



5151 Butler Street

Pittsburgh, PA



LAWRENCEVILLE NEIGHBORHOOD

Office/Retail for Lease

LEASING CONTACT

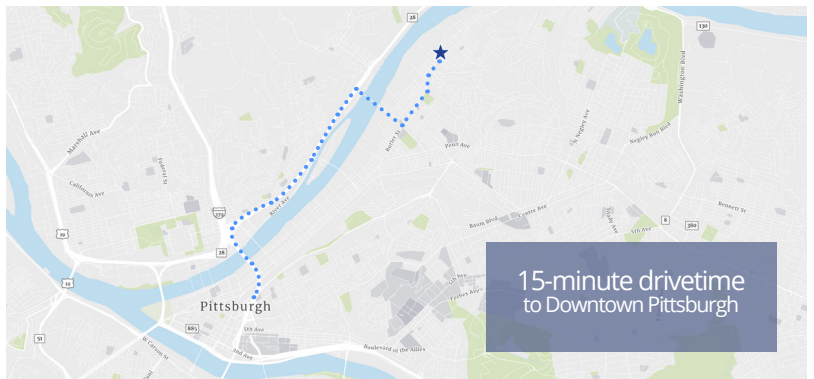
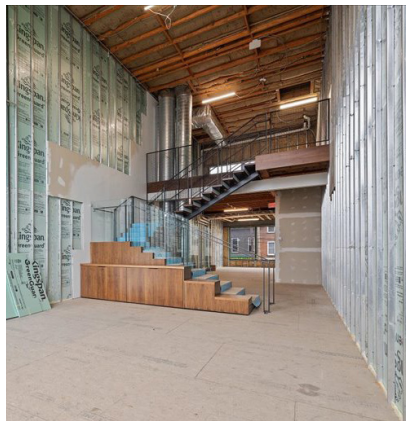


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Property Features

- ±2,000 SF of rentable space, including a mezzanine level and outdoor rooftop deck.
- Onstreet parking with possible options for offstreet parking.
- Open floor plan, ample natural light, and versatile interior space.
- Surrounded by walkable amenities, including bars, restaurants, and local retailers.
- Central location with easy access to Rt. 28, I-76, I-279, and I-79.

±2,000 SF FOR RENT • ZONED LNC • OFFICE/RETAIL TENANCY
Space to be delivered as Vanilla Box.

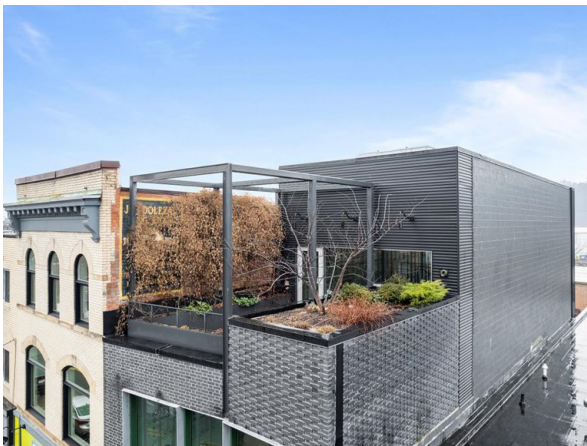
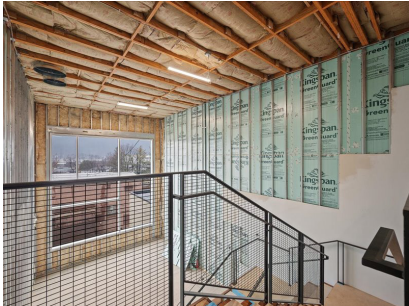


15-minute drivetime to Downtown Pittsburgh

Nearby Retailers



Upper Lawrenceville PITTSBURGH MSA



Property Location

- Lawrenceville is one of Pittsburgh's largest neighborhoods, consisting of Upper, Central, and Lower distinctions.
- The Lawrenceville neighborhood centrally located, within a 15-minute drivetime of Downtown, the North Shore, and Oakland.
- Butler Street receives 13,000+ ADT, offering office/retail users prominent visibility on a popular Pittsburgh thoroughway.
- The property borders a residential area, providing ample foot traffic year-round; Butler Street is also the location of multiple community events and festivals throughout offering retailers multiple opportunities for customer exposure.

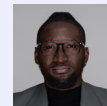
1-Mile Radius Demographics

AVERAGE
Income
\$100,432

SURROUNDING
Population
13,692

SURROUNDING
Businesses
597

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