

# 4

## SMITHFIELD STREET

PITTSBURGH, PA

## LEASE BROCHURE



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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# LEASING OVERVIEW

**ASKING RENT:** \$15.95/SF

**AVAILABLE SPACE:** 490-5,325 RSF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service

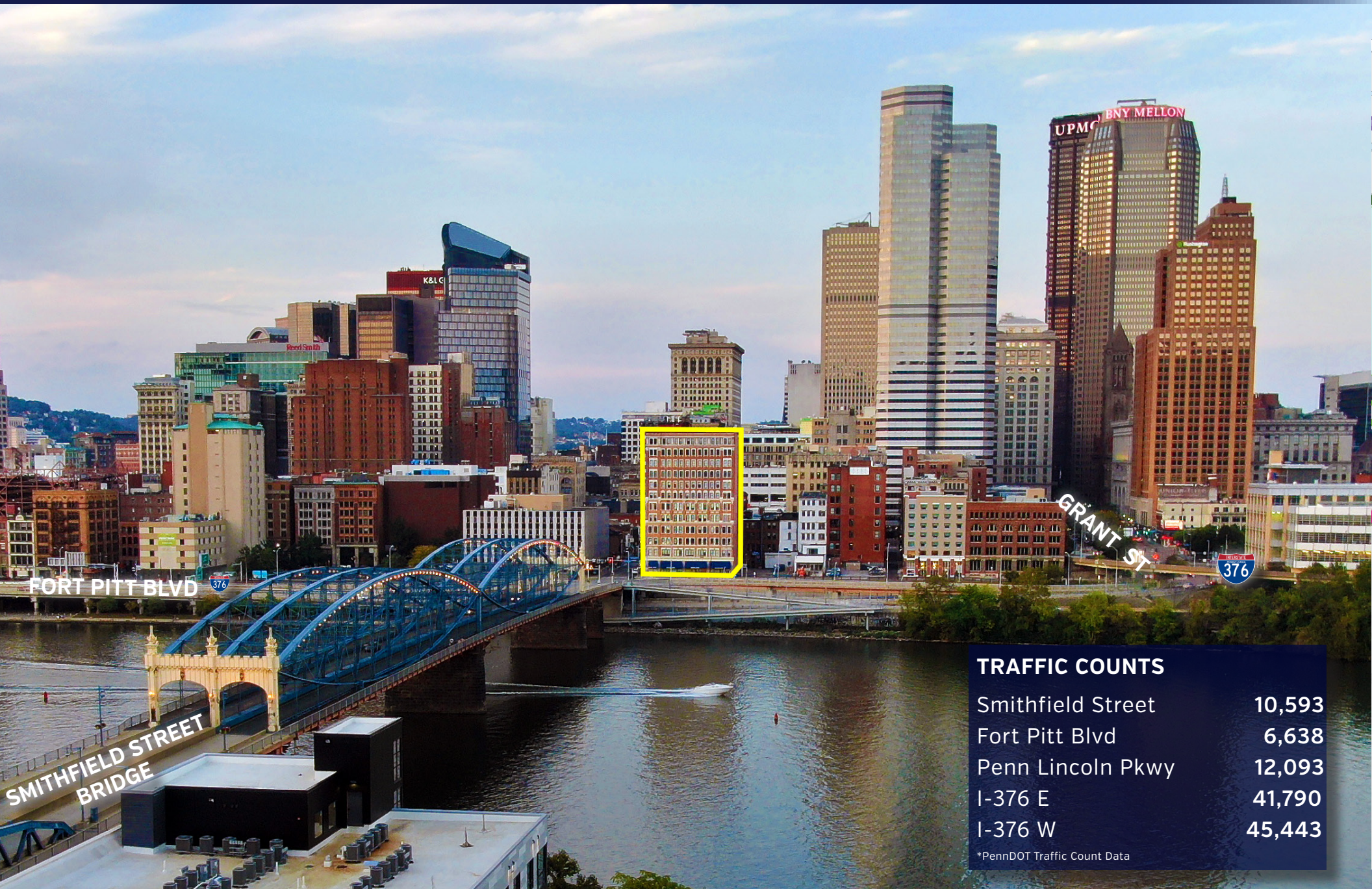
SVN | Three Rivers Commercial Advisors is pleased to present for lease 4 Smithfield Street. This office building is comprised of 65,727 SF with street retail along the corner of Smithfield Street and Fort Pitt Blvd in Downtown Pittsburgh. Its ideal location offers access to and from the city via I-376 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 CONSTRUCTION

- 1 Lower Hill Redevelopment Project**  
(Ongoing) Predevelopment work
- 2 I-279 Parkway North Improvement Project**  
(2017-2019)  
Northbound ramp closures, mainline I-279 restrictions, crossovers
- 3 Rachel Carson Bridge Rehabilitation (9<sup>th</sup> Street Bridge)**  
(2019-2020)  
Complete closure repair & rehabilitation.
- 4 10th Street Bridge Paving**  
(2018-2019)  
Paving the bridge deck & completion of painting
- 5 I-579 "Cap" Urban Connector Project**  
(2019-2021)  
Park connector project linking Downtown & the lower Hill District
- 6 9th and Penn Garage Redevelopment**  
(Ongoing)  
Demolition & reconstruction of the public parking garage
- 7 Grant Street Reconstruct Project**  
(2019-2020)  
Replacement of all bricks & damaged portions of the concrete subbase.
- 8 Forbes Avenue Sidewalk Extension Project**  
(2019)  
Sidewalk extension between Market Square and Wood Street.
- 9 Boulevard of the Allies**  
(2019-2020)  
Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements.

## DOWNTOWN DESTINATIONS

- 1 707-709 Penn Avenue Galleries
- 2 Andy Warhol Museum
- 3 Arcade Comedy Theater
- 4 August Wilson Center
- 5 Benedum Center
- 6 Bricolage Production Company
- 7 Byham Theater
- 8 Cabaret at Theater Square
- 9 Carnegie Science Center
- 10 Fort Pitt Museum
- 11 Harris Theater
- 12 Heinz Field
- 13 Heinz Hall
- 14 Highmark Stadium
- 15 O'Reilly Theater
- 16 PNC Park
- 17 Pittsburgh Playhouse
- 18 Rivers Casino
- 19 Senator John Heinz Pittsburgh Regional History Center
- 20 SPACE Gallery
- 21 Stage AE
- 22 Wood Street Galleries



# 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



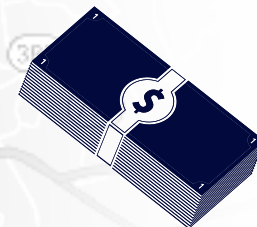
# DEMOGRAPHICS



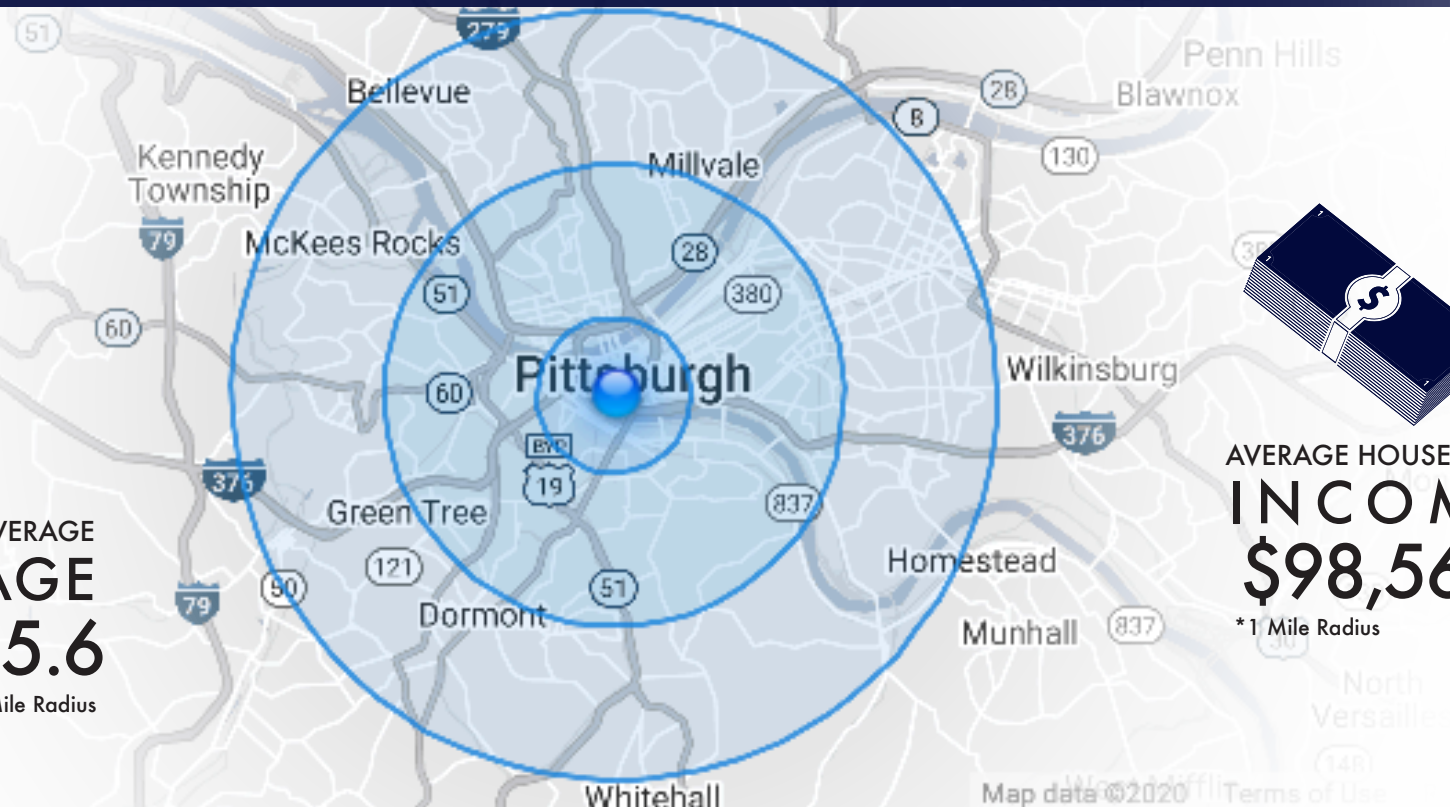
DAYTIME POPULATION  
**150,266**  
\*3 Mile Radius



AVERAGE  
**AGE**  
**35.6**  
\*1 Mile Radius



AVERAGE HOUSEHOLD  
**INCOME**  
**\$98,560**  
\*1 Mile Radius



## 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

Floors

## 4 Smithfield Street

12	1220 466 SF	1201 644 SF	1200 1,300 SF		1210 2,381 SF
11	1100 BusinessWise 5,325 SF				
10	1000 5,325 SF				
9	900 5,325 SF				
8	800 5,325 SF				
7	701 490 SF	702 1,162 SF		700 3,275 SF	
6	600 5,325 SF				
5	500 750 SF	520 1,119 SF		530 1,083 SF	510 1,933 SF
4	400 5,325 SF				
3	300 5,625 SF				
2	200 5,625 SF				
1	1 1,360 SF			100 5,192 SF	

Occupied

Available

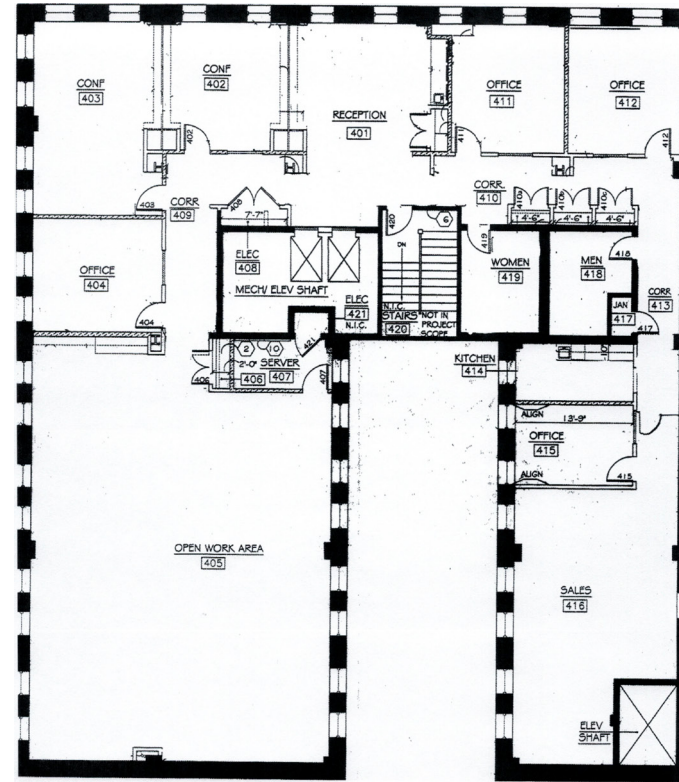
Co-Working



# SUITE 400

## LEASING OVERVIEW

ASKING RENT:	\$15.95/SF
AVAILABLE SPACE:	5,325 RSF
AVAILABILITY:	Immediately
LEASE TYPE:	Full Service





# SUITE 510 & 530

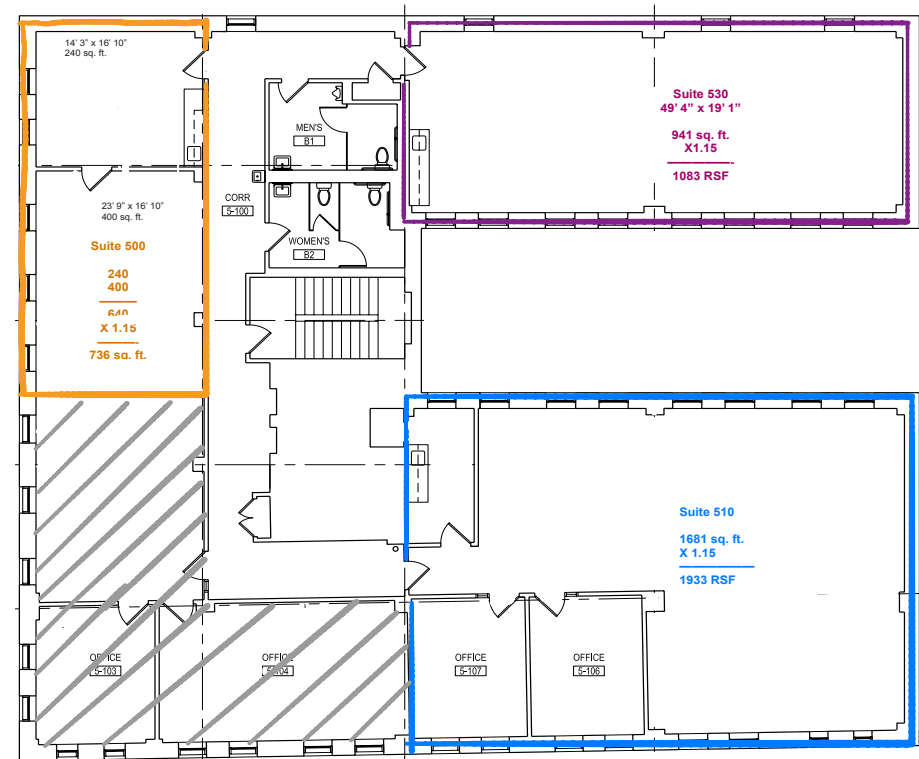
## LEASING OVERVIEW

ASKING RENT: \$15.95/SF

AVAILABLE SPACE: 1,083-1,933 RSF

AVAILABILITY: Immediately

LEASE TYPE: Full Service





# SUITE 701 & 702

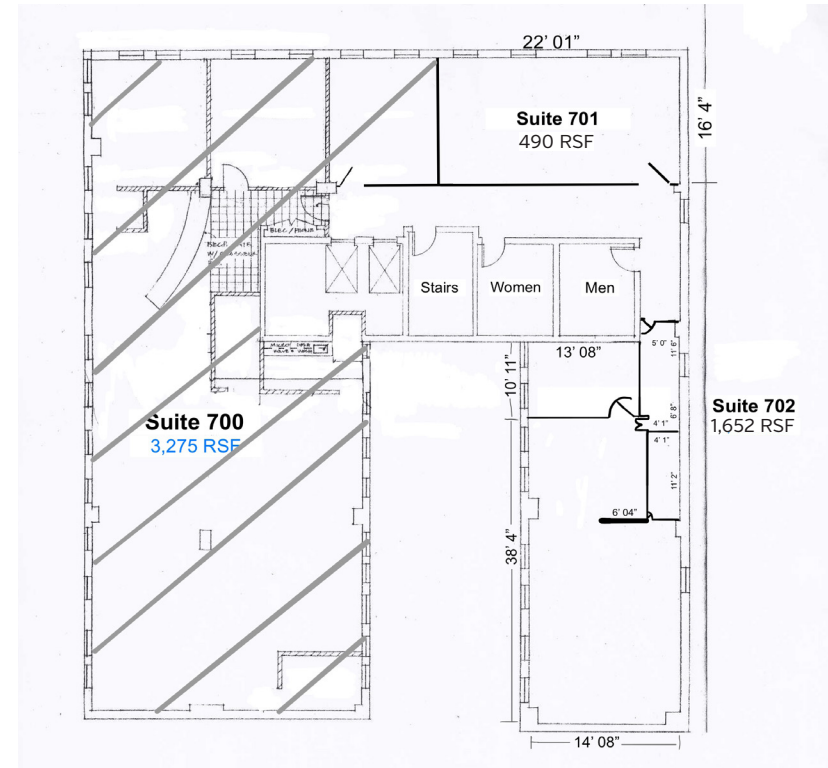
## LEASING OVERVIEW

**ASKING RENT:** \$15.95/SF

**AVAILABLE SPACE:** 490 - 1,162 RSF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service





# SUITE 800

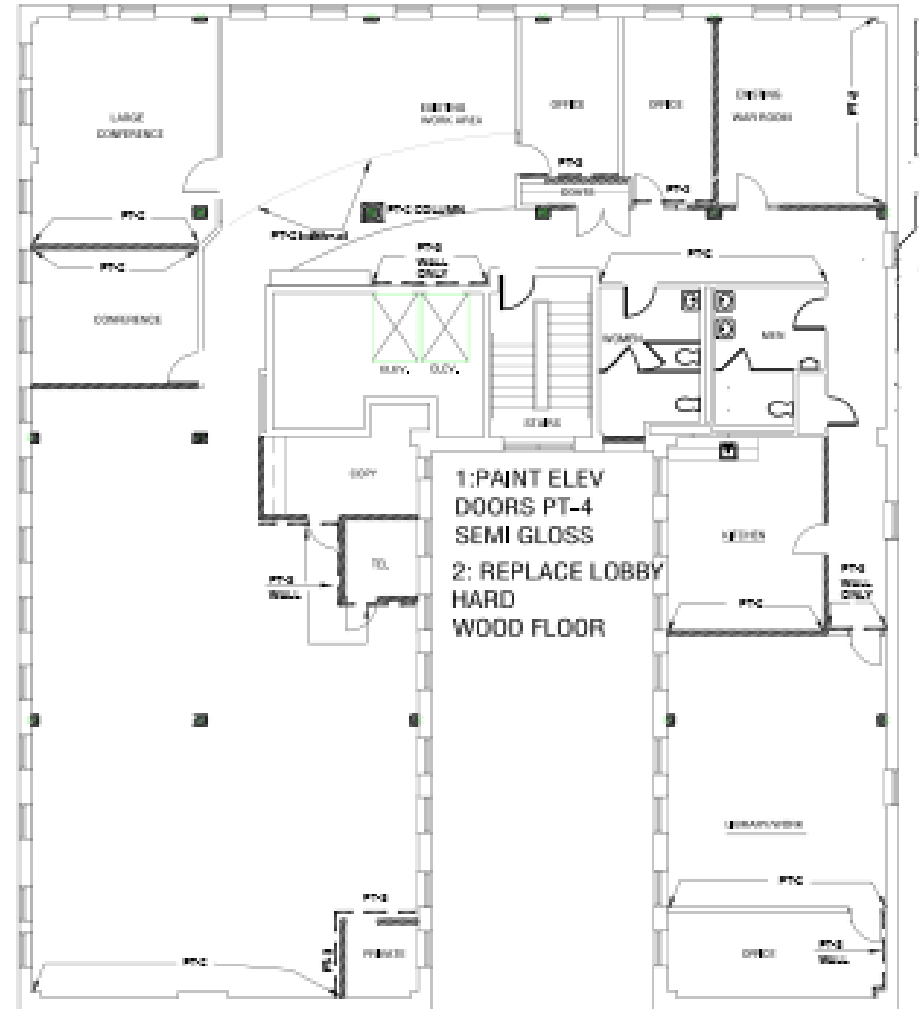
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# 10TH FLOOR

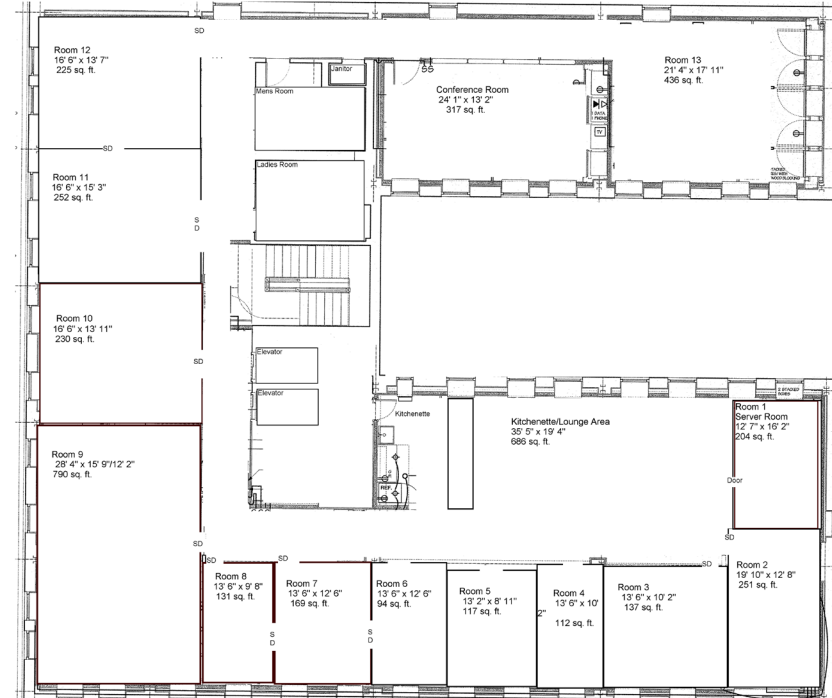
## LEASING OVERVIEW

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**AVAILABLE SPACE:** 5,325 RSF

**AVAILABILITY:** Immediately

**LEASE TYPE:** Full Service





# BUSINESSWISE CO-WORKING PHOTOS



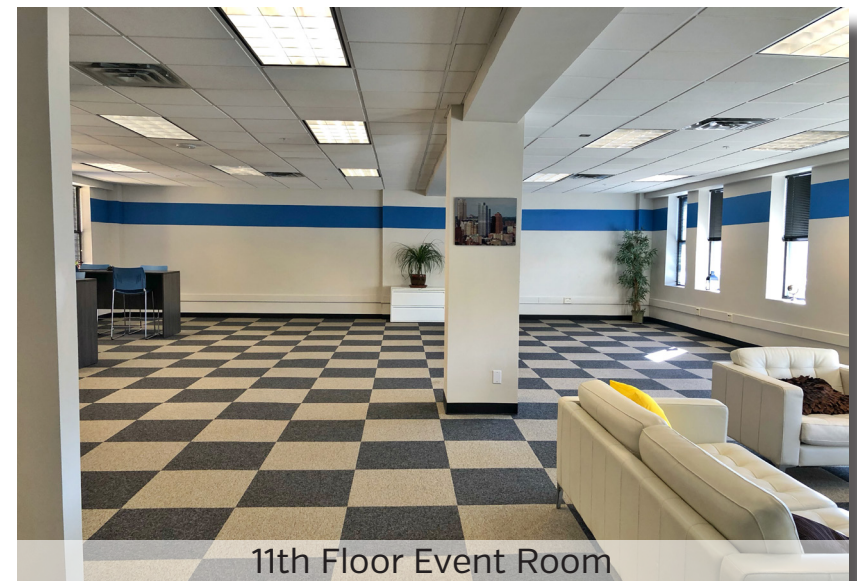
11th Floor Event Room



11th Floor Kitchen



11th Conference Room



11th Floor Event Room



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