



4433 Howley Street

FLEX / TECH OFFICE SPACE WITH PARKING FOR SALE OR LEASE
OWNER WILL RENOVATE TO SUIT



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Executive Summary

CBRE is pleased to present the property located at [4433 Howley Street, Pittsburgh, Pa 15224](#) (Lot & Block 49-M-288) for sale or lease.

This flex / office building currently consists of approx. 22,000 square feet with a private parking lot, high bay space, and multiple loading options. The site is just under half of an acre of well-located flat land. Current zoning is Local Neighborhood Commercial.

The Bloomfield location affords direct access to Lawrenceville, East Liberty, the Strip, and Downtown via the Bloomfield Bridge.

There is a major mixed-use development project known as Bloomfield Square in process on the 2 acre site across Howley Street. This development is currently planned to include a new grocery store, retail, 191 apartments, a large public plaza, and 260 parking spaces.

The property owner is able to partner with potential purchasers or tenants to renovate to suit



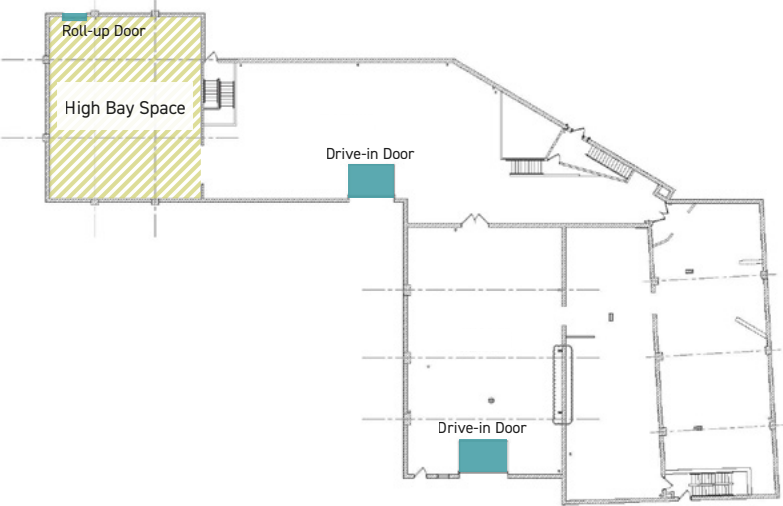
Building Features

4433 HOWLEY STREET,
PITTSBURGH, PA 15206

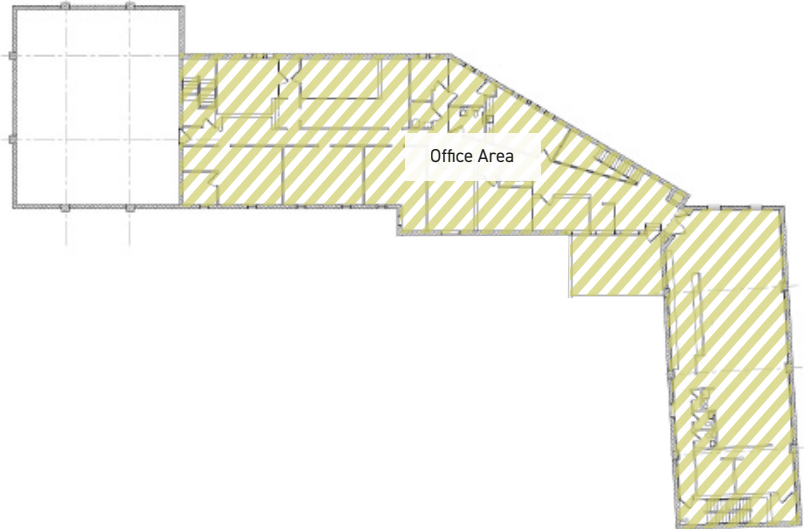
- + On-site parking: 30 Spaces
- + Excellent Visibility with Exterior Signage Possible
- + Outstanding Public Transit Access
- + Convenient East End Location
- + 2,000 - 22,000 Sq. Ft. of Flex / Office Space with Loading & High Ceilings Available

Floor plans

FIRST FLOOR | APPROX. 14,000 SQ. FT.

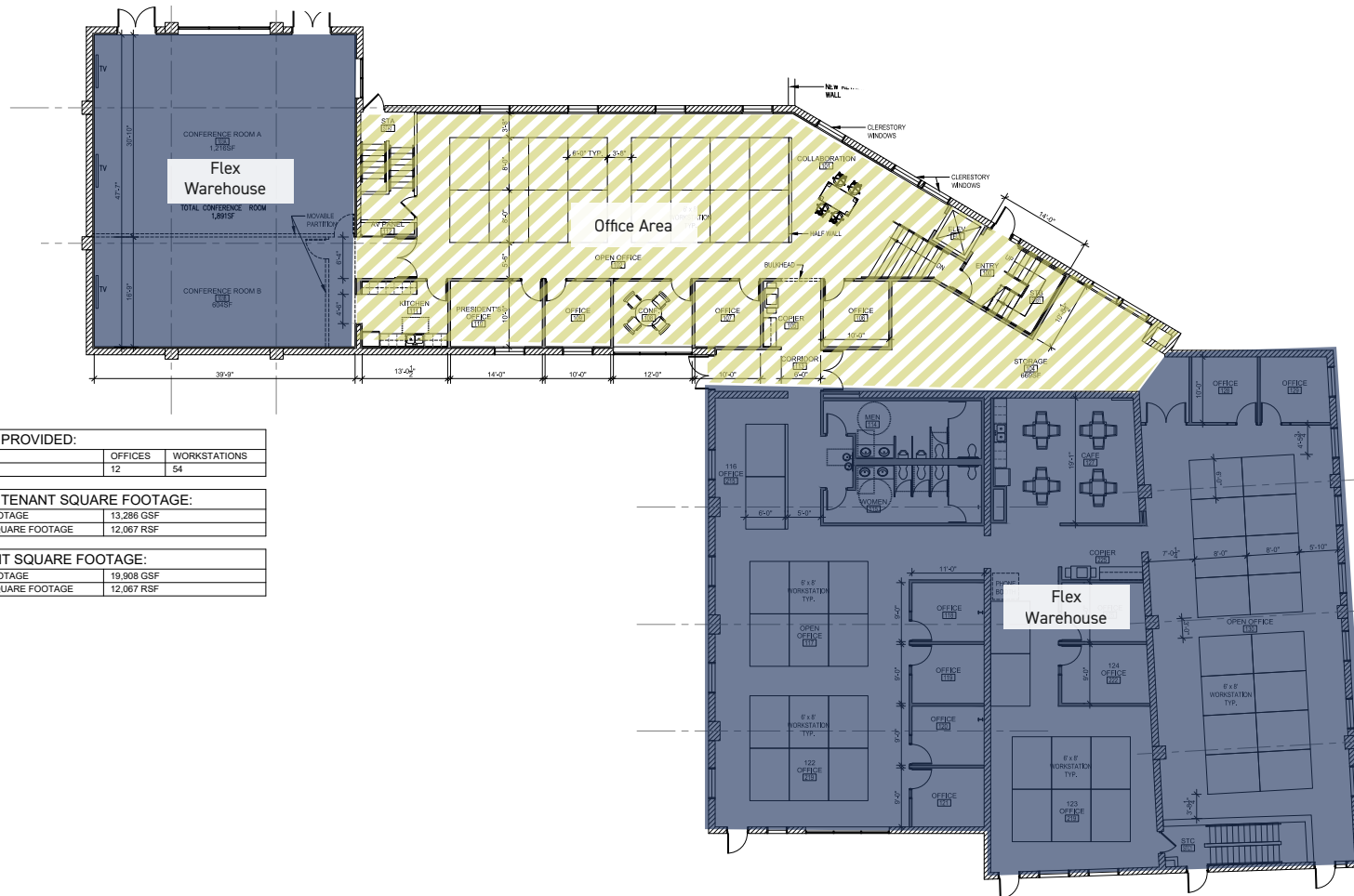


SECOND FLOOR | APPROX. 8,000 SQ. FT.



Sample Layouts

FIRST FLOOR | 14,000 SQ. FT.



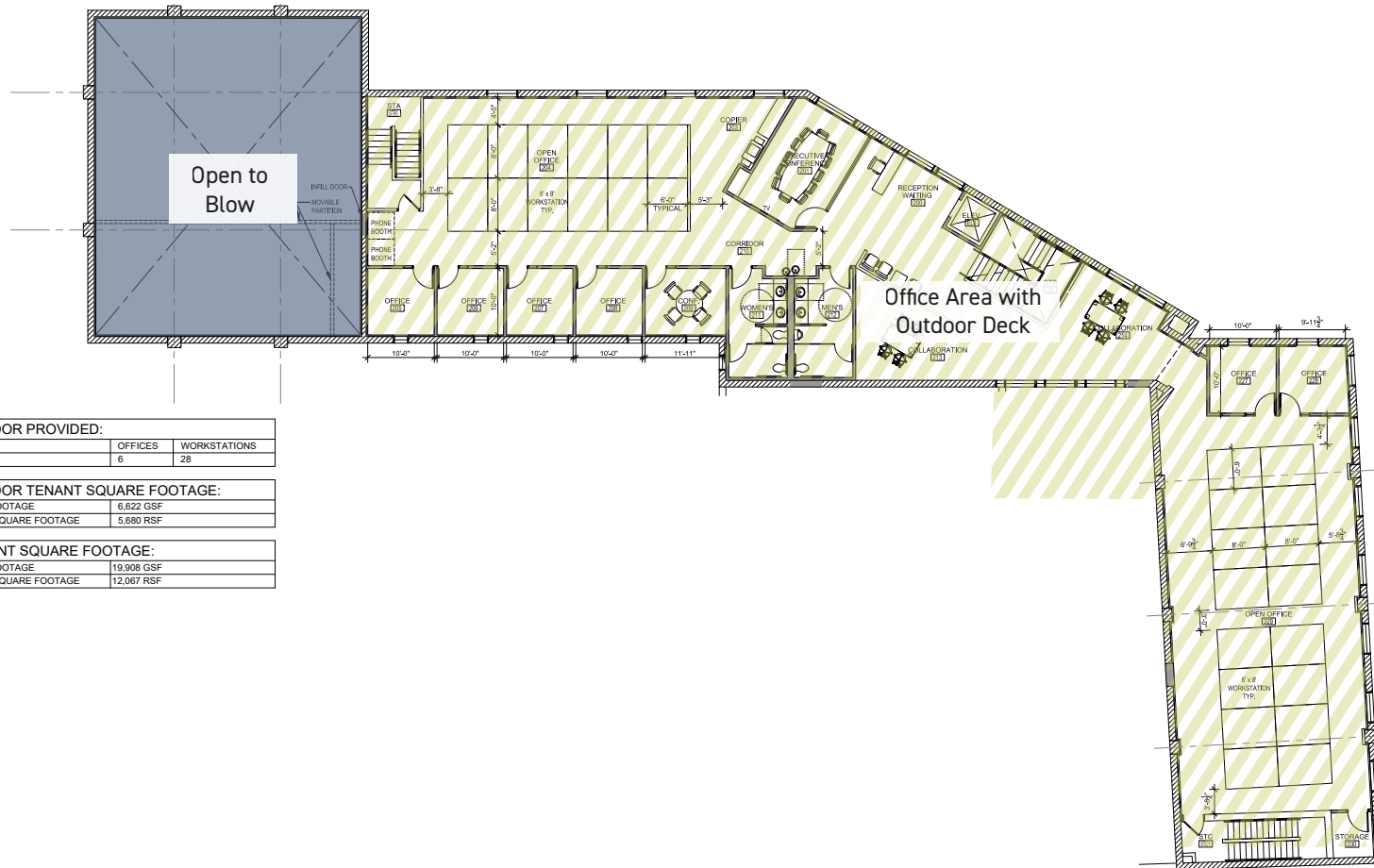
| FIRST FLOOR PROVIDED: | | |
|-----------------------|---------|--------------|
| | OFFICES | WORKSTATIONS |
| TOTAL | 12 | 54 |

| FIRST FLOOR TENANT SQUARE FOOTAGE: | |
|------------------------------------|------------|
| GROSS SQUARE FOOTAGE | 13,286 GSF |
| BOMA RENTABLE SQUARE FOOTAGE | 12,067 RSF |

| TOTAL TENANT SQUARE FOOTAGE: | |
|------------------------------|------------|
| GROSS SQUARE FOOTAGE | 19,908 GSF |
| BOMA RENTABLE SQUARE FOOTAGE | 12,067 RSF |

Sample Layouts

SECOND FLOOR | 8,000 SQ. FT.

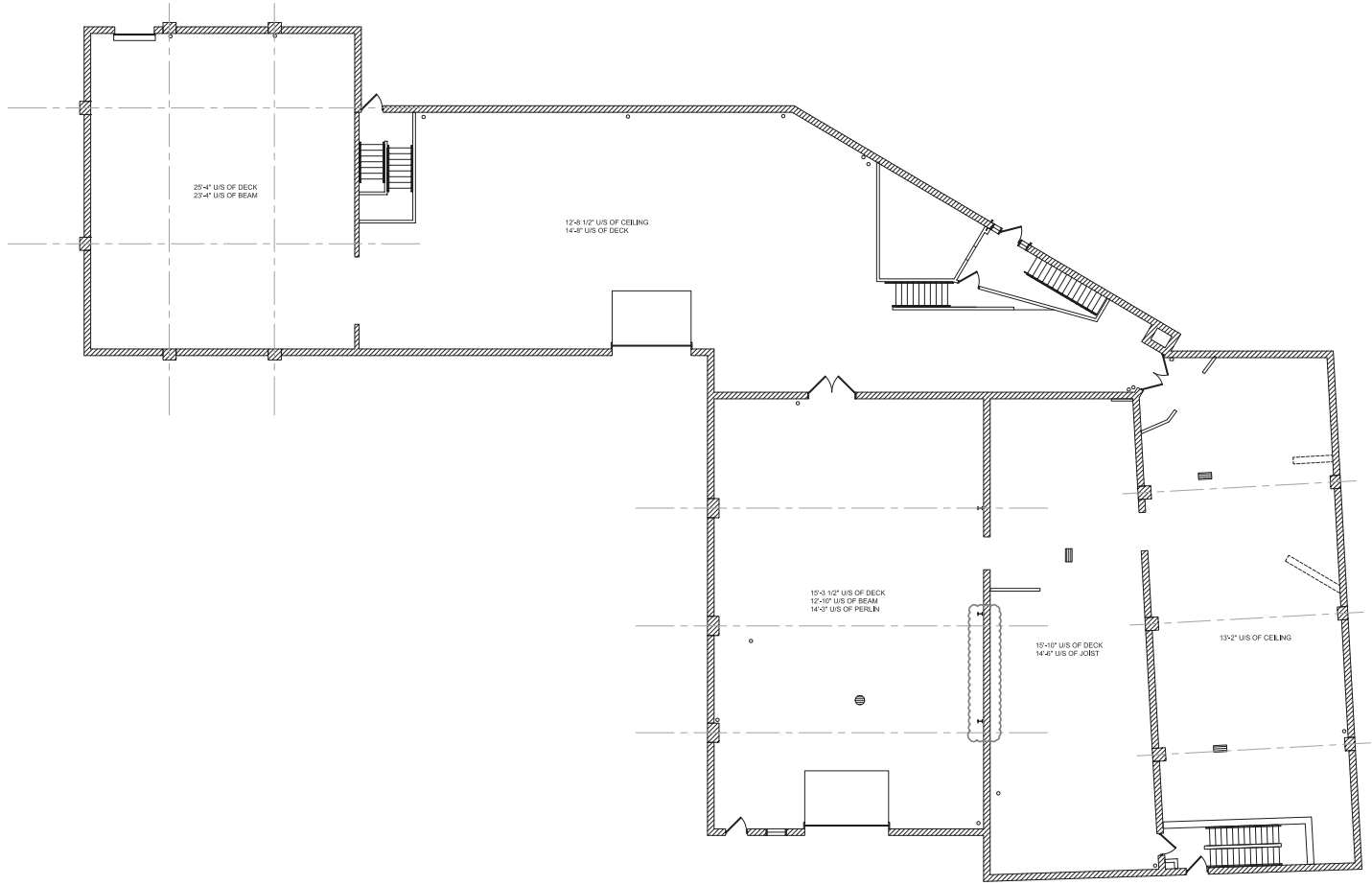


| SECOND FLOOR PROVIDED: | | |
|------------------------|---------|--------------|
| | OFFICES | WORKSTATIONS |
| TOTAL | 6 | 28 |

| SECOND FLOOR TENANT SQUARE FOOTAGE: | |
|-------------------------------------|-----------|
| GROSS SQUARE FOOTAGE | 6,622 GSF |
| BOMA RENTABLE SQUARE FOOTAGE | 5,680 RSF |

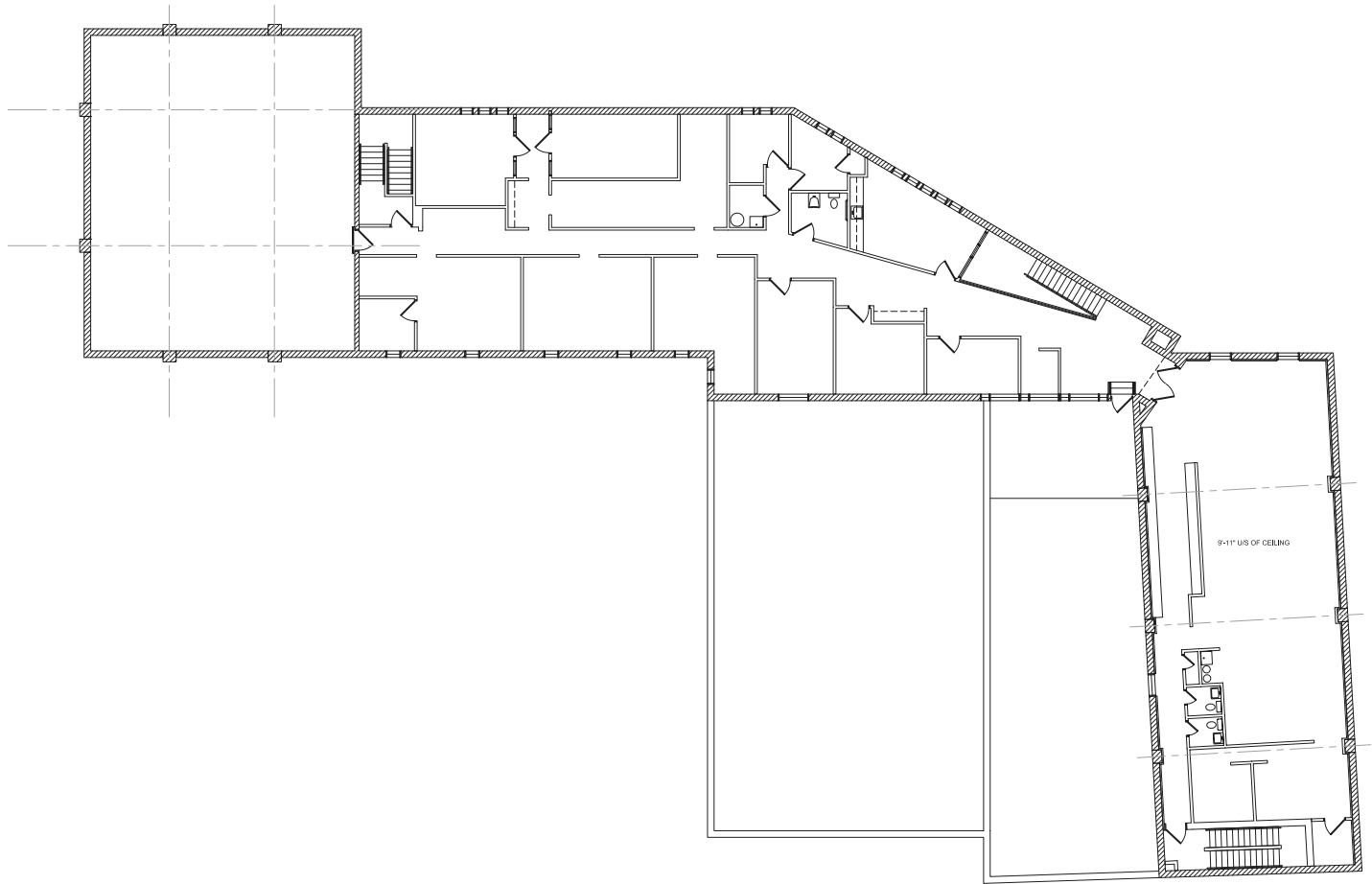
| TOTAL TENANT SQUARE FOOTAGE: | |
|------------------------------|------------|
| GROSS SQUARE FOOTAGE | 19,908 GSF |
| BOMA RENTABLE SQUARE FOOTAGE | 12,067 RSF |

1st Floor As Built



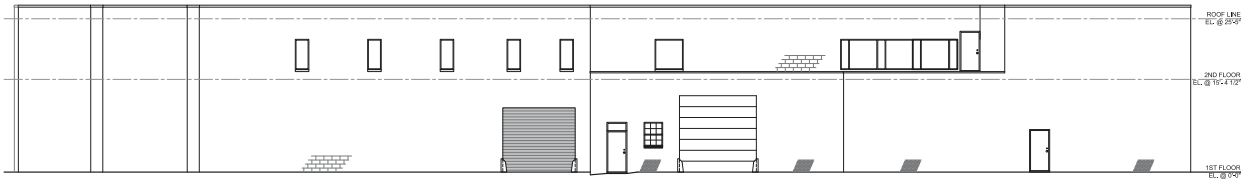
1 Existing Conditions @ FIRST FLOOR
A2.01 SCALE: 3/8" = 1'-0"

2nd Floor As Built

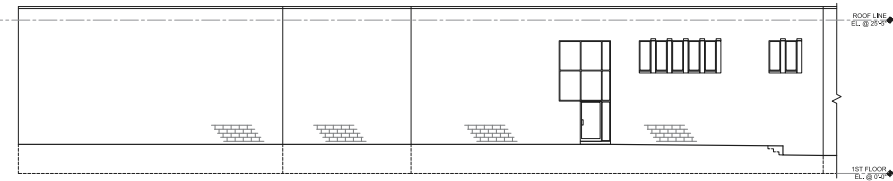


1 Existing Conditions @ SECOND FLOOR
A2.02 SCALE: 3/8" = 1'-0"

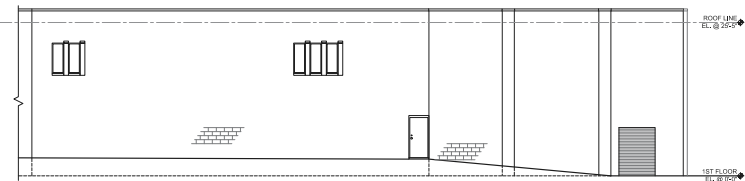
Elevation



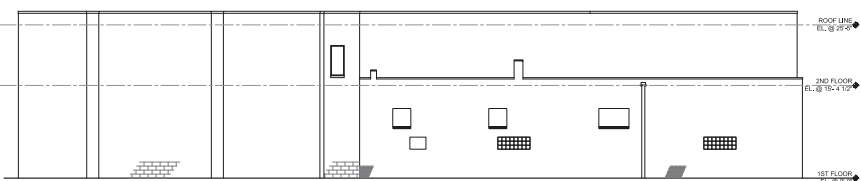
1 Existing Conditions @ EXTERIOR ELEVATION
A7.01 SCALE: 1/8" = 1'-0"



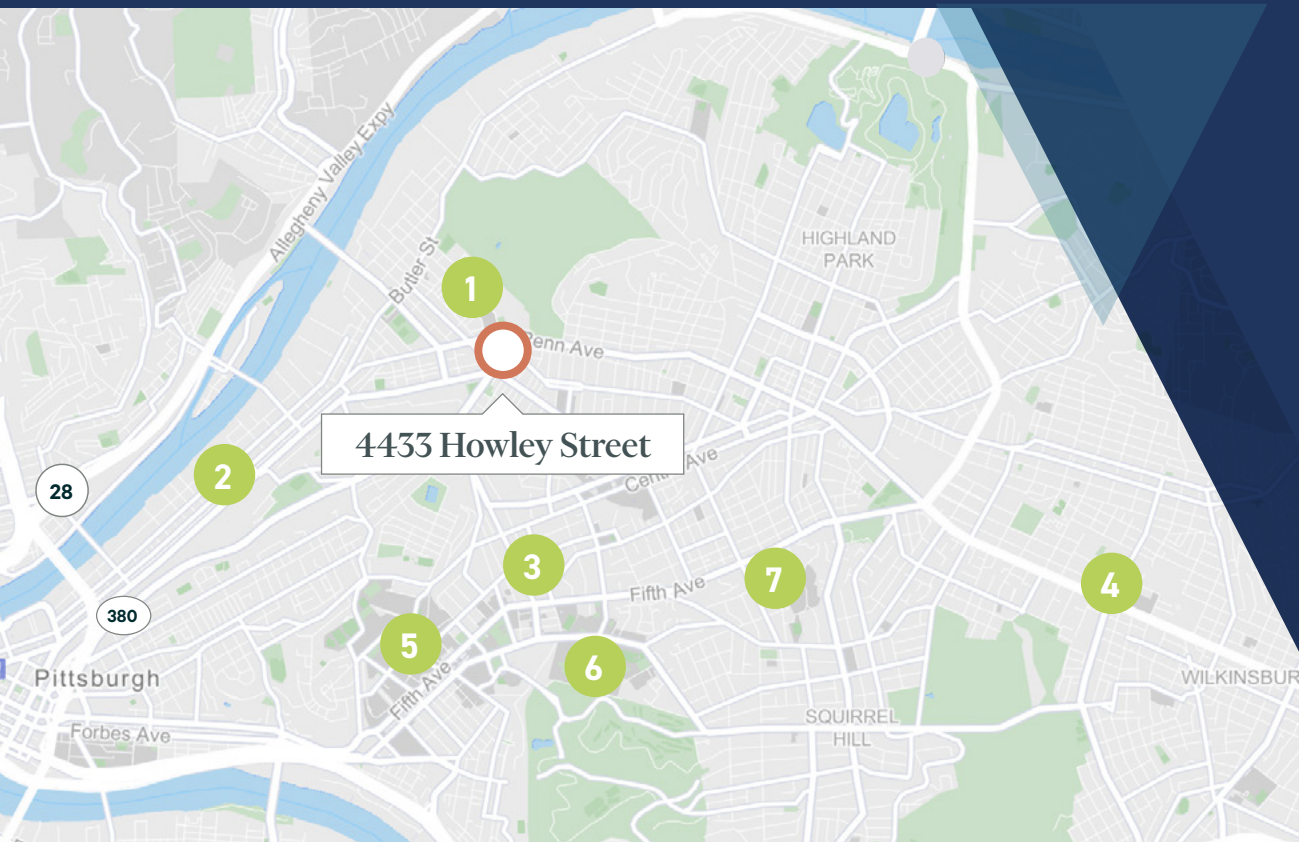
2 Existing Conditions @ EXTERIOR ELEVATION
A7.01 SCALE: 1/8" = 1'-0"



3 Existing Conditions @ EXTERIOR ELEVATION
A7.01 SCALE: 1/8" = 1'-0"



4 Existing Conditions @ EXTERIOR ELEVATION
A7.01 SCALE: 1/8" = 1'-0"



4433 Howley Street

Noteworthy Neighbors

- 1 UPMC | CHILDREN'S HOSPITAL OF PITTSBURGH
- 2 STRIP DISTRICT
- 3 UPMC Shadyside
- 4 ROCKWELL PARK
- 5  University of Pittsburgh
- 6 Carnegie Mellon University
- 7 chatham UNIVERSITY



Downtown Pittsburgh

Strip District

Lawrenceville

4433 Howley Street

Bloomfield

UPMC | CHILDREN'S HOSPITAL OF PITTSBURGH

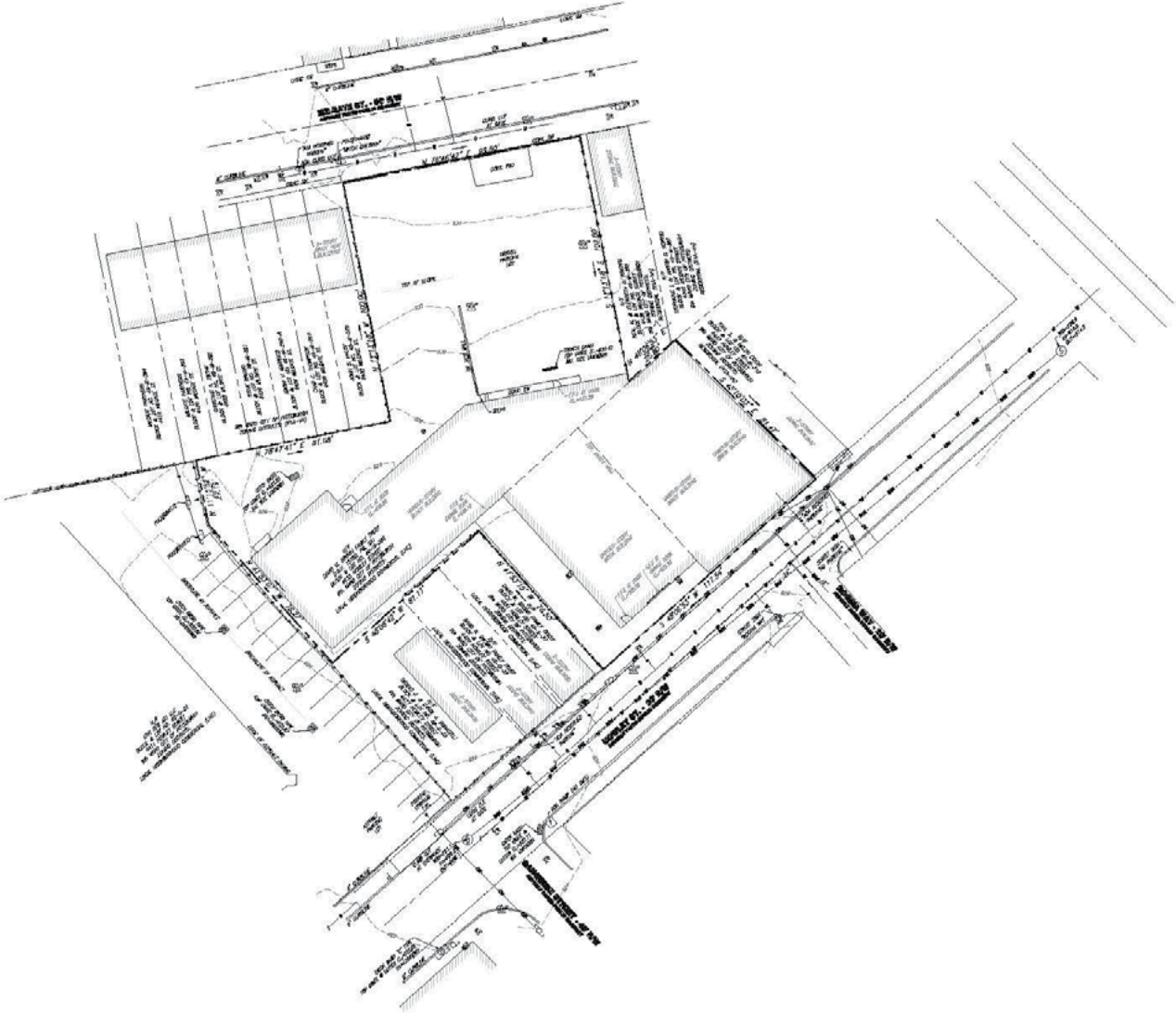


FOR SALE OR LEASE

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Survey



Contact Us

Andrew B Miller, CCIM

Senior Vice President

+1 412 394 9807

andrew.miller@cbre.com

JEB Berlin

Associate

+1 412 471 9500

jeb.berlin@cbre.com

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