



**5608 Wilkins Avenue – Pittsburgh, PA**  
**The Wilkins Building**

**100% occupied: Long-Term, Stable Tenants**

**14,400 SF Medical Office Building**

**PARKING LOT**

**Class A building ~ Well-Maintained**









THE WILKINS BUILDING

UPMC PRIMARY CARE

UPMC CHILDREN'S  
COMMUNITY PEDIATRICS

RE/MAX RE/MAX Realty Brokers  
Jill Portland, Broker/Owner

George J. Hadeed, D.M.D. • John L. Woldman, D.M.D.  
Specialists in Prosthodontics









Highland Park



Garfield

East Liberty

Friendship



West Penn  
Hospital

EASTSIDE



Bloomfield



Shadyside

Bakery Square  
regional mixed-use  
development



Shadyside  
Hospital

Squirrel Hill







*welcome to*

**SQUIRREL**



**HILL**

# Pittsburgh – One of America's Greatest Cities

**Pittsburgh**, a beautiful green city that's half-Midwest, half East-Coast... With a MSA of over 2.3 million people, Pittsburgh is renowned for its transformation from an industrial powerhouse to a national leader in **health care, education, & technology**.

**Pittsburgh** is home to large medical providers, including the University of Pittsburgh Medical Center, Allegheny Health Network, & 68 colleges and universities– including research and development leaders **Carnegie Mellon University** and the **University of Pittsburgh**.

Google, Apple, Bosch, Meta, Nokia, Duolingo, Autodesk, Amazon, Microsoft, and IBM are among some 1,600 technology firms with a presence in the city, generating \$20.7 billion in annual **Pittsburgh** payrolls.

**Pittsburgh's** diverse population is seen in its dozens of thriving neighborhoods, its sports (The City of Champions), a wonderful arts & and cultural community, nationally recognized restaurants & chefs, and much more!

**Squirrel Hill** is a thriving, diverse neighborhood close to Downtown Pittsburgh and all the major universities with a bustling business district, dense population, and strong real estate fundamentals.

**Squirrel Hill** is home to the charming, leafy campuses of Carnegie Mellon University and Chatham University, and features a cluster of indie clothing boutiques, chic decor shops and bookstores. It also has an eclectic mix of Asian and Indian eateries, famous pizza joints and other popular eateries. The Murray Hill Historic District is known for its Victorian houses, while Frick Park has woods and trails.

# Pittsburgh – Countless Accolades

**One of the Most Livable Cities in the World** | *Global Liveability Index*

**A Must Visit City** | *Esquire Magazine*

**One of the Top 10 Cities Techies Should Consider Moving to** | *Huffington Post*

**One of the Most Underrated Cities** | *Conde Nast Traveler*

**One of the Top 25 College Towns in the Nation** | *Wallethub*

**Zagat's Top Food City of 2015** | *Zagat*

**The Best Housing Market for Baby Boomers** | *Forbes*

**A Best Opportunity City** | *Forbes*

**One of the Top Three Best Cities in the U.S. For First-time Homebuyers** | *Lending Tree*

**One of the Most Affordable Cities to Retire** | *Livability.com*

**One of the Coolest Cities in the World** | *National Geographic*

**One of the Best Cities for Millennials** | *Niche.com*

**A Top U.S. Destination for Good Food** | *Yelp*

**Top City for Employee Satisfaction** | *inc.com*

**One of the Best Cities for Recreation** | *Wallethub*

**The Ultimate Urban Hike in the U.S.** | *Yahoo!*

**Travel Top Three Best Opportunity Cities** | *Forbes*

**Among the Top 10 Most Affordable Foodie Cities** | *Wallethub*

**Among the 20 Best Cities for 20-Somethings** | *Greatist.com*

**Most Fun City in America** | *Wallethub*

**Pittsburgh is One of the Best Cities For Family Vacations on a Budget** | *Parade Magazine*

**One of the World's Most Resilient Cities** | *Rockefeller Foundation*

**Heinz Field the 5th best stadium in the NFL** | *The Sporting News*

**Fourth among the 10 Most Welcoming Cities in the U.S.** | *Budget Travel*





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