



**EVERYTHING
OLD IS NEW
AGAIN.**

**1600
SMALLMAN**

EXPERTLY RESTORED RETAIL FOR LEASE BY McCAFFERY



1600 SMALLMAN

— PITTSBURGH —

DEVELOPMENT OVERVIEW

Historic redevelopment of 1921 structure

21,500 RSF of street-front retail and 140,000
RSF of contemporary office space

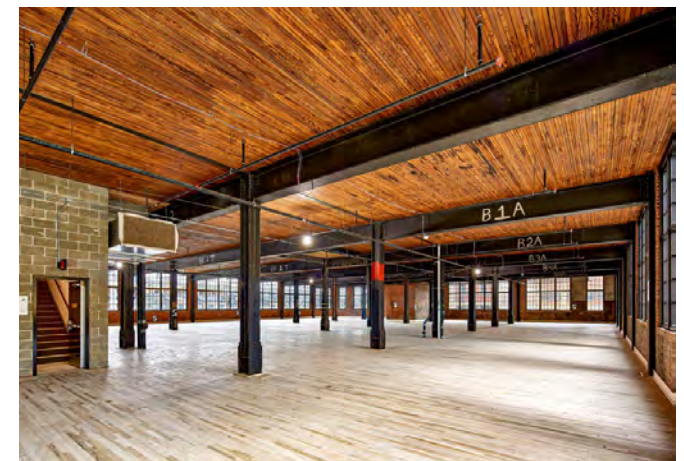
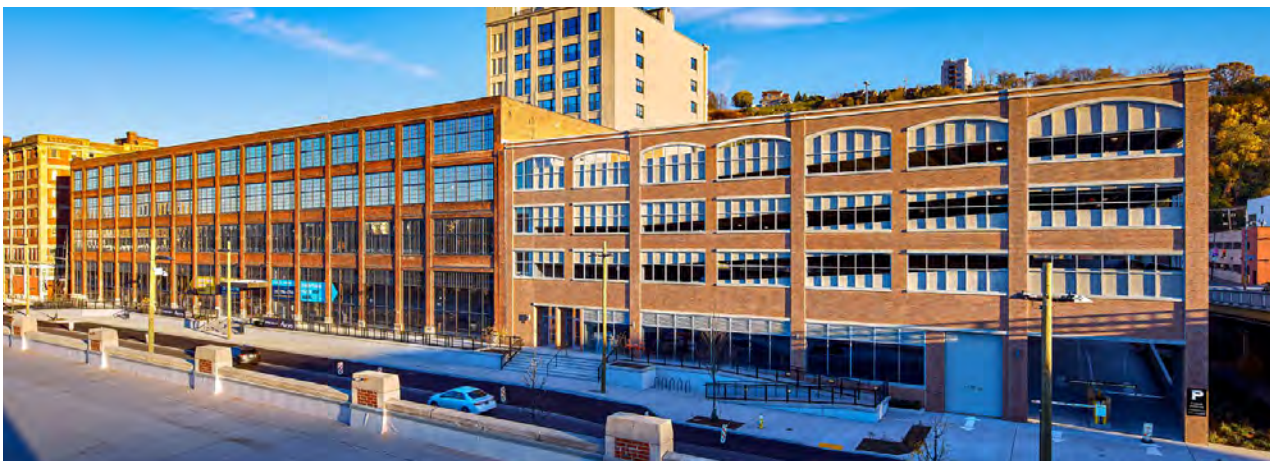
Home to Aurora's new headquarters

Energy-efficient 22' ceilings and warehouse
windows provide modern, industrial chic feel

Easy-to-access Smallman Street loading dock

178-stall covered parking garage

New renovation offers unique customization
opportunities



1600 SMALLMAN
PITTSBURGH

McCAFFERY

ONE-OF-A-KIND RETAIL

Home to Aurora Innovation headquarters and adjacent to the five-block-long restored Strip District Terminal, 1600 Smallman offers a unique retail opportunity to take advantage of the burgeoning residential and creative workforce traffic in Pittsburgh's most vibrant neighborhood.



HIGH CEILINGS

Consistent 22 ft. ceiling heights



OVERSIZE WINDOWS

Large windows abound, filling the spaces with natural light

900+

BUILDING USERS

Daily workforce of office employees at Aurora



PARKING

Abundant garage and street parking



LOADING DOCK

Outdoor dock space on Smallman St.



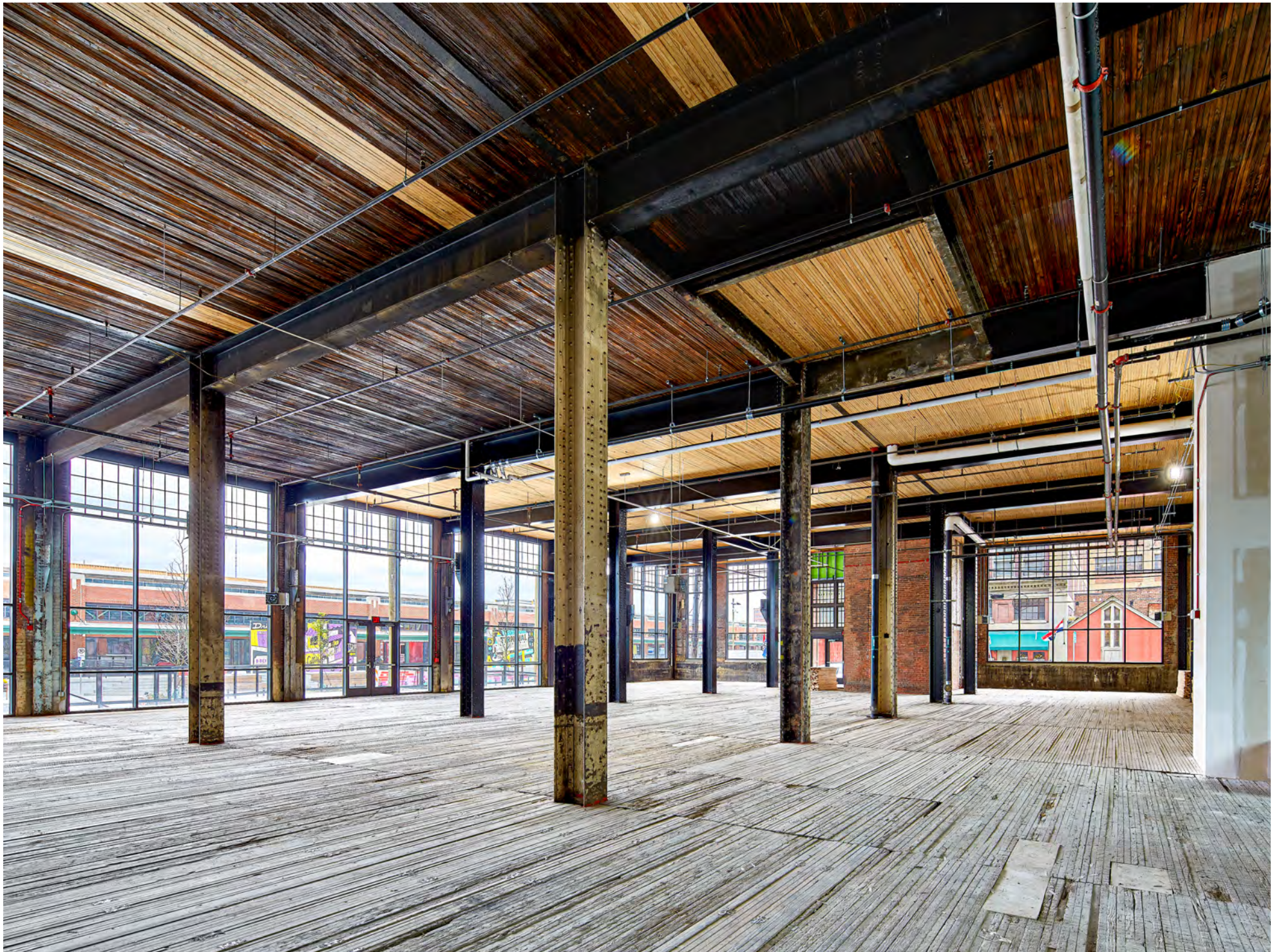
SUSTAINABLE DESIGN

LEED Silver design



1600 SMALLMAN
PITTSBURGH

McCAFFERY



1600 SMALLMAN
PITTSBURGH
















McCAFFERY

NOTABLE NEIGHBOR

THE TERMINAL

1600 Smallman is located across the street from McCaffery's redevelopment of the iconic Terminal building, which has been repositioned to house 160,000 SF of shops, restaurants, entertainment venues, fitness offerings, and offices. The Terminal offers year-round programming such as markets, concerts, festivals, fitness pop-ups and more. And, since both buildings are managed by McCaffery, tenants at 1600 Smallman are always included in the action.



			city grows
			
			
	PLAYA BOWLS	posman books	
Puttshack		SHAKE SHACK	[solidcore]
	STARBUCKS		WALK RUN LIFT

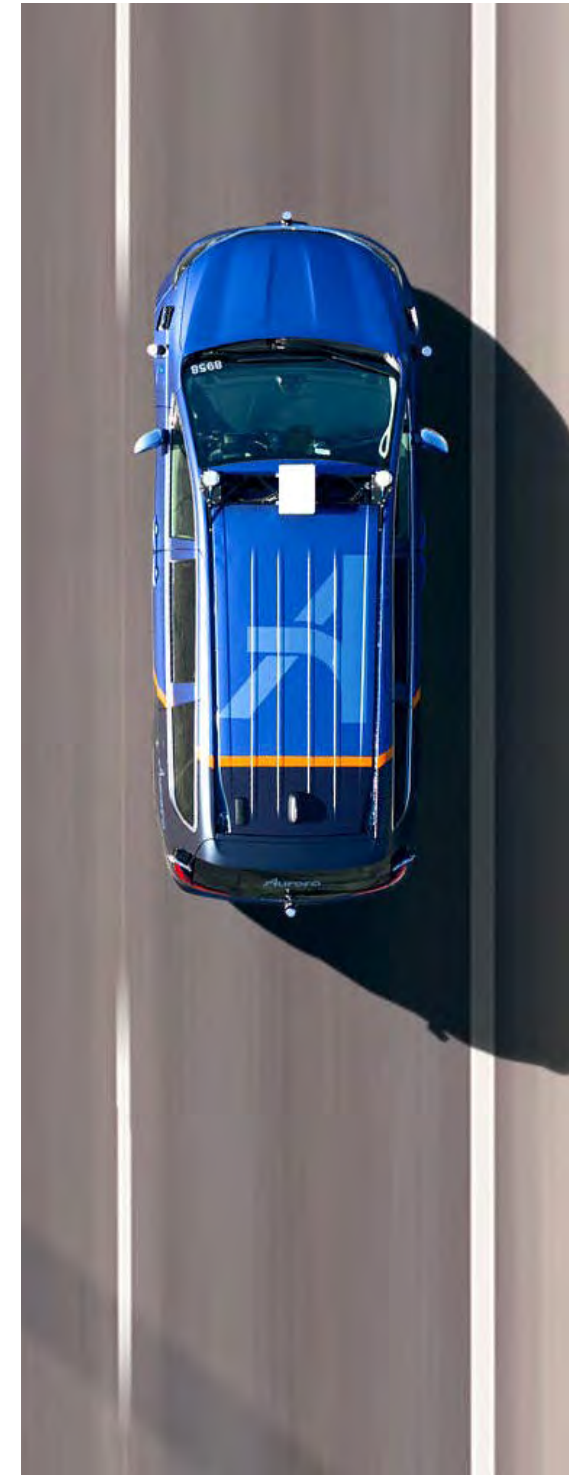
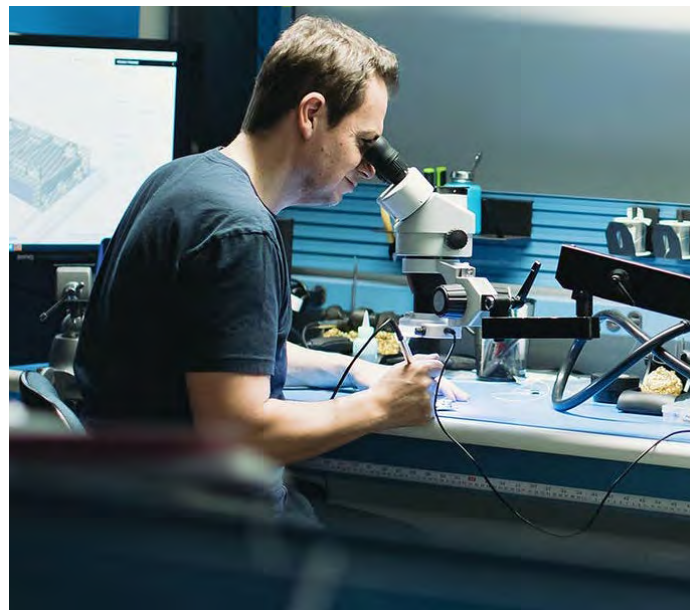
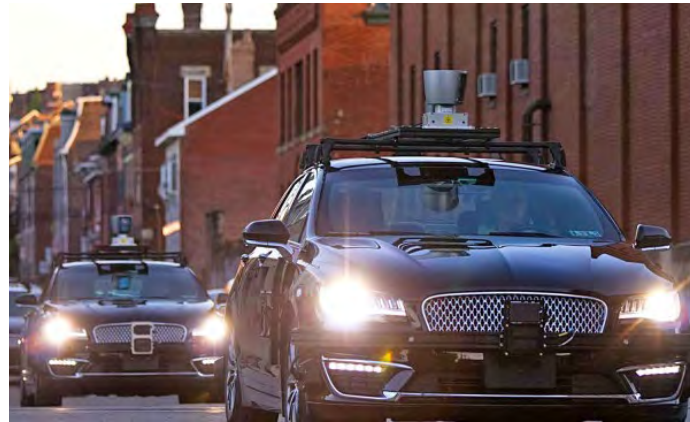
THE *Strip District*

FROM INDUSTRIAL TO INNOVATIVE

The industrial warehouse spaces and their proximity to several of Pittsburgh's prestigious educational institutions such as Carnegie Mellon University has helped make the Strip District the ideal home to the regional headquarters of some of the world's most innovative companies. The Strip District has been dubbed "The Silicon Strip," and has attracted tech powerhouse tenants such as Argo, Facebook, Apple, Bombardier, and Uber.

In-building tenant **Aurora Innovation** has taken over 140,000 square feet at 1600 Smallman. Their new space is home to a cross-section of employees — from engineers and technical operations to recruiting and IT — and features a shop to house their vehicle fleet.

And across Smallman Street, Facebook now occupies 100,000+ square feet of office space.



Welcome to “THE SILICON STRIP”

The industrial warehouse spaces and their proximity to several of Pittsburgh’s prestigious educational institutions, such as Carnegie Mellon University, has made the Strip District home to the regional headquarters of some of the world’s most innovative companies. For many, the Strip District has been renamed “The Silicon Strip.”

27th Most Innovative &
Creative City in America

(Innovation Cities, 2022-2023)

#7 Metro Area for
STEM Professionals

(Wallethub, 2023)

A Top 10 Best City
for College Grads

(LanternCredit, 2022)

#5 Best U.S.
City for Jobs

(Wallethub, 2023)

#10 Best Cities for
Young Professionals

(Niche.com, 2023)



TECHNOLOGY EMPLOYERS

Within 1 mile of 1600 Smallman

EXCELITAS
TECHNOLOGIES



ALSTOM
· mobility by nature ·

Honeywell

BOSCH

innovu

Aurora

net health.

bossanova

Meta

Petuum

NOTABLE NEIGHBORS

- Shopping
- Booze/Entertainment
- Dining
- Purveyor / Grocery
- Coffee Shop
- Bank

ALLEGHENY RIVER

Pittsburgh Cruise Lines

16TH ST BRIDGE

RIVERFRONT LANDING PHASE II
(443 Apartments)

EDGE 1909
(364 Apartments)

HELM ON ALLEGHENY
(220 micro units)

CORK FACTORY LOFTS
(297 apartments)

DISTRICT 15
(105,000 SF Office)
facebook

STRIP DISTRICT BROWNSTONES
(46 Townhomes)

THE TERMINAL
Strip District

- City Winery
- Oddfellows
- Posman Books
- Solidcore
- Mayweather Boxing
- City Grovs
- Envy Nails
- OnPar Now
- Sandbox VR
- Chipotle
- Starbucks
- Playa Bowls
- Puttshack
- Hieber's Pharmacy
- Shake Shack
- Aslin Beer Co.
- Stretchlab
- PrimoHoagies
- Walk Run Lift
- Clean Your Dirty Face
- Novo Food Hall
- Fine Wine & Good Spirits

BRICKWORKS
Development details TBD

- Cioppino
- Coop De Ville
- Osteria 2350
- Salon Sola
- Meraki Studio
- Wigle Whiskey

1501 PENN
(550,000 SF Office)
2024 Delivery

1600 SMALLMAN
PITTSBURGH

- Balvanera

- Mahla & Co Antiques
- Numismatic Rarities
- Jo-Mar Provisions
- Iron Born
- Edgar's Best Tacos
- The Olive Tap
- East End Brewery
- Fort Pitt Trading
- Primanti Bros.

- Cavo
- Kaya
- Allegheeny Coffee Atelier de Fer
- R Wine Cellar
- Peace, Love & Little Donuts

- Pamela's Diner
- Bonafide Beer Co.
- Steel City
- Salt
- Mon Amee
- PA Libations
- Sam's in the Strip
- Roxanne's
- The Beehive
- Strip District Meats
- Art of Steel
- Ymzer's
- Penn Animal Hospital

- Kelly O's Diner
- Mullaney's Harp & Fiddle

- Cafetano Coffee Roasters
- Maiku Sushi
- Gene Sane's Interior Design
- Lotus Food Company

- Wholey's
- Andy's
- Sushi Bar
- Mancini's Bread Co.
- Prestogorge Coffee & Tea
- Peppi's
- In The Kitchen
- Labard's Cafe & Grocery
- Penzy's
- Spices
- Sambok Korean Grocery
- 18TH ST
- BA Trading
- Stan's Market
- Jimmy & Nino
- Sunsert Co
- Penn Avenue Pottery
- Black and Gold
- Forever

- Artisan Market
- Allegheeny Coffee
- Cafe Raymond
- My Sweet Lily
- DeLuca's
- Lucy's
- Lerty's
- PNC
- Reyna Foods
- Papa J's Twin Plaza

- Steel City
- Salt
- Mon Amee
- PA Libations
- Sam's in the Strip
- Roxanne's
- The Beehive
- Strip District Meats
- Art of Steel
- Ymzer's
- Penn Animal Hospital

- Mullaney's Harp & Fiddle

- Home Decor Liquidators

- 17TH ST
- Helldown Brewing
- 1700 Penn
- love, Pittsburgh
- Parma Sausage
- Schorin Co
- Ymzer's
- Schorin
- Pgh P Sports
- Insurrection AleWorks Taproom
- Roland's Seafood Grill
- Little Bangkok
- General Merch Outlet
- Beila Notte

- 19TH ST
- Stan's Market
- Jimmy & Nino
- Sunsert Co
- Penn Avenue Pottery
- Black and Gold
- Forever
- Artisan Market
- Allegheeny Coffee
- Cafe Raymond
- My Sweet Lily
- DeLuca's
- Lucy's
- Lerty's
- PNC
- Reyna Foods
- Papa J's Twin Plaza

- 19TH ST
- Stan's Market
- Jimmy & Nino
- Sunsert Co
- Penn Avenue Pottery
- Black and Gold
- Forever
- Artisan Market
- Allegheeny Coffee
- Cafe Raymond
- My Sweet Lily
- DeLuca's
- Lucy's
- Lerty's
- PNC
- Reyna Foods
- Papa J's Twin Plaza

- WFF Oriental Mkt

16TH ST

17TH ST

20TH ST

21ST ST

22ND ST

23RD ST

24TH ST

LIBERTY AVE

LIBERTY AVE

SPRING WAY

MULBERRY WAY

ACCESSIBILITY



BY CAR

- 4 minutes Downtown Pittsburgh
- 4 minutes Lawrenceville
- 5 minutes PNC Park
- 5 minutes Heinz Field
- 8 minutes University of Pittsburgh
- 8 minutes Duquesne University
- 11 minutes Carnegie Mellon University

PARKING

- 323 spaces In-building & at The Terminal
- 427 spaces Cork Factory Garage
- 575 spaces The Hub at 3 Crossings

+ 5 public surface parking lots within ½ mile



BY BIKE

- Three Rivers Heritage Trail Access
- 100 bike stalls at The Hub at 3 Crossings
- Healthy Ride Pittsburgh Station on-site
- 10 blocks of protected bike lanes along Penn Ave.



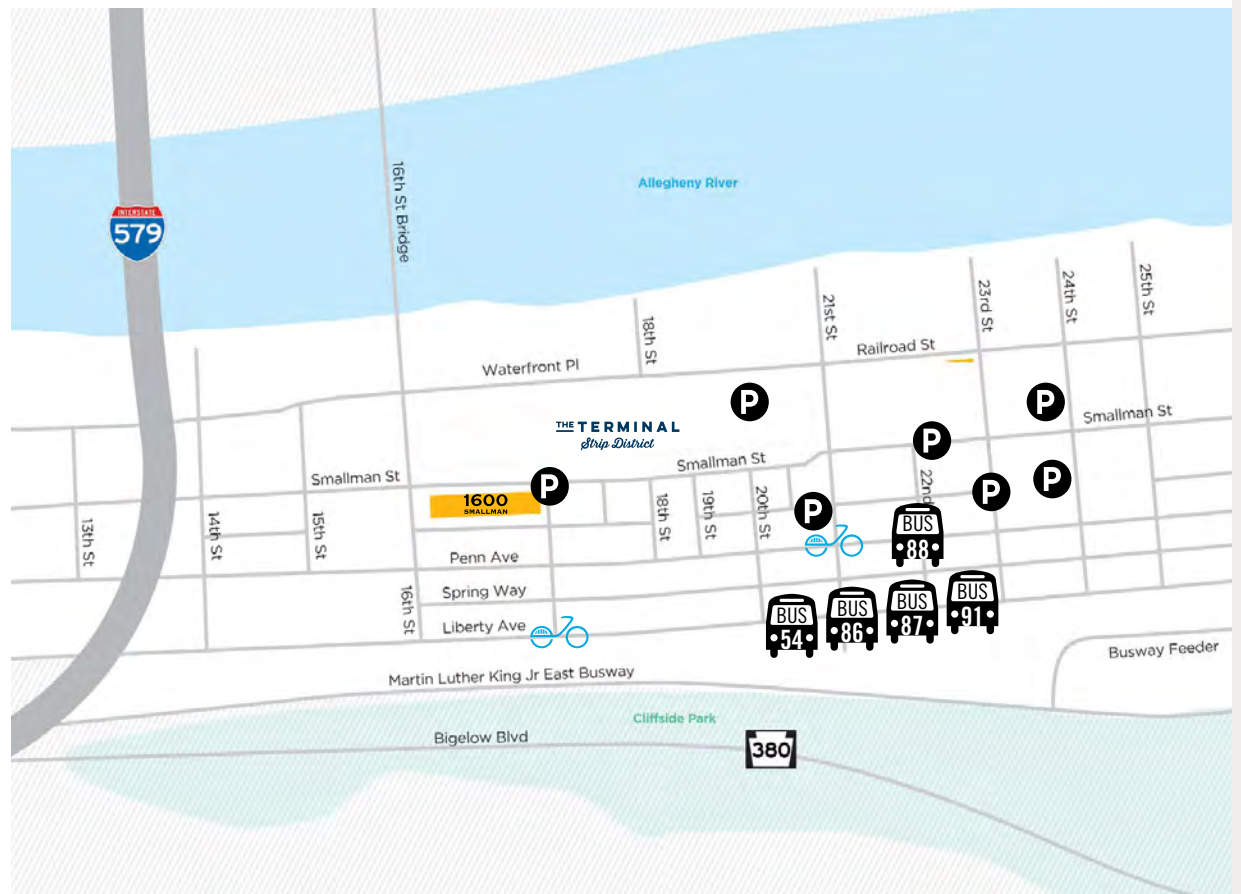
BY BUS

The 54, 86, 87, 88, and 91 travel through the Strip District with stops on Liberty and/or Penn Avenue.



BY FOOT

1600 Smallman is at the center of the Strip District's colorful entertainment district, just steps from its eclectic food purveyors, hip galleries, hot eateries, and trendy breweries and distilleries.

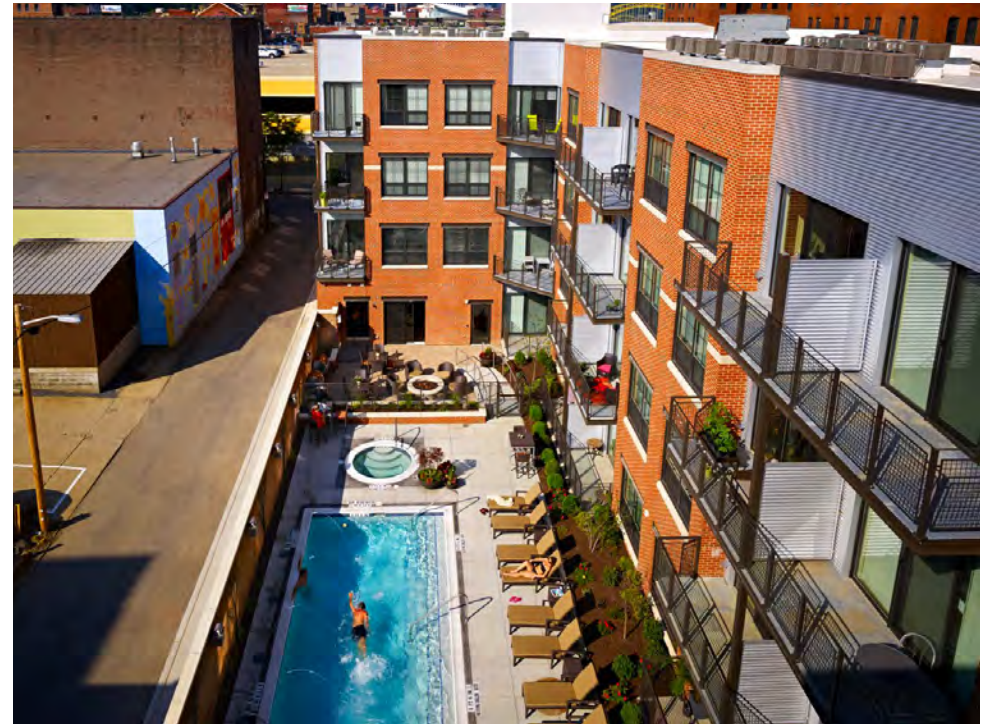


\$140,658

AVERAGE HOUSEHOLD INCOME IN STRIP DISTRICT

\$100,058

AVERAGE DISPOSABLE INCOME IN STRIP DISTRICT



42.1%

RESIDENTS WITH BACHELOR'S DEGREES IN STRIP DISTRICT



\$504,054

AVERAGE HOME VALUE IN STRIP DISTRICT

SITE PLAN

1600 SMALLMAN



SIGNED LEASE **LEASE NEGOTIATIONS**

1600 SMALLMAN

**TO LEARN MORE OR
TAKE A TOUR, CONTACT:**

ROSS MODJESKA

312-784-2758

rmodjeska@mccafferyinc.com

McCAFFERY