

# North Shore Class A Building for Sale

208-210 Federal Street

## 14,500 SF on Four Levels with Elevators

*In the Heart of it All*



- Very prime location
- Adjacent parking garage
- Modern interior
- Close to many amenities
- Walkable to Downtown
- Close major roadways
- Hotels within walking distance
- Close to all Universities

# The North Shore

**The North Shore is one of Pittsburgh's strongest Live-Work-Play areas with:**

- High volume restaurants
- Hotels
- Modern office buildings (35M SF)
- Residential
- World-class sports venues
- Regional entertainment destinations
- including Acrisure Stadium, PNC Park, Stage AE, Rivers Casino, The Andy Warhol Museum, Carnegie Science Center

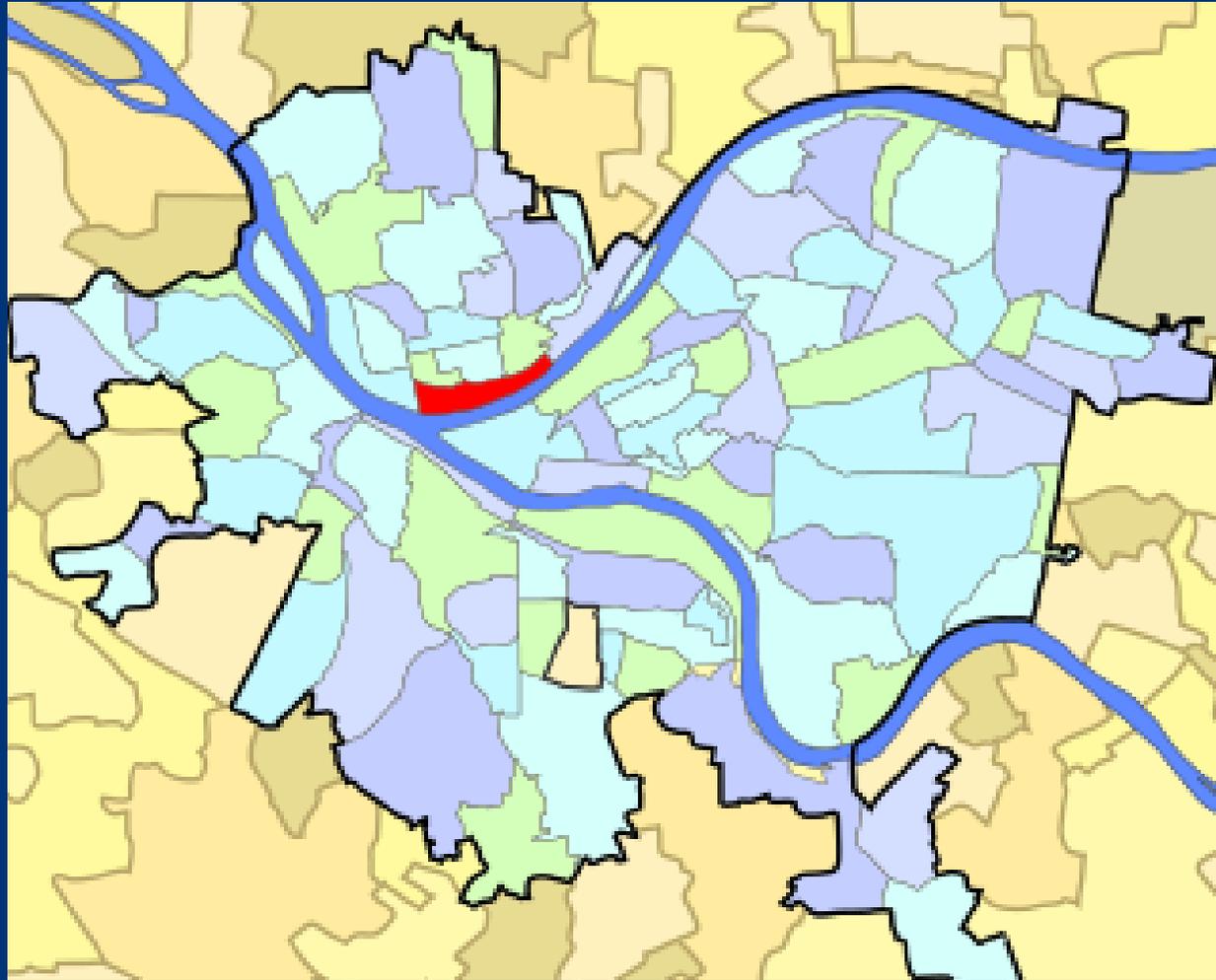
## **Surrounding tenants include**

Burgatory, Shorty's Pins x Pints, Southern Tier Brewing Co, Tequila Cowboy, Hyde Park Prime Steakhouse, McFadden's, Burn by Rocky Patel, The Foundry, & many more

**The North Shore is continuing its growth and expansion with new developments including:**

- Residential
- Hotels
- Six-story mixed-use building with an experiential restaurant and bar and an adjoining 30,000 SF outdoor plaza
- Esplanade, a \$600 million incredible mixed-use development with a giant Ferris Wheel

**accessible from everywhere**



## demographics

within three miles:

**Avg Household Income**

**\$87,365**

**Daytime Population**

**319,070**

**Population**

**150,516**

**Households**

**67,907**

within five miles:

**Avg Household Income**

**\$94,294**

**Daytime Population**

**527,693**

**Population**

**388,270**

**Households**

**180,144**



office park



office park

office park  
and  
restaurant row





NOVA   
Place



**P** Parking

DO NOT  
ENTER

EXIT

210

URBAN ELEMENTS  
Power Yoga & Indoor Cycling

Health and Wellness Center

208

North Shore  
SALOON

AVAILABLE  
412.297.8100

JENSEN'S CAPS & JACKETES

RALLY HOUSE

TrueView



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