



TARQUINCoRE, LLC

TRUSTWORTHY - INNOVATIVE - EXPERIENCED

# RIVER PARK COMMONS

Adjacent to South Side Works

2403 Sidney Street  
Pittsburgh, PA 15203

**MULTIPLE  
SPACES FOR LEASE**



**LOCATION, LOCATION, LOCATION! - FREE PARKING, FREE PARKING, FREE PARKING!**

## PROPERTY DETAILS

- Park-like setting
- Management located on site
- 24/7 Access
- Free surface and garage parking available
- Coming Soon: **EV Charging**
- Adjacent to South Side Works
- Restaurants, hotels, shops, and riverfront walking trails nearby
- Suburban product in an urban market



**Ronald Tarquinio**

Principal

(412)-381-7433

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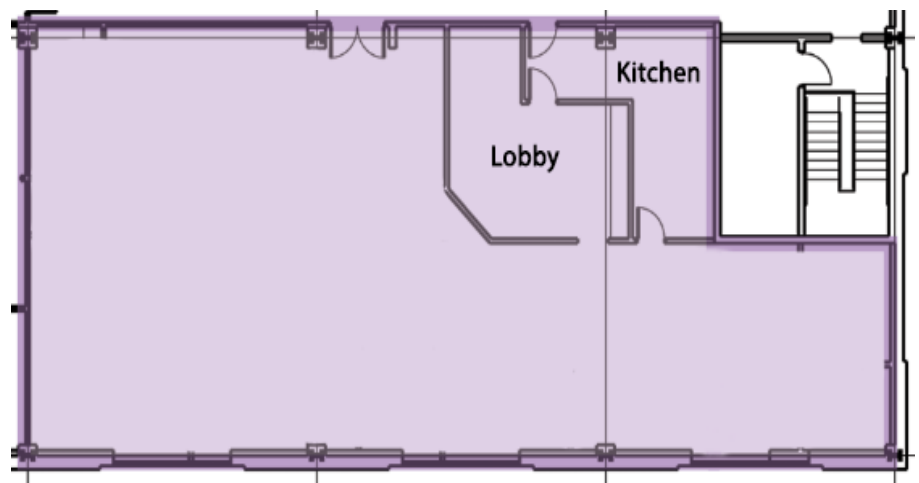
TARQUINCoRE, LLC

# SUITE 220

## RPC 1

### SPACE DETAILS

- Space available: **3,593 SF**
- Second floor space
- Breakroom
- Shower facilities
- Free parking
- Tenant controlled HVAC
- Great view facing South Side Slopes
- Access to two conference rooms
- New LED lighting to be installed



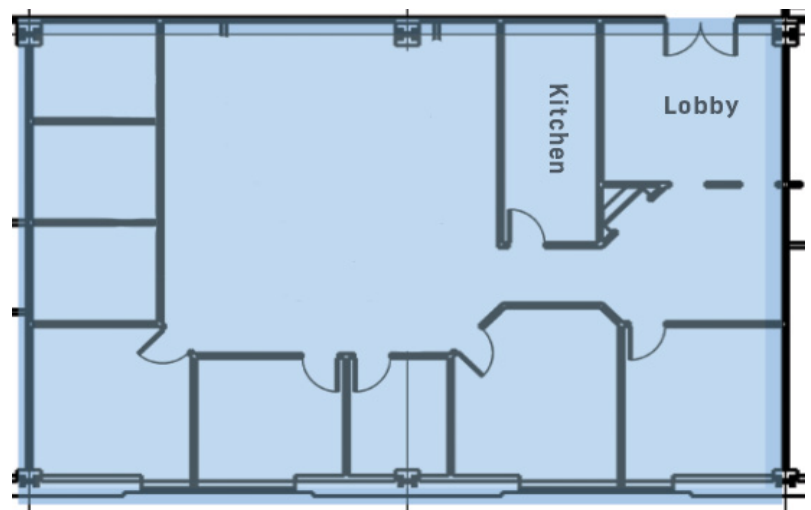
\*Contiguous with Suite 246

# SUITE 246

## RPC 1

### SPACE DETAILS

- Space available: **2,845 SF**
- Second floor space
- Breakroom
- Shower facilities
- Free parking
- Tenant controlled HVAC
- Great view facing South Side Slopes
- Access to two conference rooms
- New LED lighting to be installed



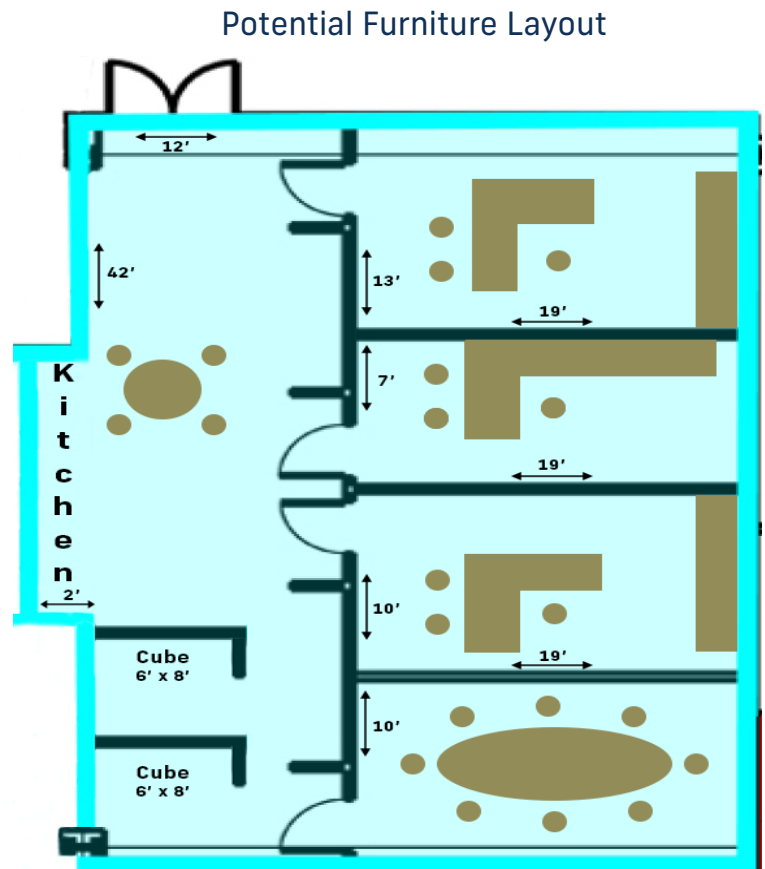
\*Contiguous with Suite 220

# SUITE 285

## RPC 1

### SPACE DETAILS

- Space available: **1,500 SF**
- Immediate occupancy
- Second floor space
- Furniture available
- Full service lease
- New LED lighting, carpet and paint
- Free parking

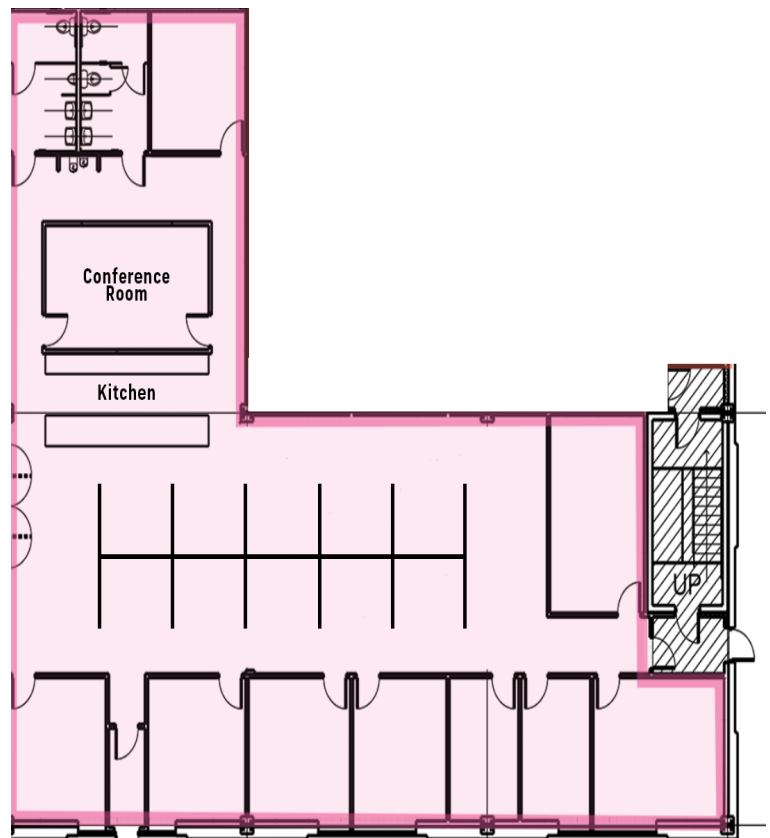


# SUITE 150

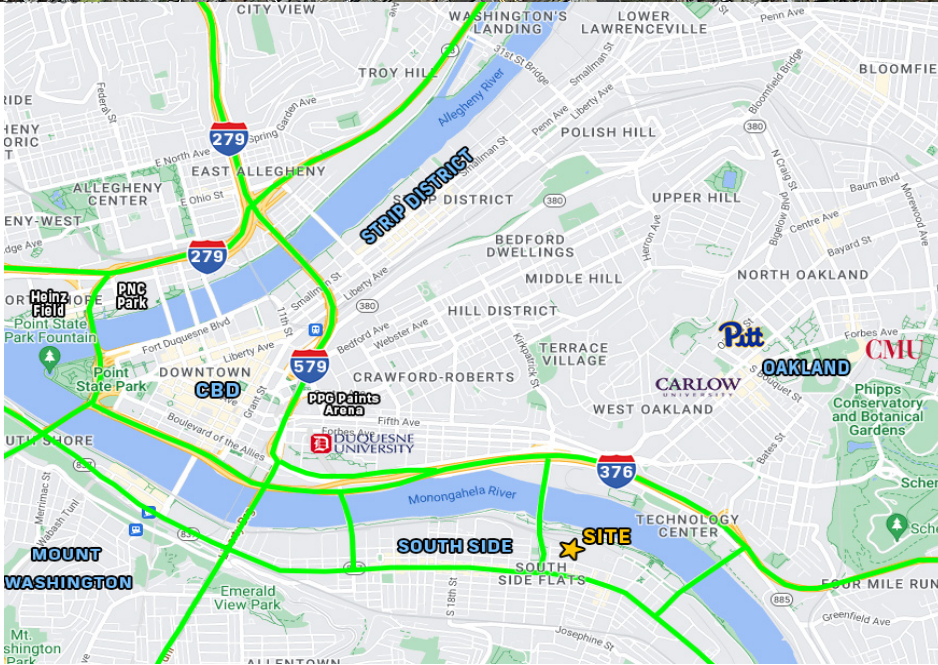
## RPC 1

### SPACE DETAILS

- Space available: **4,953 SF** (usable is rentable)
- Immediate occupancy
- Modern space with high ceilings
- Private Men's and Ladies' rooms
- New LED lighting, carpet and paint
- Free parking, directly in front of entry
- Abundant natural light
- Electrical outlets in floor for cubicles
- Tenant controlled HVAC







## Location Details

Destination	Distance
South Side Works	2 blocks
Hazelwood Green development	1 mile
Pittsburgh Technology Center	1.1 miles
University of Pittsburgh	1.7 miles
Duquesne University	1.8 miles
Station Square	1.8 miles
Carnegie Mellon University	2.4 miles
Pittsburgh CBD	2.8 miles

- Great access to I-376 and Blvd of the Allies from the Birmingham Bridge

### FOR MORE INFORMATION, PLEASE CONTACT:

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