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SMITHFIELD S T R E E T

PITTSBURGH, PA

LEASE
BROCHURE

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All SVN® offices independently owned and operated.

LEASING OVERVIEW

ASKING RENT: \$15.95/SF

AVAILABLE SPACE: 490-5,325 RSF

AVAILABILITY: Immediately

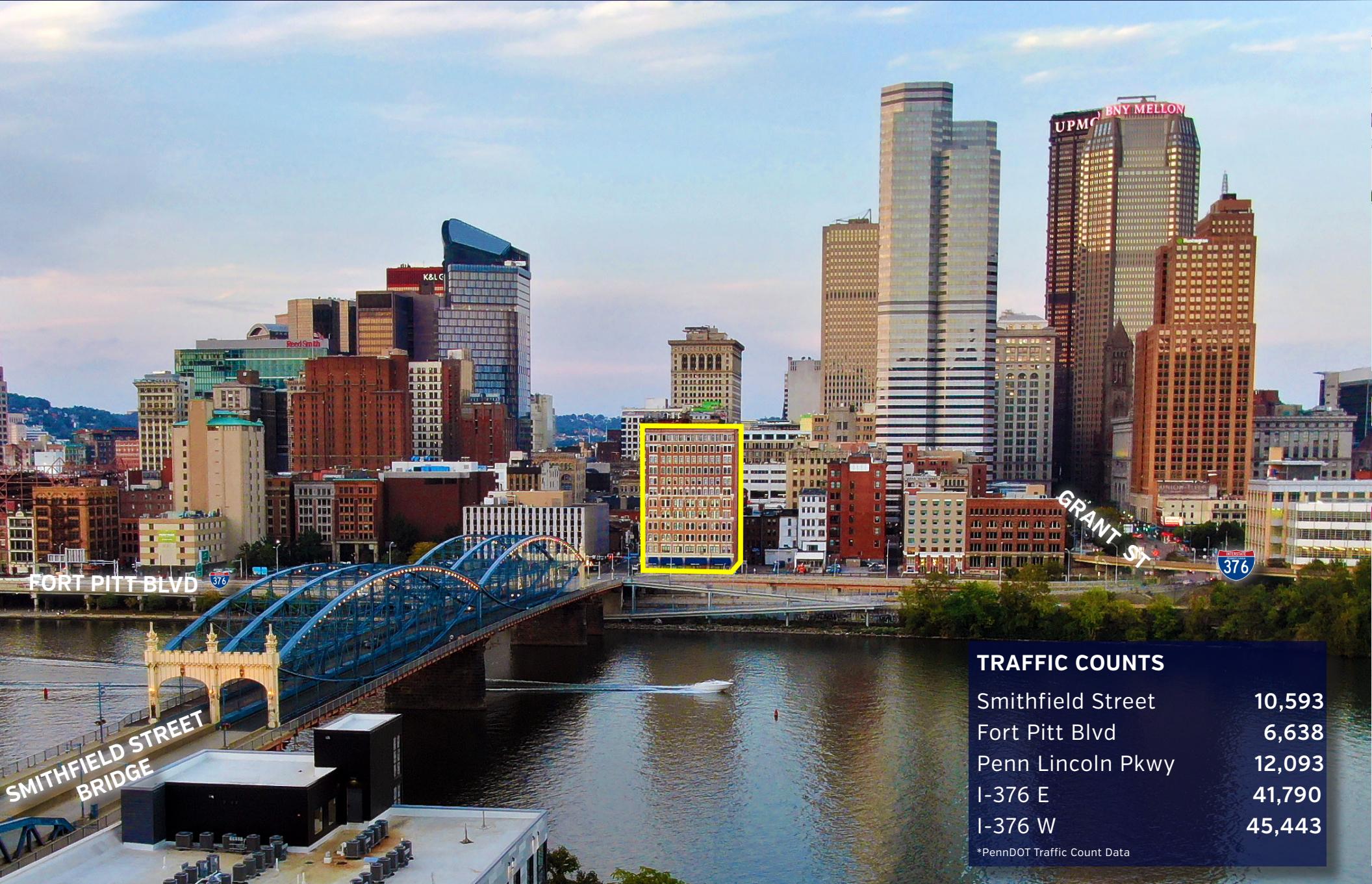
LEASE TYPE: Full Service

SVN | Three Rivers Commercial Advisors is pleased to present for lease 4 Smithfield Street. This office building is comprised of 65,727 SF with street retail along the corner of Smithfield Street and Fort Pitt Blvd in Downtown Pittsburgh. Its ideal location offers access to and from the city via I-376 E, I-376 W, I-279 N, and the Smithfield Street Bridge and it is within walking distance to Market Square, Station Square, and the Cultural District.

- Exceptionally located office building with amazing views of Station Square and Downtown Pittsburgh
- Located off of the Smithfield Street Bridge on the corner of Smithfield and Fort Pitt Blvd with high visibility
- Small Restaurant and Cafe located on the ground floor
- High speed internet capabilities
- Private restrooms and direct elevator access to floors
- Customizable updated office space available immediately
- Front desk and 24/7 security



LOCATION OVERVIEW



TRAFFIC COUNTS

Smithfield Street	10,593
Fort Pitt Blvd	6,638
Penn Lincoln Pkwy	12,093
I-376 E	41,790
I-376 W	45,443

*PennDOT Traffic Count Data

DOWNTOWN PITTSBURGH MAP



DOWNTOWN PITTSBURGH BY THE NUMBERS



100
TRANSIT SCORE



98
WALK SCORE



81
BIKE SCORE



11
THEATERS



215
RESTAURANTS



130
RETAILERS



4k+
HOTEL ROOMS



24M+
SQUARE FEET
RENTABLE OFFICE SPACE



5
FORTUNE 500 COMPANIES

DEMOGRAPHICS



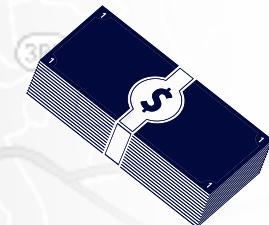
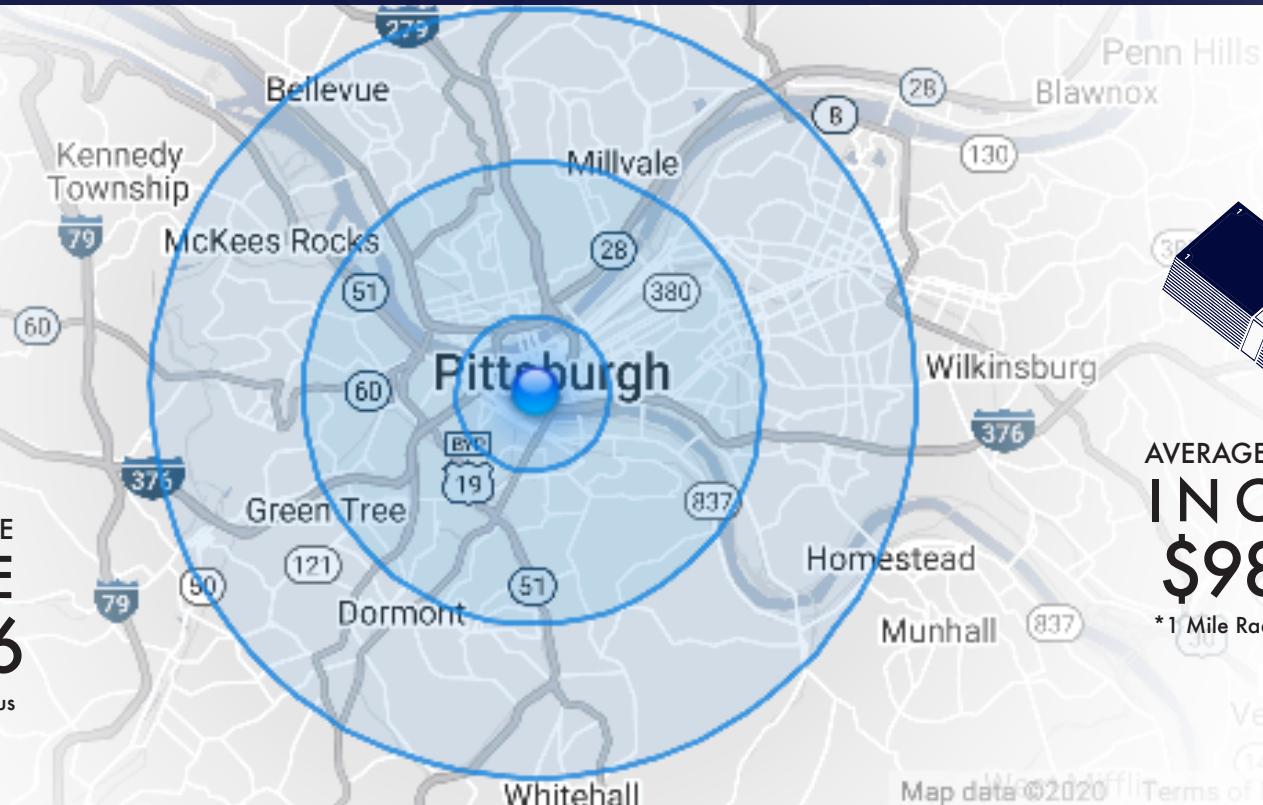
DAYTIME POPULATION
150,266

*3 Mile Radius



AVERAGE
AGE
35.6

*1 Mile Radius



AVERAGE HOUSEHOLD
**INCOME
\$98,560**

*1 Mile Radius

Map data ©2020

North Versailles
14th
Terms of Use

POPULATION

	1 MILE	3 MILES	5 MILES
2019 Total population	20,628	150,266	384,941
2024 Projected population	20,817	150,154	381,848
Average age	35.6	36.8	38.8
Median home value	\$170,885	\$95,194	\$133,430

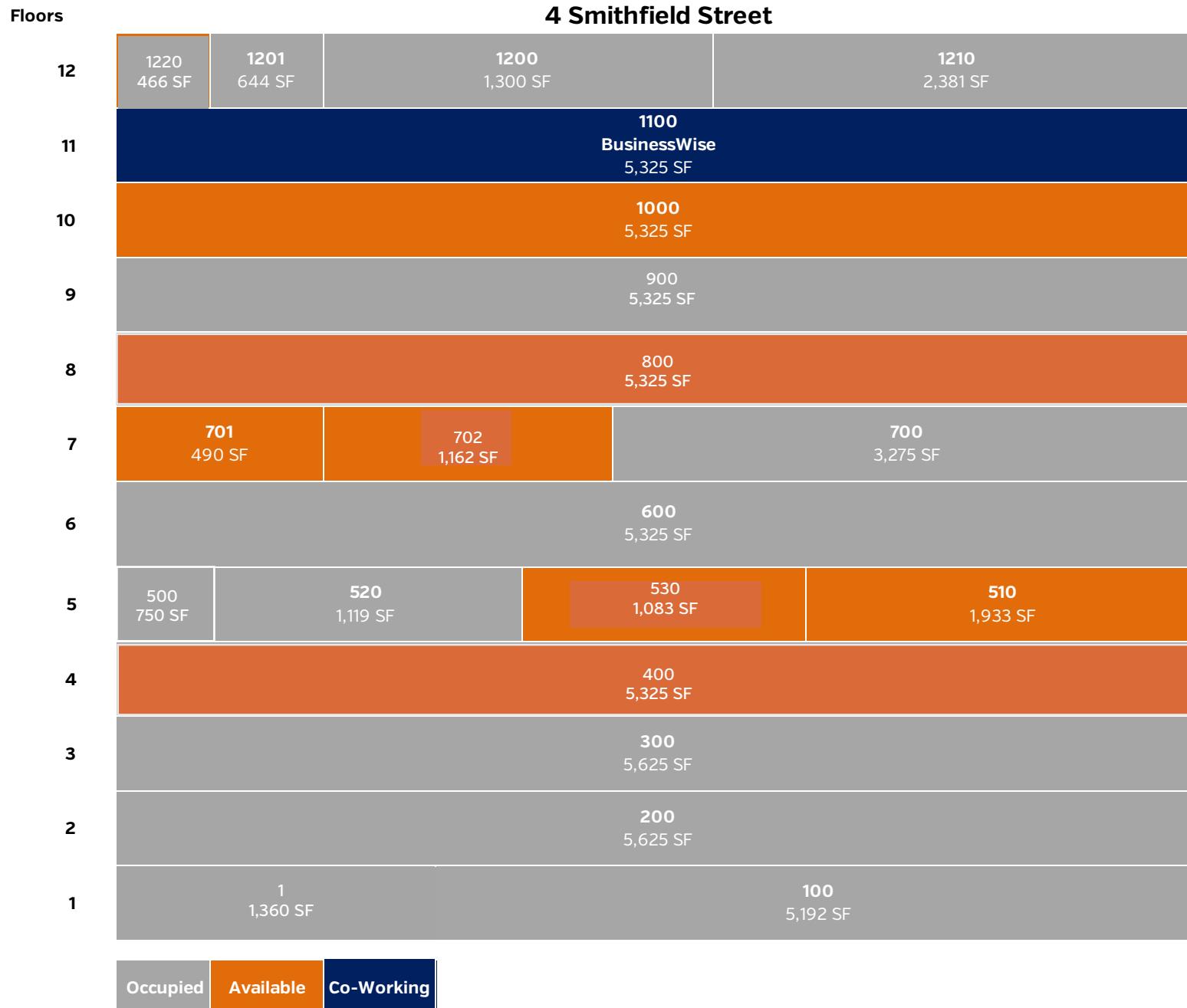
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,069	65,967	172,783
# of persons per HH	1.7	2.0	2.1
Average HH income	\$98,560	\$62,168	\$70,814
Median HH income	\$65,382	\$40,688	\$49,853

EXTERIOR PHOTOS



STACKING PLAN AVAILABILITY



SUITE 400

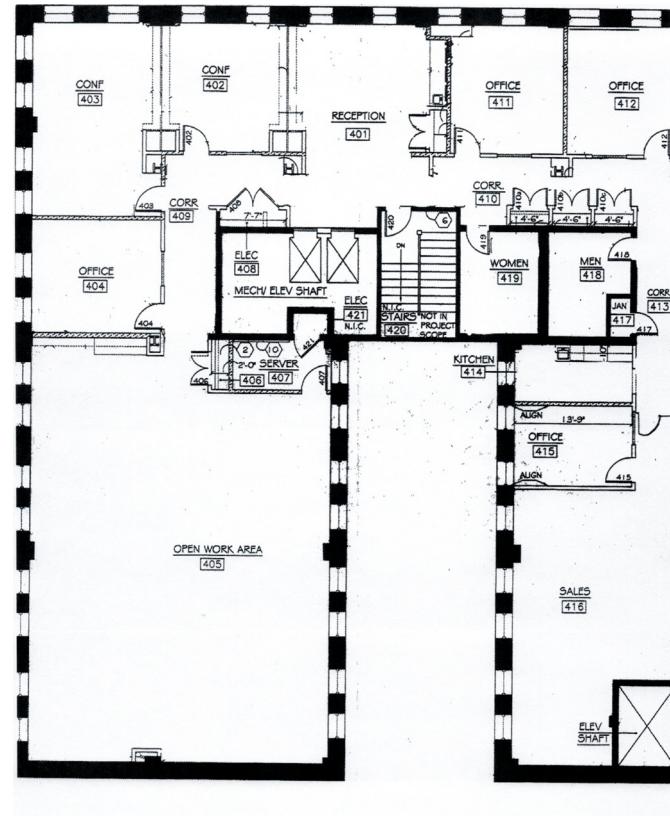
LEASING OVERVIEW

ASKING RENT: \$15.95/SF

AVAILABLE SPACE: 5,325 RSF

AVAILABILITY: Immediately

LEASE TYPE: Full Service



SUITE 510 & 530

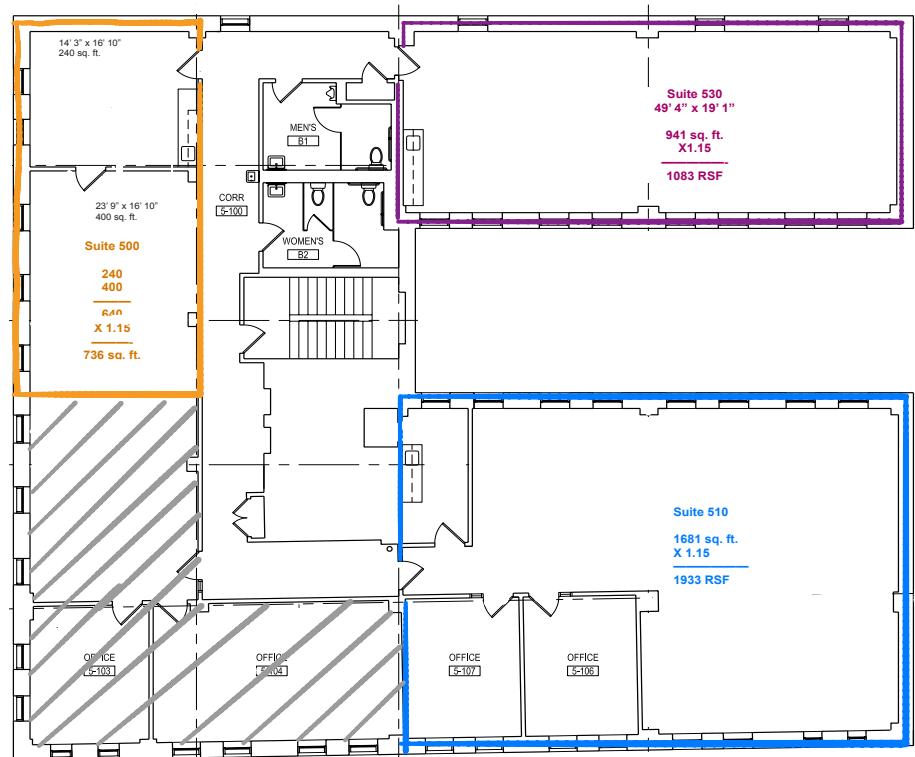
LEASING OVERVIEW

ASKING RENT: \$15.95/SF

AVAILABLE SPACE: 1,083-1,933 RSF

AVAILABILITY: Immediately

LEASE TYPE: Full Service



SUITE 701 & 702

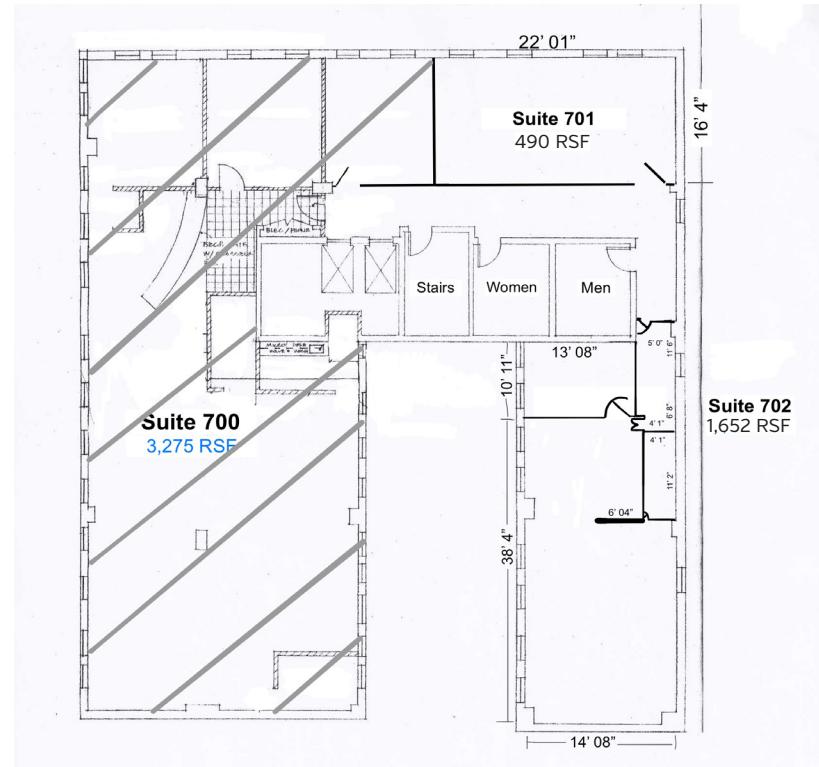
LEASING OVERVIEW

ASKING RENT: \$15.95/SF

AVAILABLE SPACE: 490 - 1,162 RSF

AVAILABILITY: Immediately

LEASE TYPE: Full Service



SUITE 800

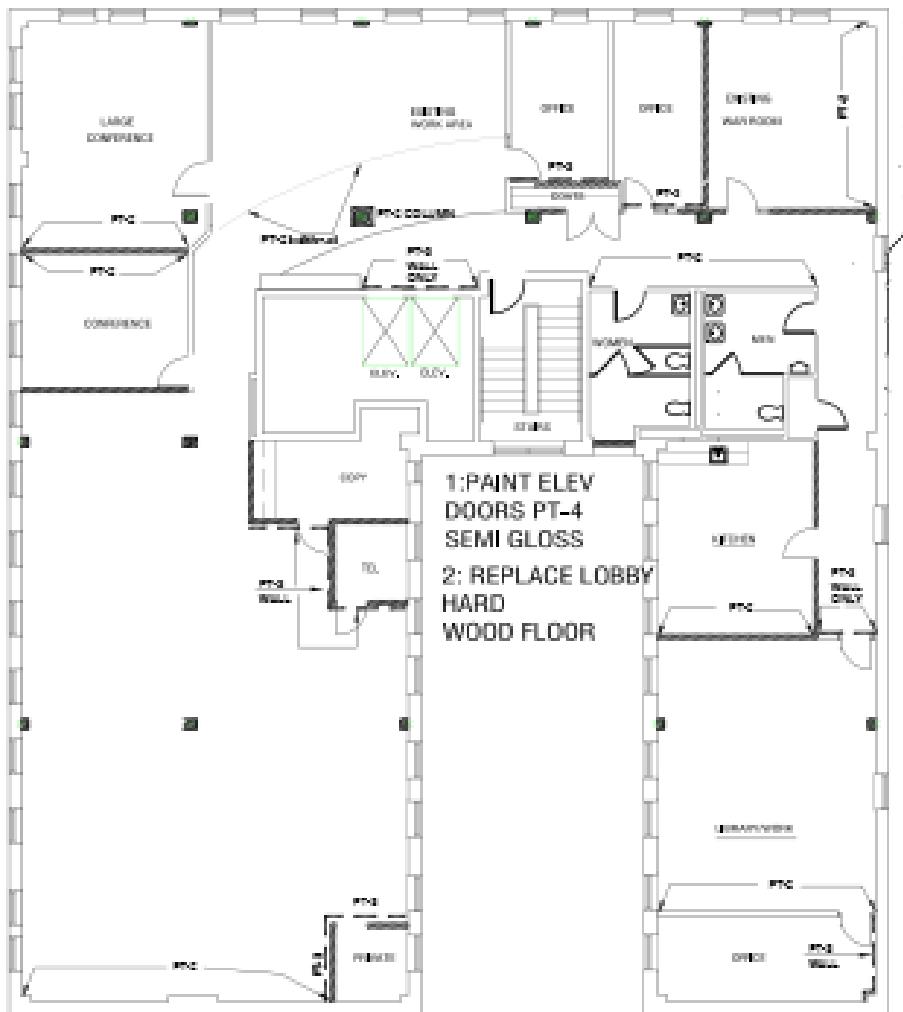
LEASING OVERVIEW

ASKING RENT: \$15.95/SF

AVAILABLE SPACE: 5,325 RSF

AVAILABILITY: Immediately

LEASE TYPE: Full Service



10TH FLOOR

LEASING OVERVIEW

ASKING RENT:

\$15.95/SF

AVAILABLE SPACE:

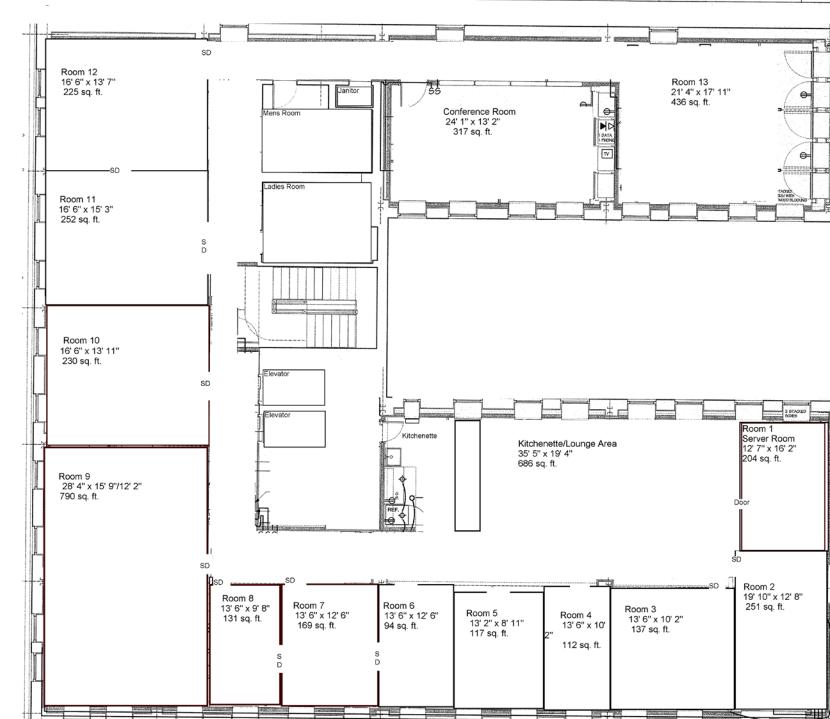
5,325 RSF

AVAILABILITY:

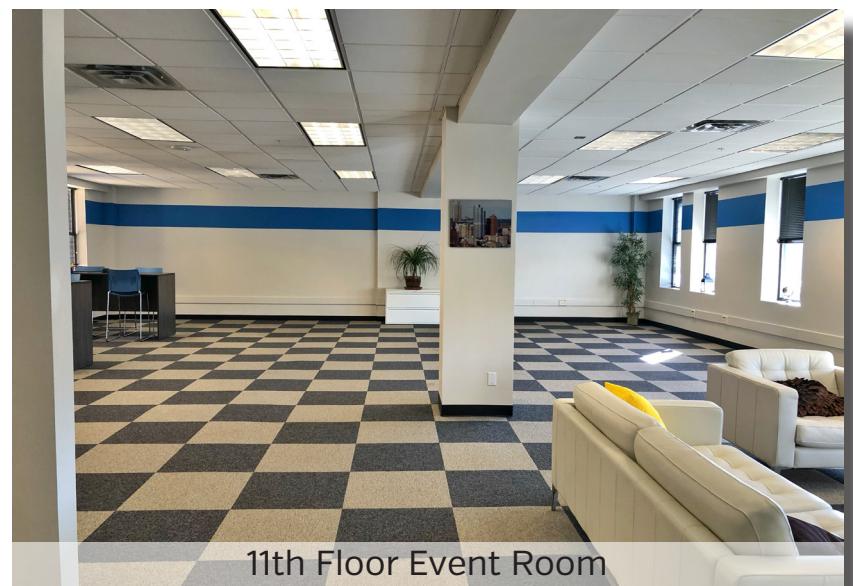
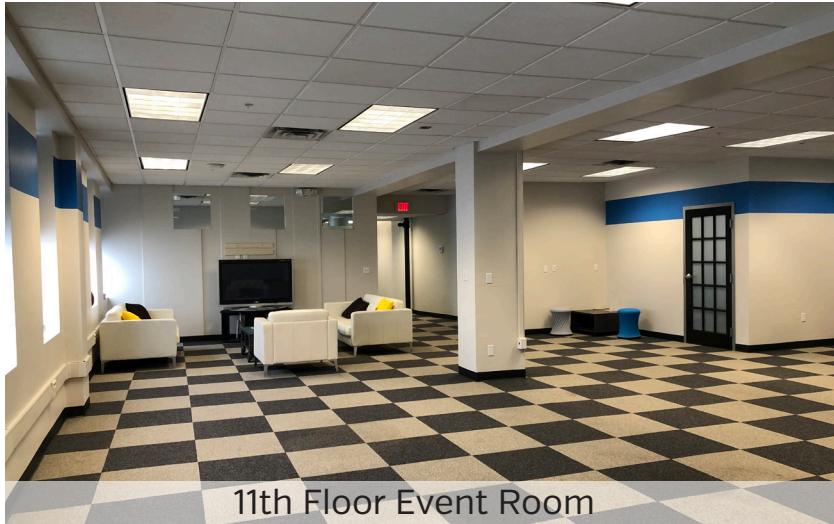
Immediately

LEASE TYPE:

Full Service



BUSINESSWISE CO-WORKING PHOTOS





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