200 NORTH HIGHLAND AVE PITTSBURGH PA 15206 | INDIGO SOLFARE

EAST LIBERTY OFFICE OR RELATL FOR LEASE

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@ballymoneyrealestate.com

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BALLYMONEY

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600 Chant Street • 44th Floor • Pittsburgh, PA 15219



FIRST FLOOR | ALL NEWLY BUILT OUT

- 3,700 sf office or retail Great space
- Patio adjacent
- Parking lot off rear patio
- Landlord will vanilla shell
- \$27.50 per SF plus taxes (\$0.86 per SF)



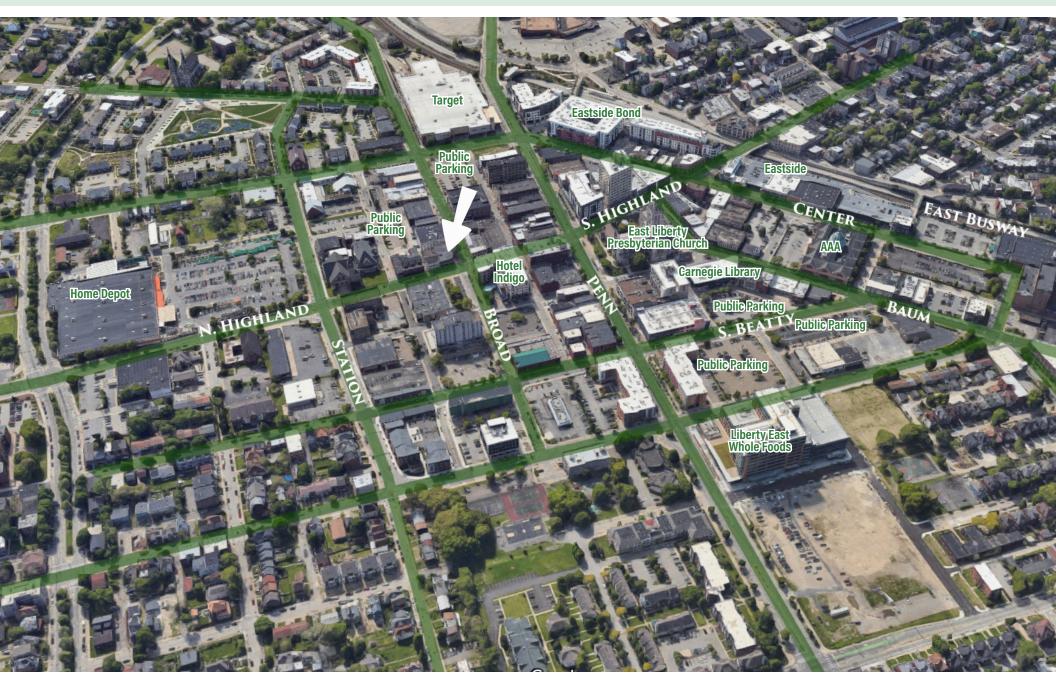


Second Floor | Amazing Views!

- 4,500 SF or combine with 1st floor for 8,200 SF
- Landlord will vanilla shell
- \$20.00 per SF plus utilities
- Two ADA restrooms

- All newly built-out
- Private entrance with new elevator and stairs
- Parking lot off rear patio

LOCATION





THE NEIGHBORHOOD: East Liberty

East Liberty is undergoing a monumental redevelopment boom. Google, Duolingo and Phillips have established offices here, among others. East Liberty enjoys among the strongest demographics in all of Western Pennsylvania with revenue drawn from nearby neighborhoods such as downtown Pittsburgh, Fox Chapel, Shadyside, Highland Park, Squirrel Hill, Morningside, Lawrenceville, Bloomfield and many others, all located within a 10 minute drive from East Liberty. Whole Foods and Trader Joe's recently expanded because of the overwhelming volume of sales. Historic buildings are being rehabbed into boutique hotels. New restaurants are popping up all over. Great walkability and the "place to be" for young professionals. Within 15 minutes of 6 universities/colleges.

	POPULATIO	N	
	0.5 miles	12,651	
	1 miles	36,232	
	3 miles	179,227	
	5 miles	339,820	

HOUSEHOLDS		
0.5 miles	7,748	
1 miles	19,613	
3 miles	84,158	
5 miles	157,887	

AVG HH INCOME

0.5 miles \$77,682 1 miles \$82,733 3 miles \$82,410 5 miles \$79,772

DAYTIME Population		
0.5 miles	13,641	
1 miles	40,113	
3 miles	210,685	
5 miles	417,478	





