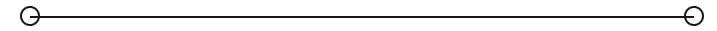


OFFERING MEMORANDUM

For Lease | Office Space | Carnegie

102 BROADWAY STREET

Carnegie, PA 15106



PRESENTED BY:

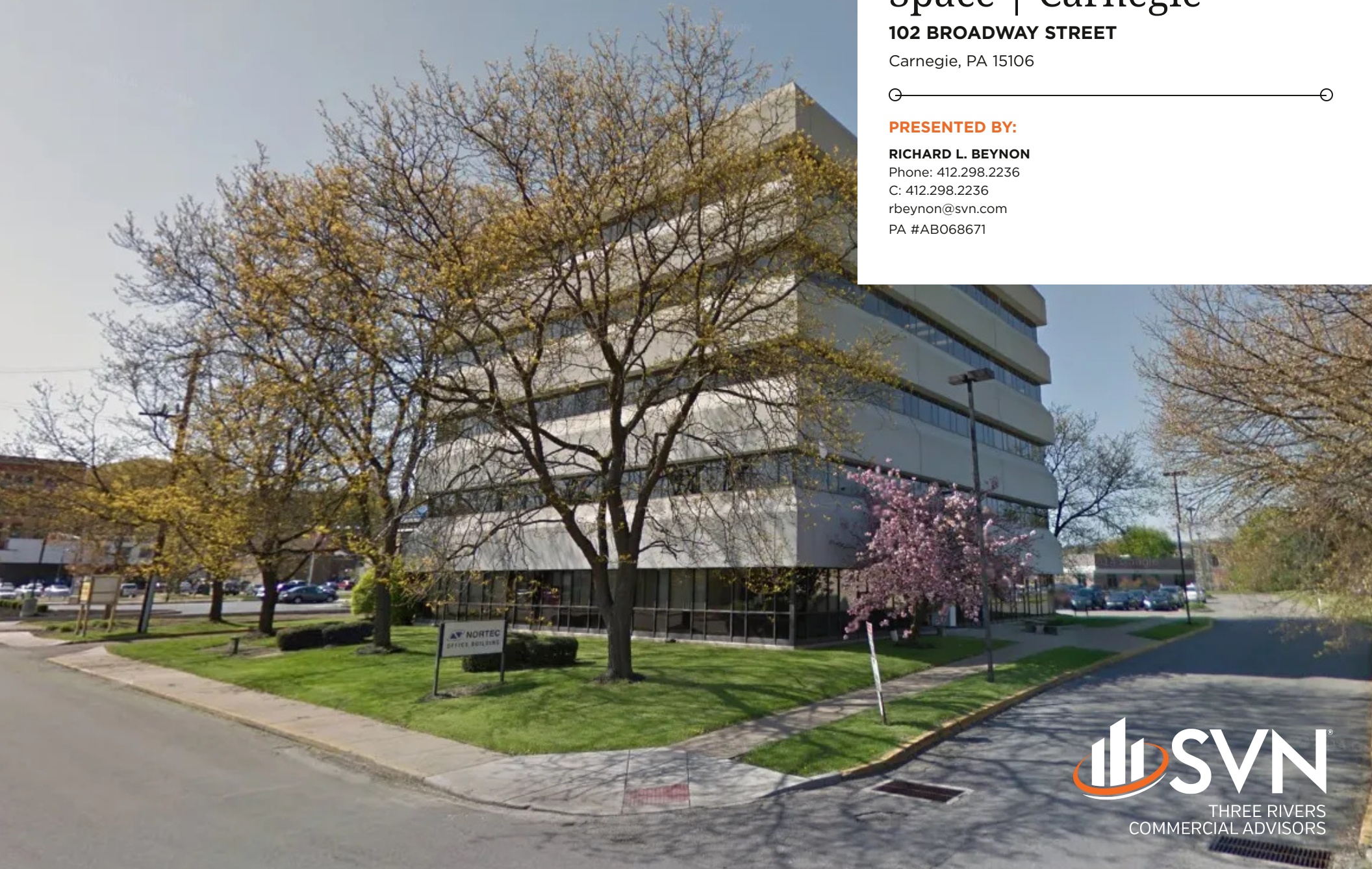
RICHARD L. BEYNON

Phone: 412.298.2236

C: 412.298.2236

rbeynon@svn.com

PA #AB068671



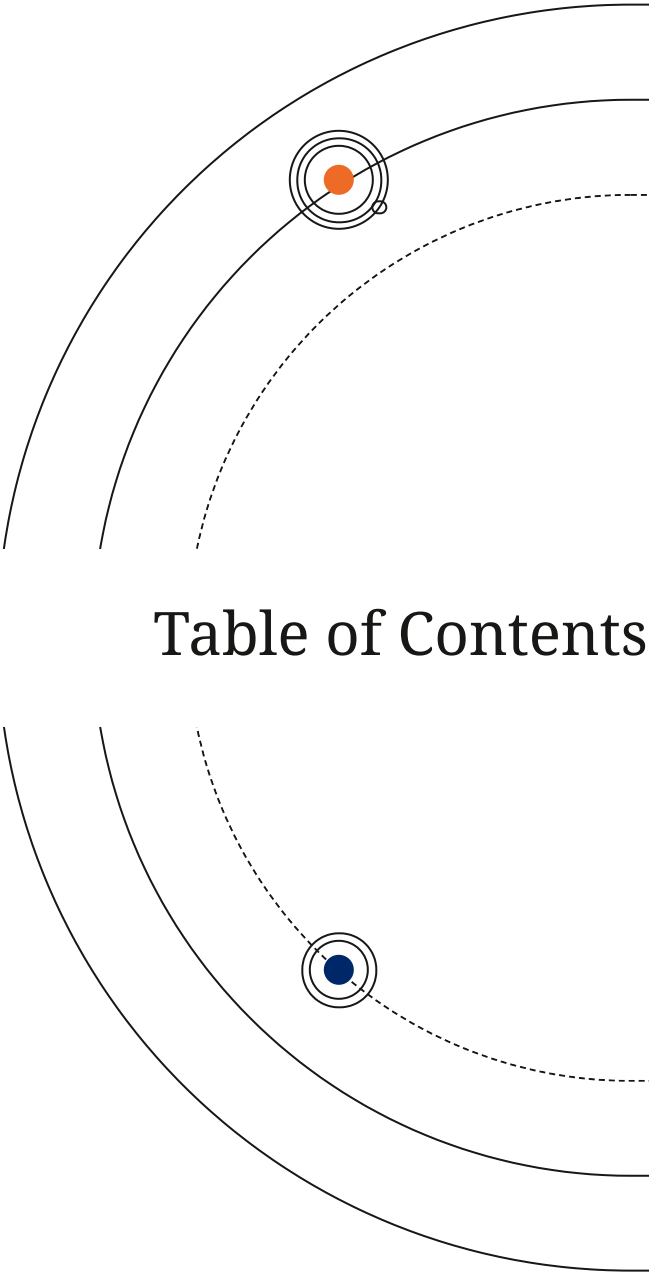


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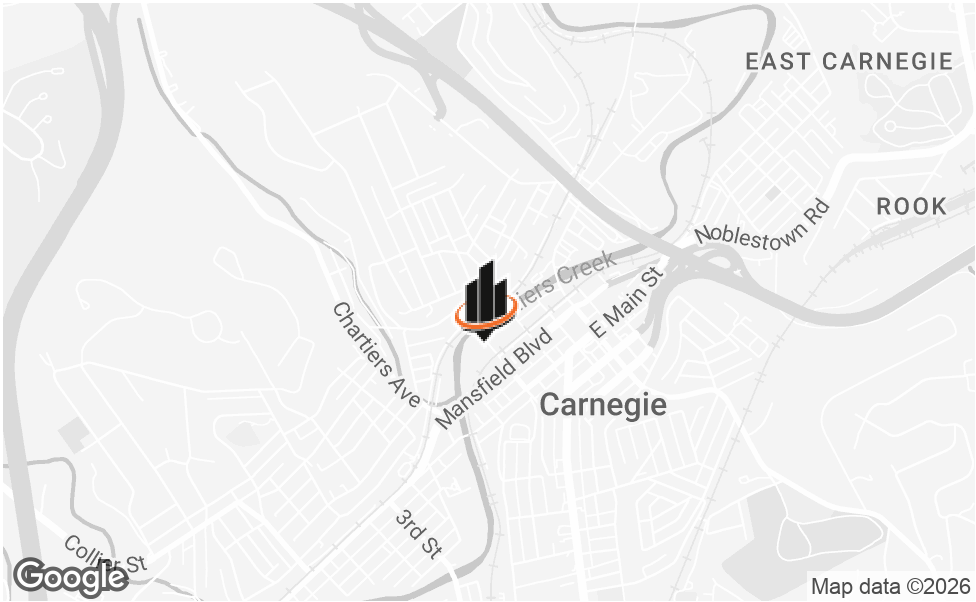
3

PROPERTY INFORMATION

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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.95 SF/yr (Full Service)
BUILDING SIZE:	26,671 SF
AVAILABLE SF:	350 - 982 SF
LOT SIZE:	1.38 Acres
ZONING:	D-3 Arterial District
MARKET:	Pittsburgh
SUBMARKET:	Parkway West Corridor
APN:	103-G-18

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease this office space in Carnegie, PA.

Location in Downtown Carnegie offers accessibility to commercial banking institutes and local restaurants. Location also provides easy access to Interstate 376 and Interstate 79, and is only 6 miles southwest of Downtown Pittsburgh and 13 miles southeast of Pittsburgh International Airport.

PROPERTY HIGHLIGHTS

- 350 SF + 632 SF on the 4th floor, combined to be 982 SF
- Two elevators with restrooms on each floor
- On-site parking with 93 spaces
- Tenant Improvement Allowance offered subject to term
- Lease rate includes utilities and cleaning

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	350 - 982 SF	LEASE RATE:	\$17.95 SF/yr

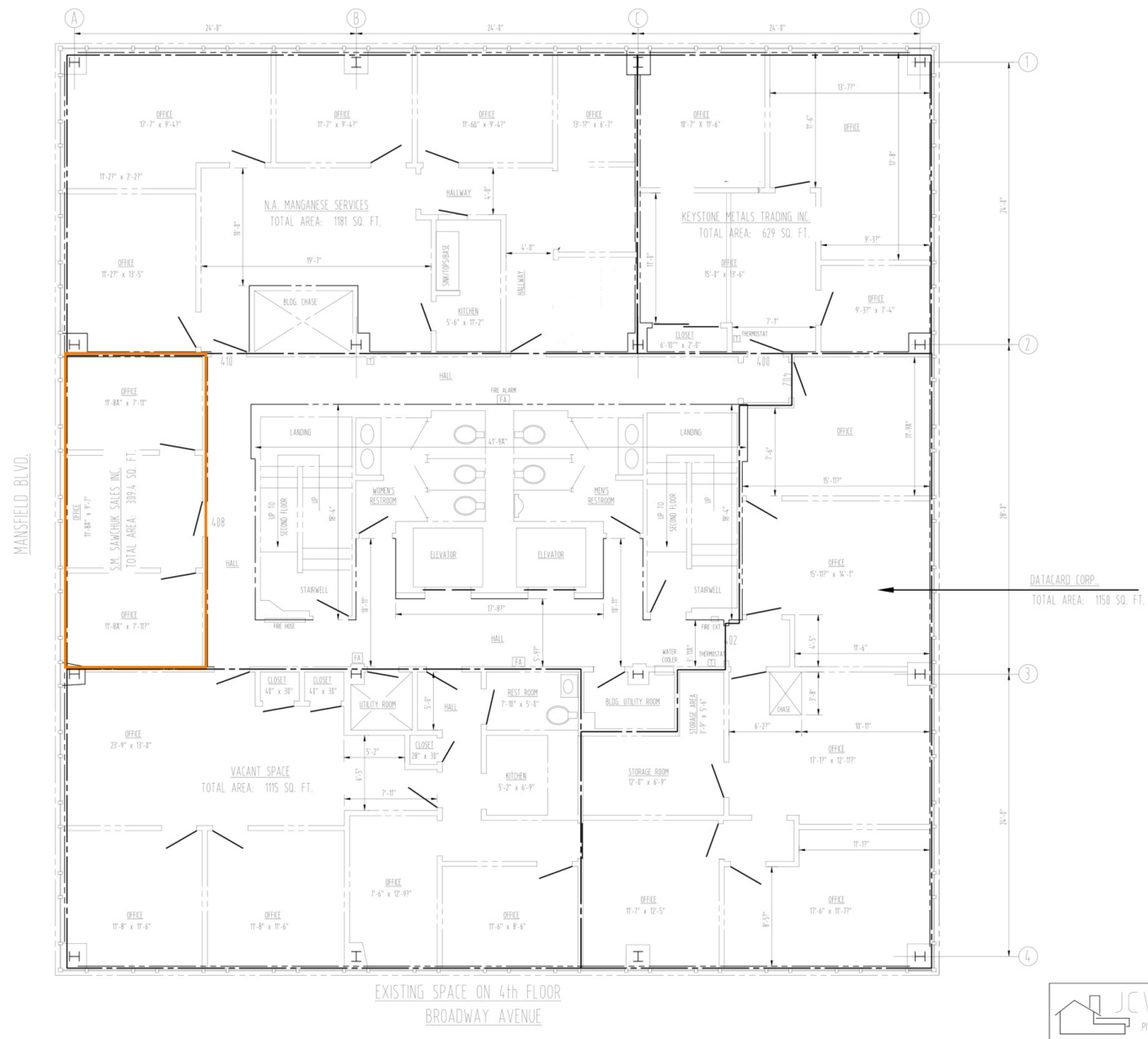
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 408	Available	350 SF	Full Service	\$17.95 SF/yr
Suite 406	Available	632 SF	Full Service	\$17.95 SF/yr

ADDITIONAL PHOTOS



FLOOR PLAN | SUITE 408

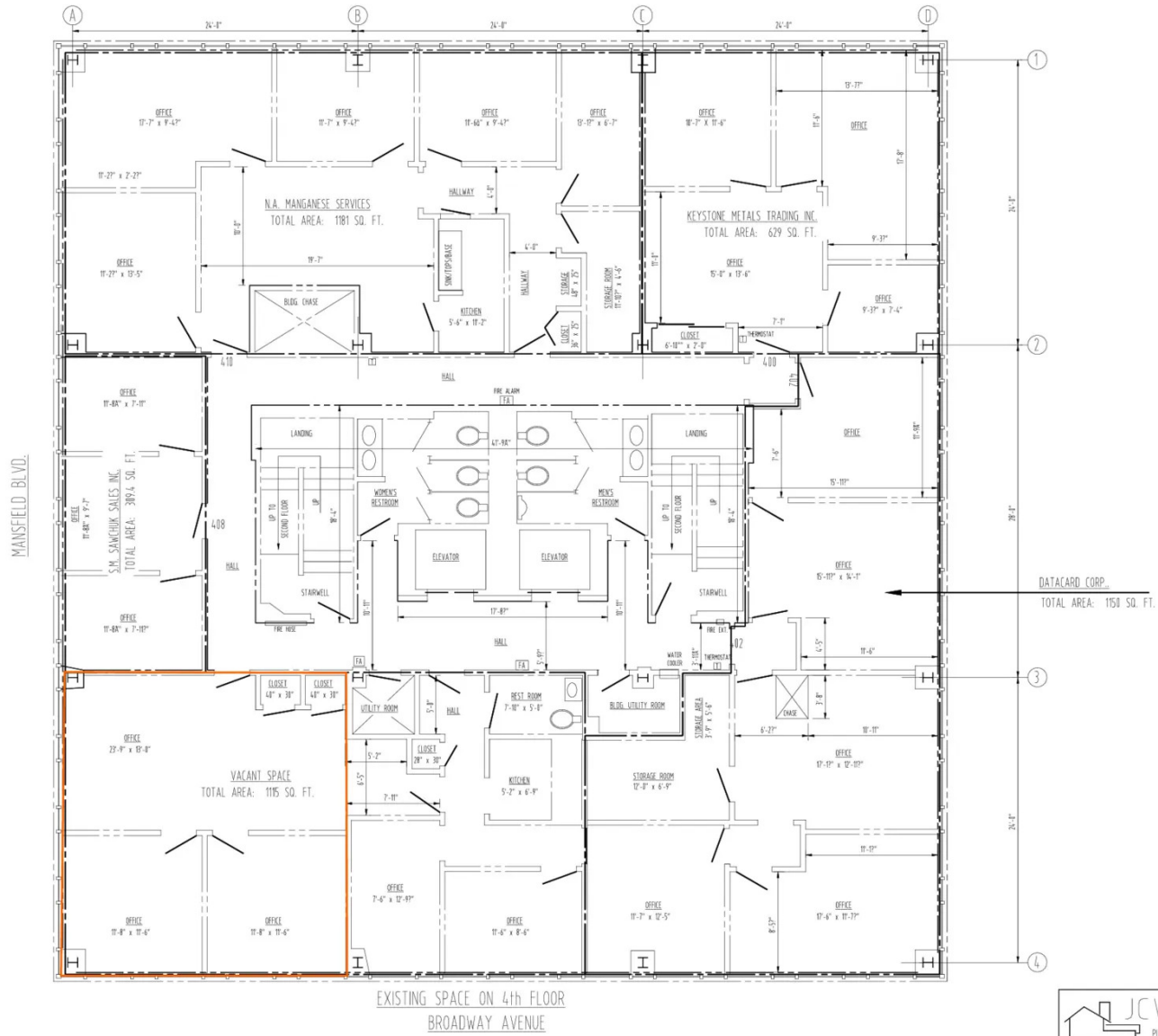


**JCW CONTRACTING**
PITTSBURGH, PENNSYLVANIA

NO.	REV.
1	
2	
3	
4	

KEISLING-B
FLOOR PL.
JCW

FLOOR PLAN | SUITE 406



4			SCALE	1" = 1'-0"	DATE
5			DR.	VAL/WOZ	8/20/95
6			TW.		
7			CHK.		
NO.	REVISION	DATE	CHK.	APP.	

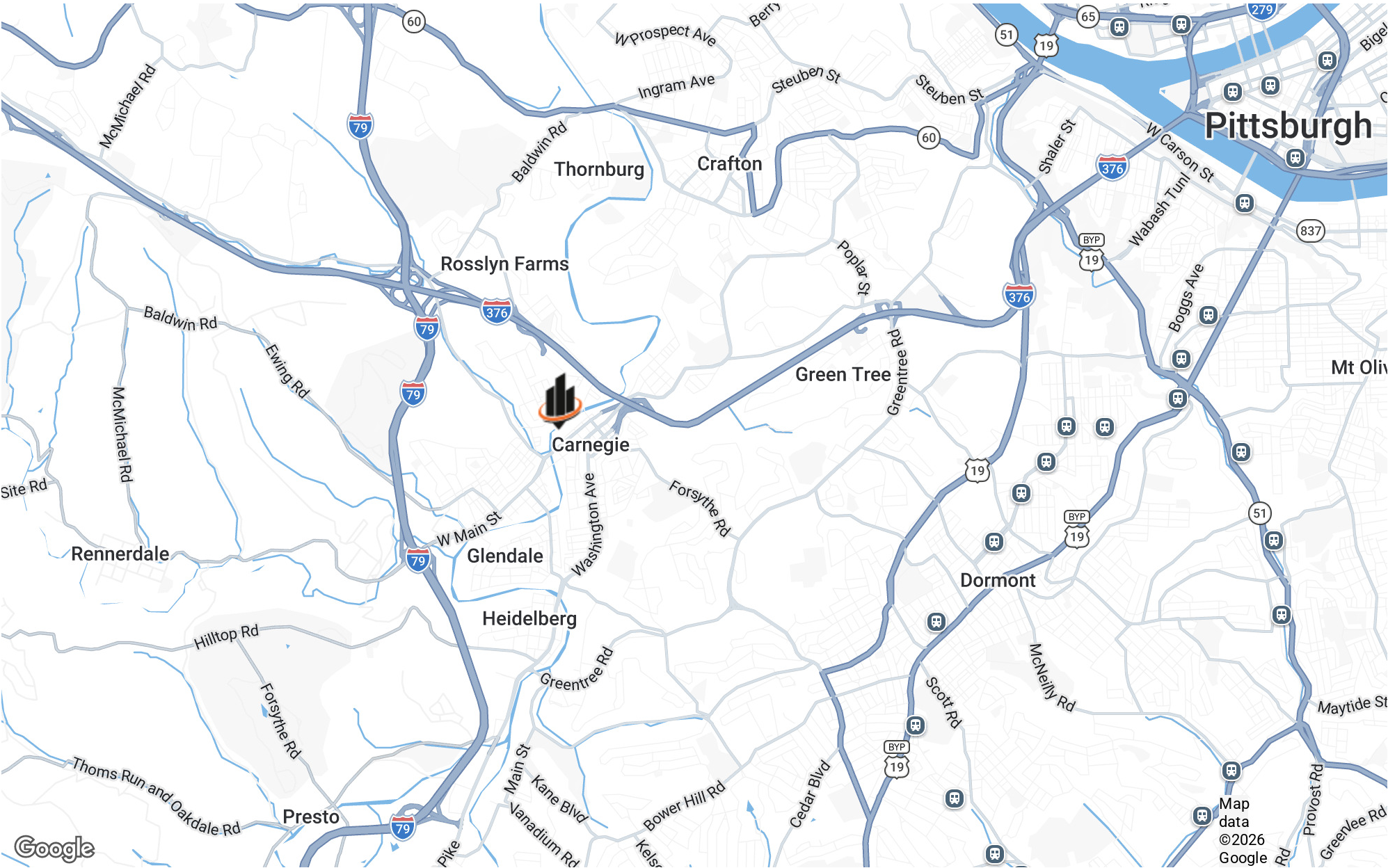
KEISLING BUILDING - FOURTH FLOOR SUITES
FLOOR PLAN - EXISTING OFFICE ARRANGEMENT

JOB NO.
JCW

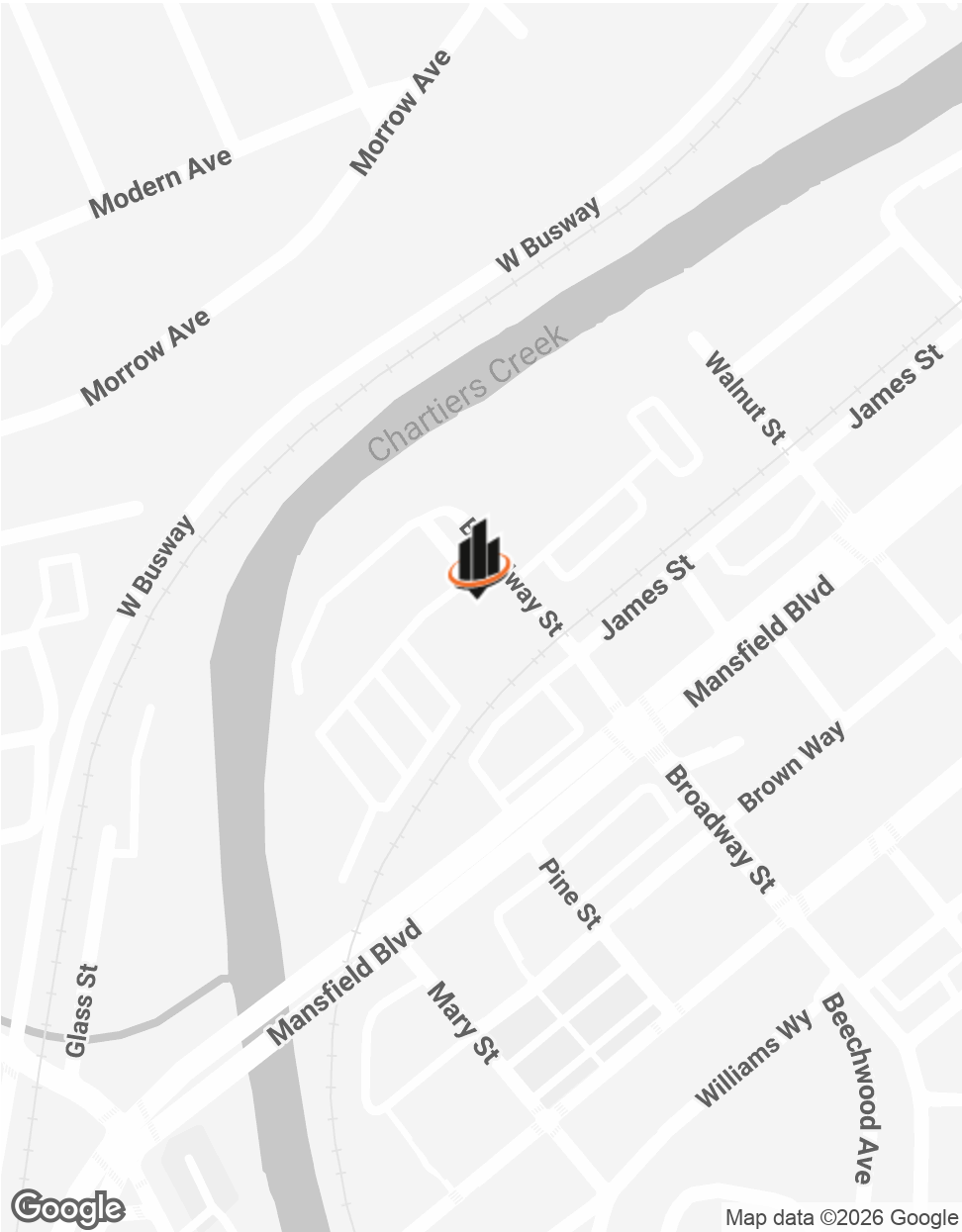
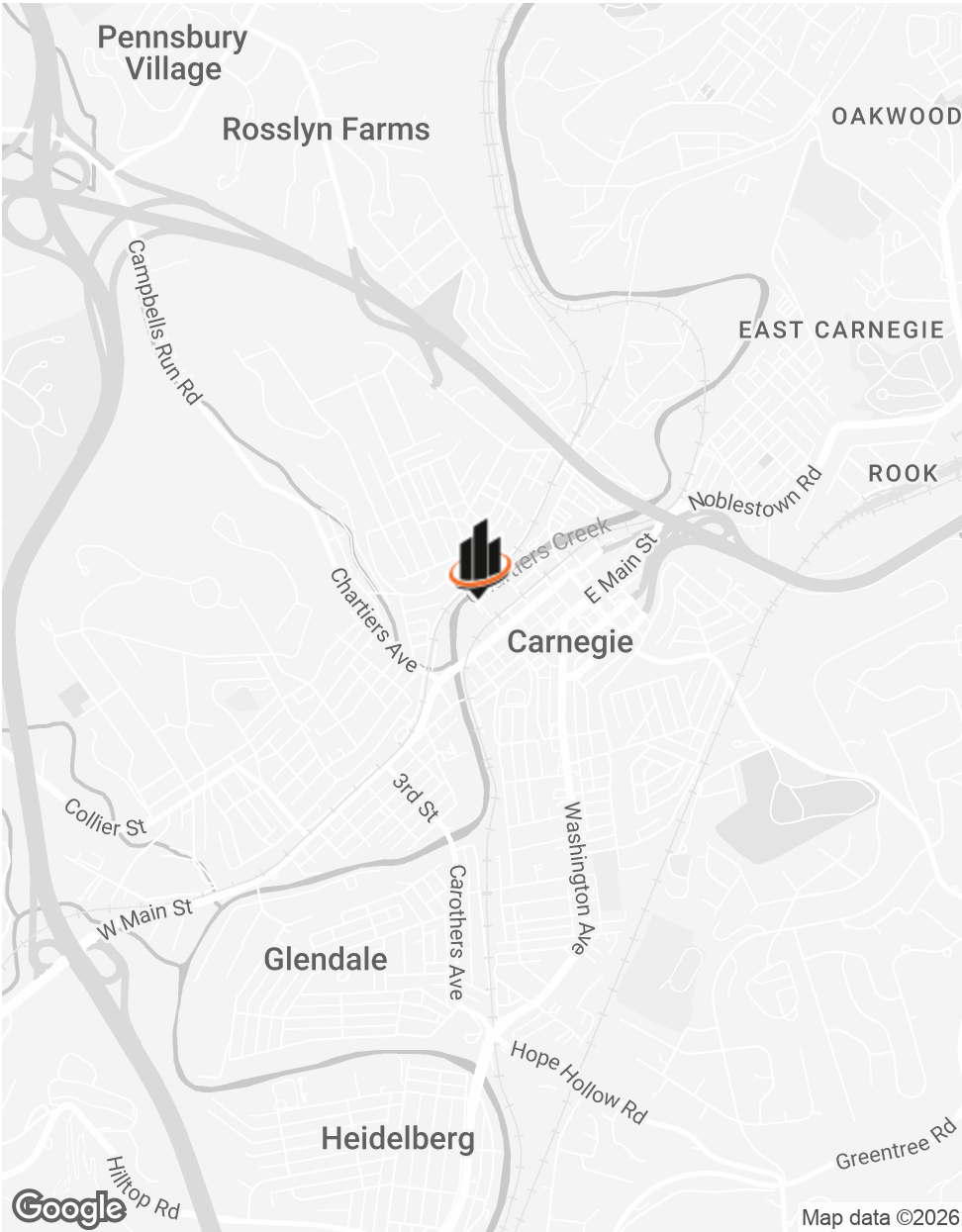
192 BROADWAY AVE
CARNEGIE, PA. 1506

KB-4

REGIONAL MAP



LOCATION MAPS



RETAILER MAP



SITE PLAN



ON SITE PARKING

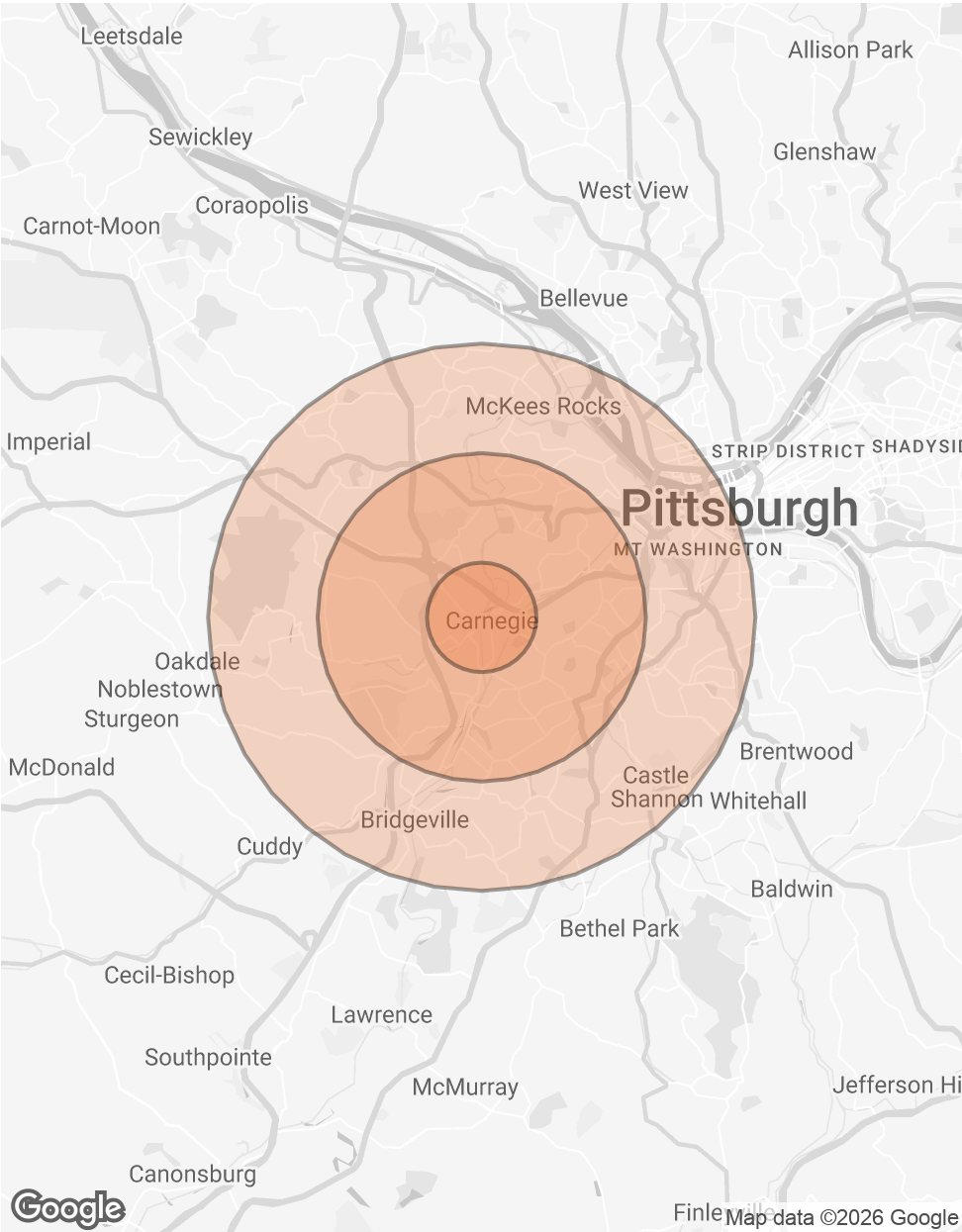


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,462	76,531	215,786
AVERAGE AGE	41.5	42.7	41.9
AVERAGE AGE (MALE)	37.3	40.2	39.6
AVERAGE AGE (FEMALE)	44.5	45.1	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,802	34,659	94,251
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$60,100	\$71,453	\$71,675
AVERAGE HOUSE VALUE	\$131,467	\$160,538	\$170,895

* Demographic data derived from 2020 ACS - US Census



PRESENTED BY:

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