

NOW LEASING



2818 SMALLMAN STREET **STRIP DISTRICT**

6,886 SF | FULL BUILDING AVAILABLE

OXFORD
www.oxfordrealtyservices.com

PROPERTY DESCRIPTION

BUILDING FEATURES

Building Size

- 6,886 RSF – Total
 - 5,436 RSF – Office
 - 1,450 RSF – Flex/R&D

Available Premises

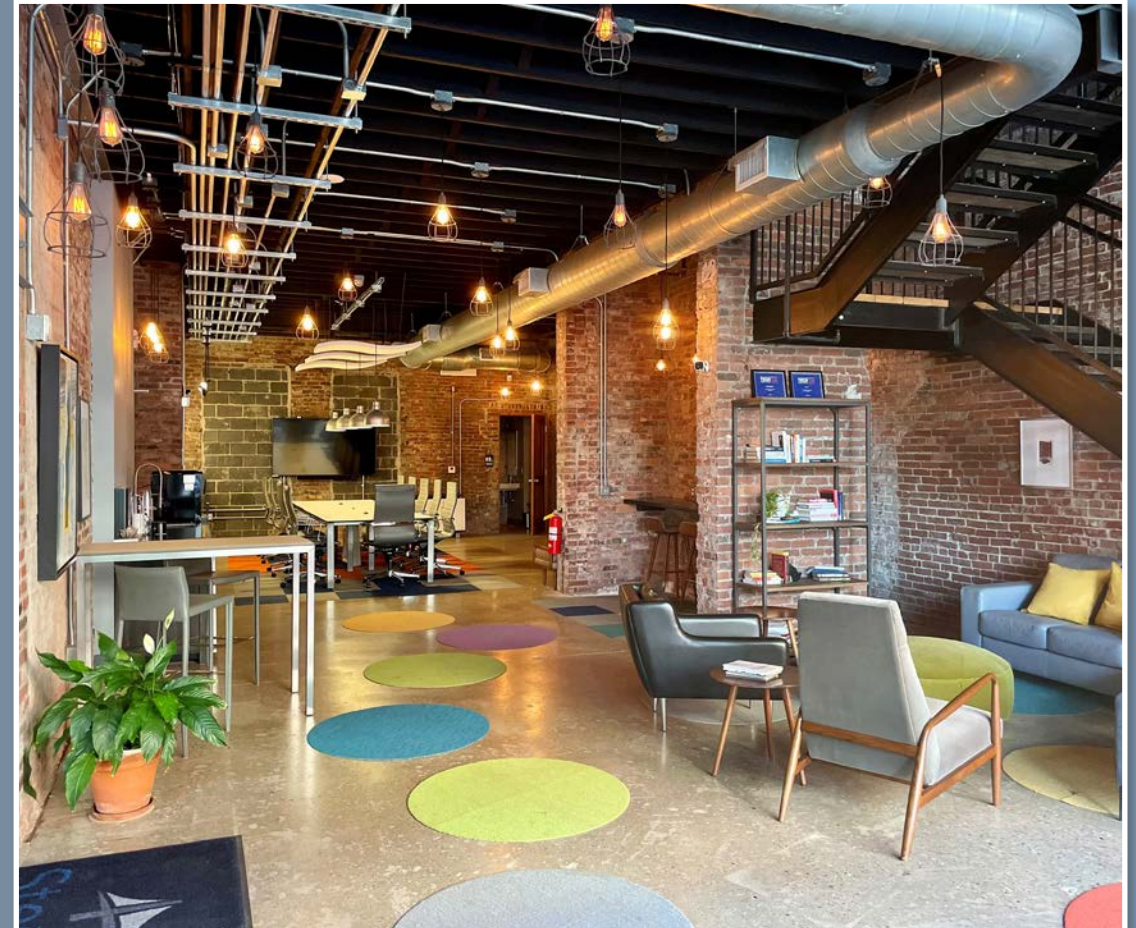
- Office Space – 5,436 RSF
 - 1,946 RSF – 1st Floor
 - 1,745 RSF – 2nd Floor
 - 1,745 RSF – 3rd Floor
- Flex/R&D Space – 1,450 RSF

Property Highlights

- Three-story office building centrally located in the vibrant Strip District, offering immediate access to Pittsburgh's top dining, shopping, and cultural attractions
- Fully renovated and furnished office spaces that are move-in ready
- Full building office and flex space with branding opportunity
- Flex/R&D area with grade level access; could be utilized for parking (up to 5 space tandem)
- The HIVE parking garage directly across the street
- Easy access to Downtown Pittsburgh, Lawrenceville, North Shore and Oakland

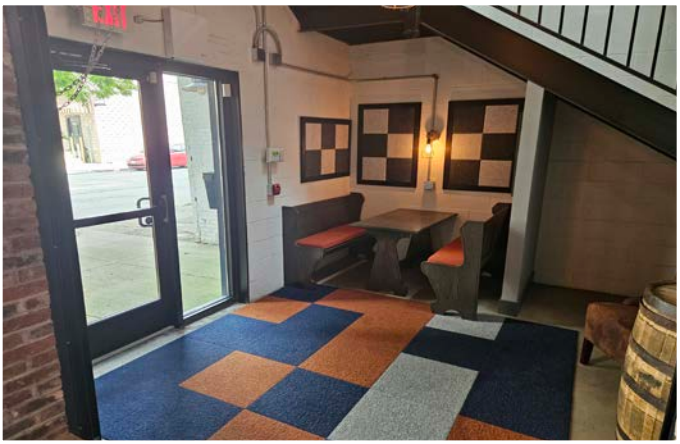
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	17,893	174,254	356,445
Average HH Income	\$81,955	\$78,749	\$78,054
Daytime Employees	11,763	347,104	425,517



2818 SMALLMAN STREET

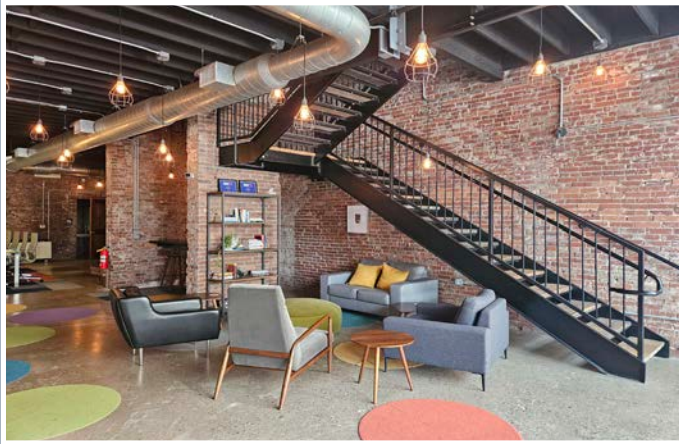
INTERIOR PHOTOS



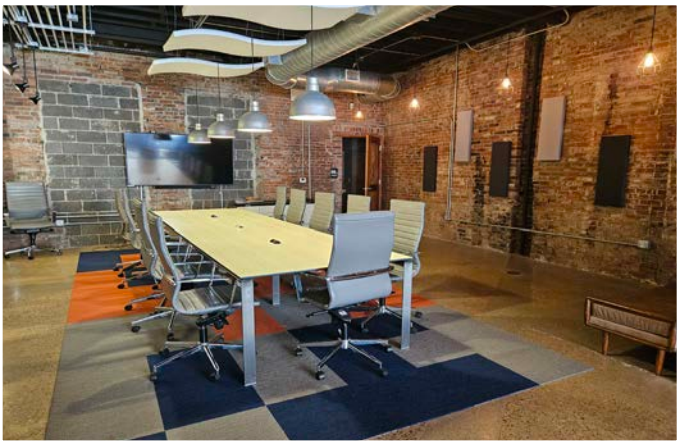
ENTRANCE AREA



OPEN LOUNGE / WORK AREA



OPEN LOUNGE / WORK AREA



CONFERENCE AREA



OPEN WORK AREA



CONFERENCE ROOM

2818 SMALLMAN STREET

INTERIOR PHOTOS



KITCHENETTE



PRIVATE OFFICE



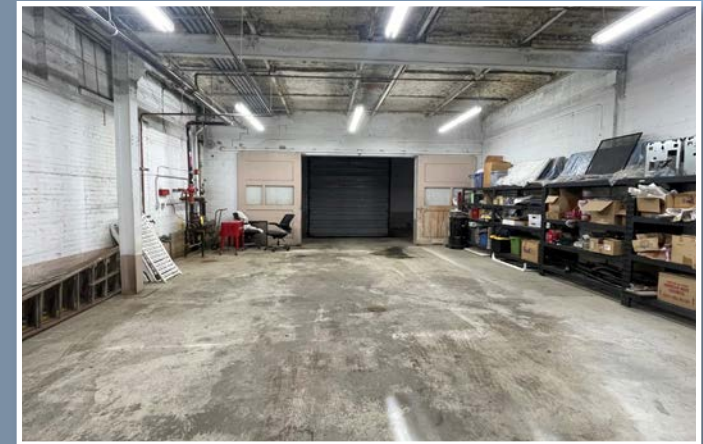
PRIVATE OFFICE



PRIVATE STORAGE VAULT



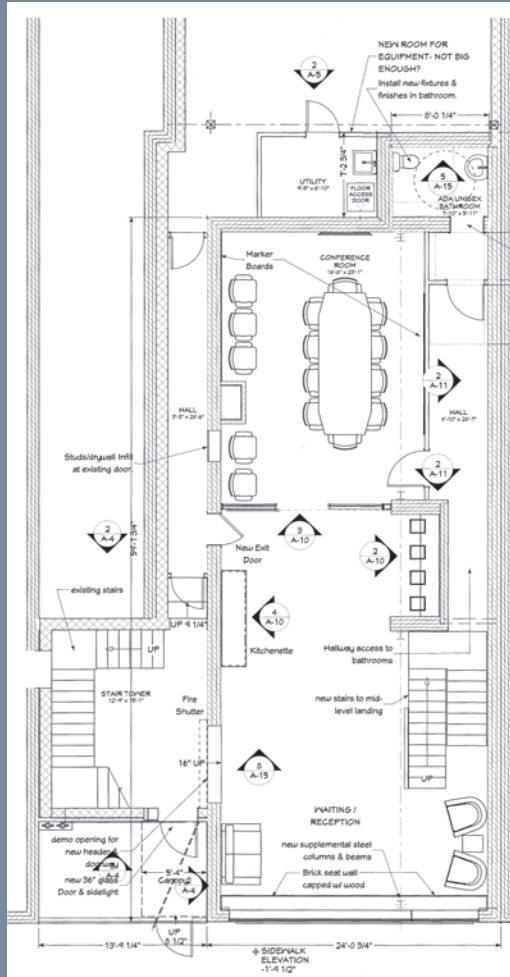
PRIVATE STORAGE VAULT



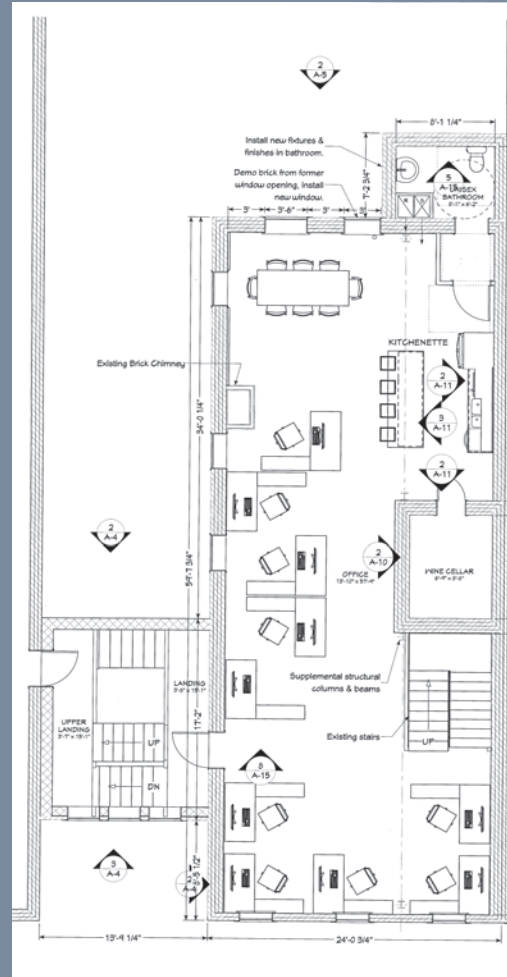
TECH / FLEX SPACE

2818 SMALLMAN STREET

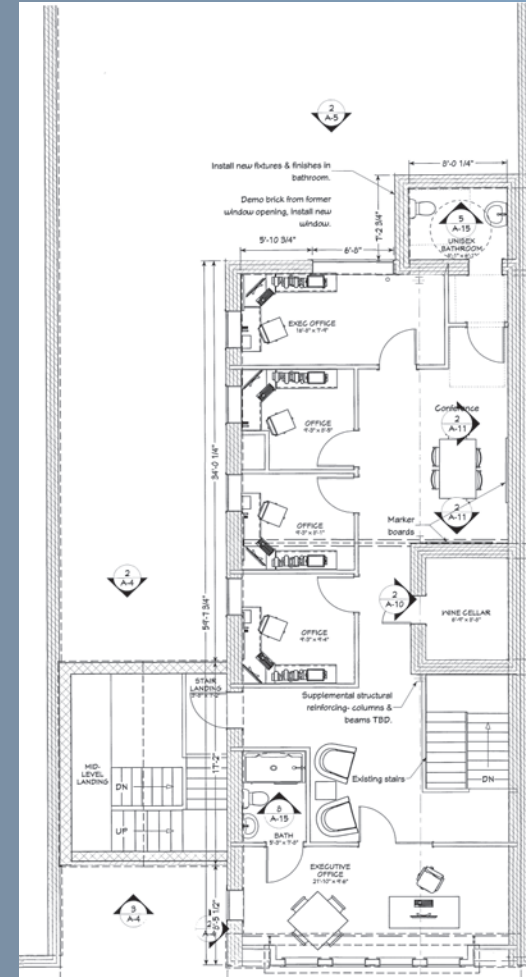
EXISTING FLOOR PLANS



First Floor
1,946 RSF



Second Floor
1,745 RSF



Third Floor
1,745 RSF

2818 SMALLMAN STREET

PROPERTY LOCATION

EATS AND DRINKS

1. Ciopinno
2. Osteria
3. Coop Deville
4. Wigle Whiskey
5. Dianoiia's
6. Pizzeria Davide
7. Smallman Deli
8. Cinderlands
9. Kingfly
10. James Café
11. The Dog Penn
* Coming Soon (2614 Penn Ave)

LIVING

1. The Yards
2. Helm
3. 2926 Smallman
4. 31st Street Lofts
5. Brewer's Block
6. Mulberry Lofts
7. Smallman Flats
8. The Franklin on Penn
9. The Refinery
10. Lot 24
11. Brakehouse Lofts
12. Cork Factory

RECREATION

1. Madabolic
2. Stacks Fitness
3. Pittsburgh Ballet Theatre
4. Pittsburgh Opera
5. Stacks Plaza
6. Hopper Park
7. Dog Park
8. Riverfront Trail

SERVICES

1. Smile Warehouse
2. Clearview Credit Union
*Coming Soon
3. The Dog Stop

BUSINESSES

1. GNC
2. Smith + Nephew
3. Burns White
4. Latitude
5. Honeywell

THE NEIGHBORHOOD

2818 Smallman Street is located in The Strip District, one of Pittsburgh's oldest neighborhoods. Gritty and unique, the Strip District is also the fastest growing neighborhood in Pittsburgh, with unparalleled walking amenities and housing options.

Within two blocks of 2818 Smallman Street, you will find an eclectic mix of new condos and townhomes, unique small shops, restaurants and cafes, as well as global corporations, all sharing a truly organic innovation district.

2818 SMALLMAN STREET

For more information or to schedule a tour, please contact:



JOE TOSI, sior
EXECUTIVE VICE PRESIDENT
412-261.0200 – ext. 3471
jtosi@oxfordrealtyservices.com



TAYLOR IABONI
VICE PRESIDENT
412-261.0200 – ext. 3493
tiaboni@oxfordrealtyservices.com

OXFORD
www.oxfordrealtyservices.com