip District and Lawrenceville neighborhoods, 31 35th Street is positioned in the heart of the tech community's Robotics Row, minutes from Downtown, and within a 3-minute drivetime of Route 28 access.

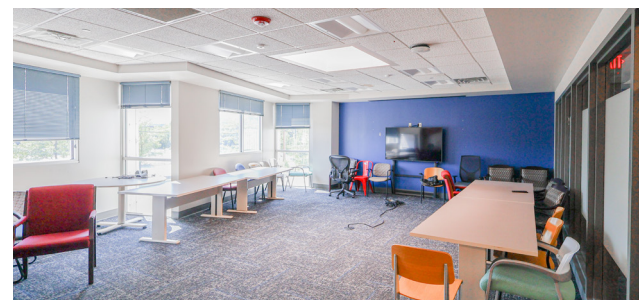
31 35th Avenue offers 20,600 square feet of office space between two floors, including a mix of private offices and open workspaces, meeting areas, and conference rooms. The second story features a mezzanine level with ample open office space, and a fully-equipped breakroom with a refrigerator, coffee machine, and storage.



## 31 35th Street Property Features

- Free onsite parking (40 employee vehicle spaces)
- 22 private offices across both floors
- Capacity for 72 workstations across both floors
- 3 meeting rooms on the first floor (*12-20 person capacity*)
- 3 meeting rooms on the second floor (*6, 8, & 12 person capacity*)
- Floor-to-ceiling windows in second story offices
- Expansive breakroom with kitchen and storage cabinetry

SUBLEASE TERM THROUGH DECEMBER 31, 2032



Both stories feature drop ceilings, recessed lighting, and carpeted flooring.

Some furnishings available if desired.



## Competitive rates in a competitive market.

31 35th Street is an ideal workspace for tech companies and/or startups seeking to enter one of the region's most desirable submarkets at an economical rate.

Office for Sublease | 31 35th Street, Pittsburgh PA



## Clockwise from top left:

Building entry lobby, lower level mezzanine space on the second story, second story corridor, second story private office, first floor workstations, and the breakroom/kitchen on the second story.



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# In the middle of everything.

31 35th Street is surrounded by dozens of local **restaurants, shops, cafes, and breweries**, as well as some of the region's most **notable tech firms**.

1.3 MILES FROM 31 35<sup>TH</sup> ST.

**The Terminal** is a revitalized shopping epicenter in the heart of the Strip, housing over 25 retailers, salons, eateries, and entertainment options! The Terminal also hosts farmers and artisan markets, street festivals, and live music events.



20,600 SF | First and second-story sublease opportunity with mix of private and open office spaces.

1.2 MILES FROM 31 35<sup>TH</sup> ST.

**Herr's Island**, a redeveloped mixed-use community, houses a business park, marina, public tennis courts, green spaces, and a gravel pedestrian trail that encircles the island.



## AREA AMENITIES

Lawrenceville and the Strip District are two of Pittsburgh's most popular destinations for entertainment and shopping. At 31 35th Street, you'll be within a 1-mile radius of over 70 bars and eateries, 10 coffee shops, 30 retailers, and 3 recreation areas offering walking, biking, and sporting opportunities.



## ROBOTICS ROW

Spanning from Lawrenceville and through the Strip District, Robotic's Row is more than just a strategic location for startups: this vibrant ecosystem of industry-leading tech, AI, and robotics firms brings world-class talent, innovation, and investment into the heart of Pittsburgh - and just outside your door at 31 35th Street.

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0.5 MILES FROM 31 35<sup>TH</sup> ST.

**The Butler Street retail corridor** is home to dozens of regionally renowned eateries (such as Lawrence Hall, Banh Mi & Ti, and Pusadee's Garden), beloved bars (The Abbey, 11<sup>th</sup> Hour Brewing, and Bar Botanico), and popular entertainment destinations (like Thunderbird Music Hall, Row House Cinema, Arsenal Bowl, and Attack Theatre), and locally-owned retailers (Wildcard, Revival Print Co., Mix Candle Co., and more)!

JOIN THE REGION'S GROWING NUMBER OF INNOVATIVE COMPANIES LOCATED ALONG ROBOTICS ROW.



2.5-mile drive from **I-279, I-579, and Rt. 65.**

7-minute drivetime to Downtown Pittsburgh

5-minute drivetime to the North Shore/Side



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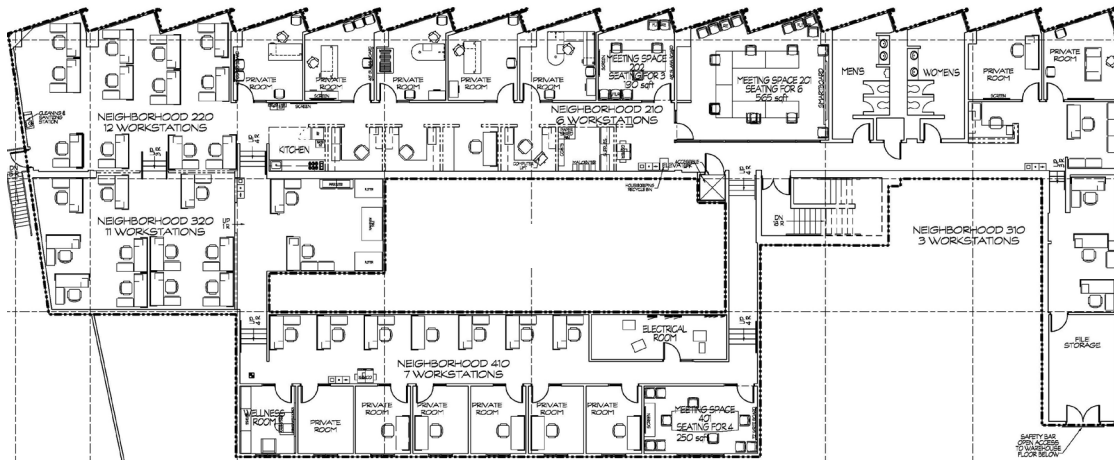
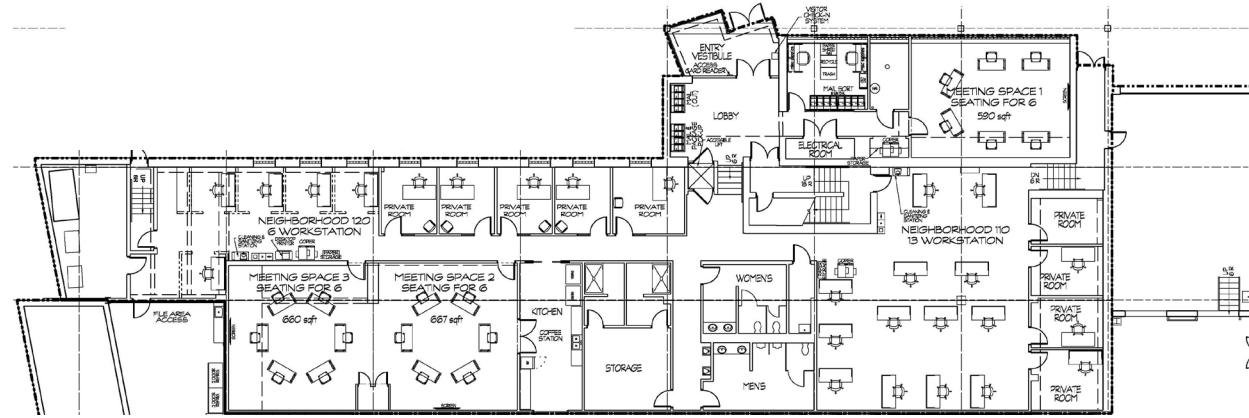
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## FIRST FLOOR



Nine private offices. Three meeting spaces. Nineteen workstations. Breakroom with kitchen. Men's and women's restrooms. Storage and electrical rooms.

**9,974 SQUARE FEET**



## SECOND FLOOR



Thirteen private offices. Multiple open office areas. Men's and women's restrooms. File storage room. Three meeting spaces. Electrical room. Breakroom with kitchenette. Wellness space.

**10,626 SQUARE FEET**



Abundant natural light in second story perimeter offices!

# 31 35th Street, Pittsburgh PA 20,600 Sq. Ft. Sublease Opportunity

Conveniently located between the Strip District and Lawrenceville, with near-immediate access to Route 28 and within 10-minute drivetime of Downtown Pittsburgh, I-279, I-579, and Route 65.



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