



SMC Commercial Real Estate, LLC

FORT PITT COMMONS
445 FORT PITT BOULEVARD
PITTSBURGH, PA 15219

Constance M. Buczkowski

Broker of Record

Cell: 412-638-6693

buczkowskiconnie@aol.com

Kathleen A. Smith

Senior Account Executive

Cell: 724-747-1761

Kathleen@scott-mccune.com

Office: 412-281-6444



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of SMC Commercial Real Estate, LLC or the Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SMC Broker listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure must be returned to the SMC Broker.

Neither the SMC Broker nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SMC Broker and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SMC Broker nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement o terms acceptable to Owner, in Owner's sole discretion. By submitting an offer a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SMC Broker from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary

OFFERING SUMMARY

Sale Price:	\$8,000,000.00
Cap. Rate:	4 %
NOI:	\$338,554.00
Lot Size:	.37 Acres
Building Size:	70,000 sq. ft.
Zoning:	GT, Golden Triangle
Market:	Downtown Pittsburgh Central Business District
Price/SF:	\$114.29

PROPERTY OVERVIEW

SMC Commercial Real Estate, LLC is pleased to present for sale 445 Fort Pitt Boulevard. The opportunity features a multi-tenant office building sitting on .37 acres in Pittsburgh's Golden Triangle overlooking the Monongahela River.

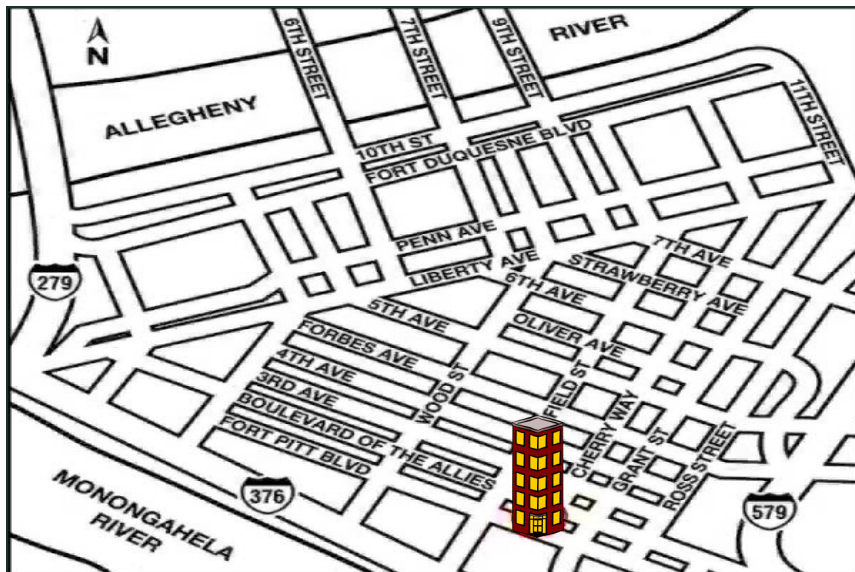
The Fort Pitt Commons Building, originally built as a warehouse in the 1900's was converted to office space by Oliver Realty, Inc. in 1977-1978 and won the David L. Lawrence Building of the year award in 1980 in recognition of it's contribution to the Renaissance of Pittsburgh.

The building is currently 80% occupied with five tenants on long term leases and other expiring and short term leases paying below market rates. This is an excellent value-added opportunity.

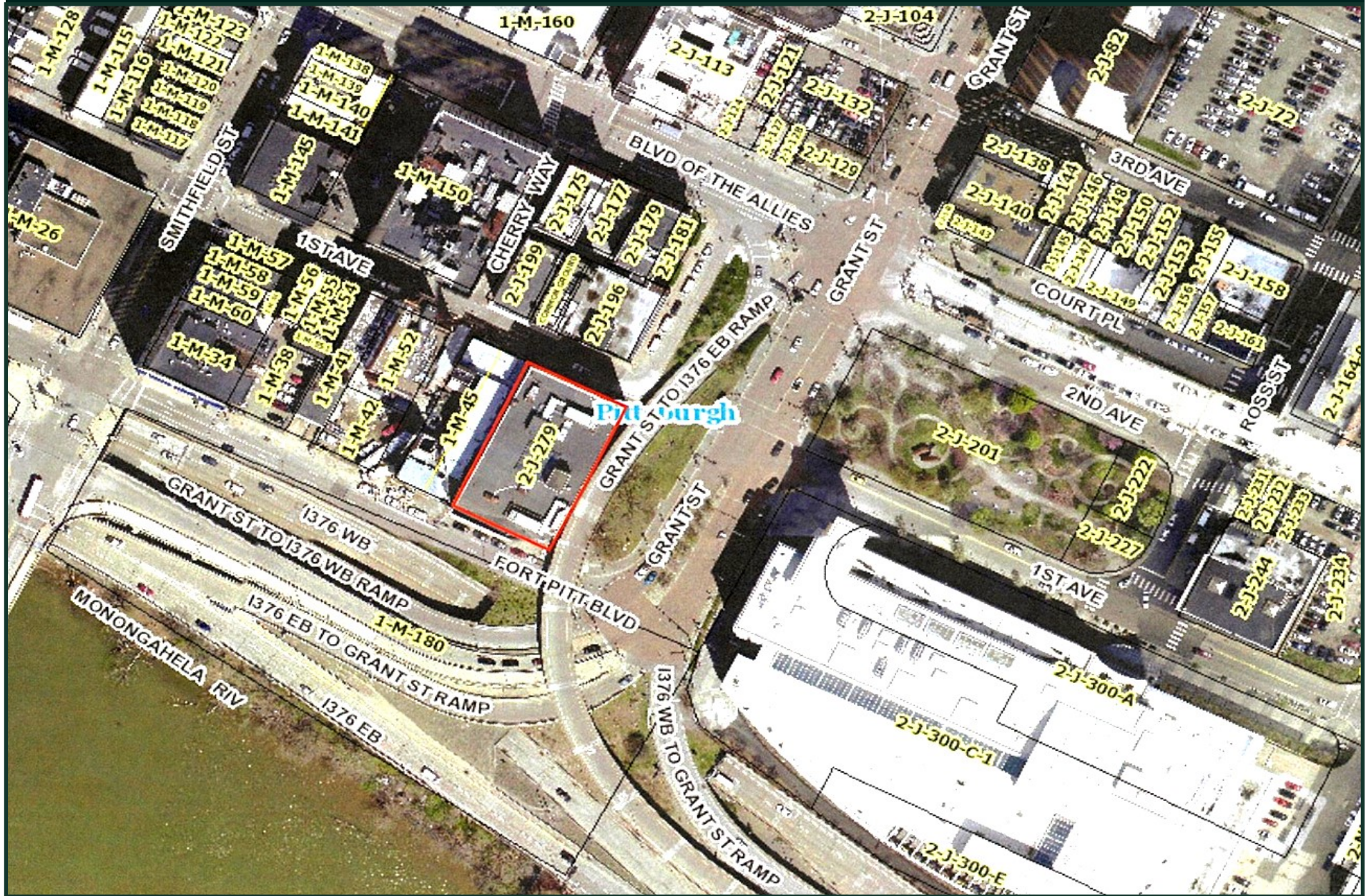
PROPERTY HIGHLIGHTS

- Excellent Value-Add Opportunity
- Convenient easily accessible downtown location
- Complete roof replacement in 2014
- Abundance of Natural Light
- River Views
- Under Market Value Rents and 20% Vacancy
- Easy access to all parts outside of the City and Pittsburgh International Airport
- Fairfield Inn & Suites by Marriott, 435 Fort Pitt Blvd., 98 rooms, opened 10/7/19 (Hotel located immediately next door)

Additional Photos



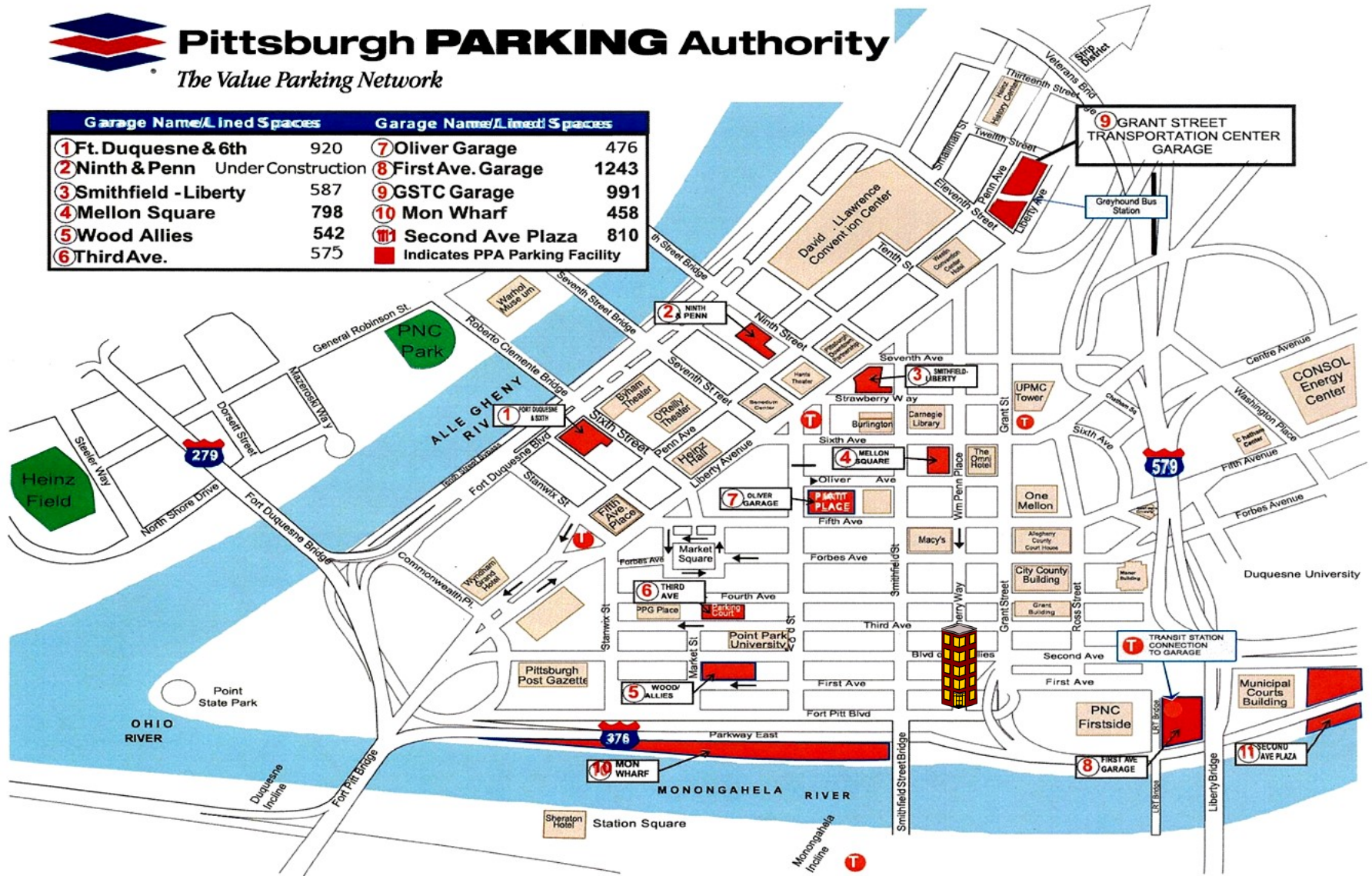
Parcel Map



Parking Map



Garage Name/Lined Spaces	Garage Name/Lined Spaces
1 Ft. Duquesne & 6th 920	7 Oliver Garage 476
2 Ninth & Penn Under Construction	8 First Ave. Garage 1243
3 Smithfield - Liberty 587	9 GSTC Garage 991
4 Mellon Square 798	10 Mon Wharf 458
5 Wood Allies 542	11 Second Ave Plaza 810
6 Third Ave. 575	Indicates PPA Parking Facility



Amenities/Transit/Subway



Downtown Pittsburgh Overview

DOWNTOWN ATTRACTIONS

- 1 707-709 Penn Avenue Galleries
- 2 Arcade Comedy Theater
- 3 August Wilson Center
- 4 Benedum Center
- 5 Bricolage Production Company
- 6 Byham Theater
- 7 Cabaret at Theater Square
- 8 Fort Pitt Museum
- 9 Harris Theater
- 10 Heinz Hall
- 11 O'Reilly Theater
- 12 SPACE Gallery
- 13 Wood Street Galleries

DOWNTOWN SHOPPING DESTINATIONS

- 1 Fifth Avenue Place
- 2 PPG Place
- 3 One Oxford Centre
- 4 Larrimor's
- 5 Wood Street Corridor

NORTH SIDE / SHORE ATTRACTIONS

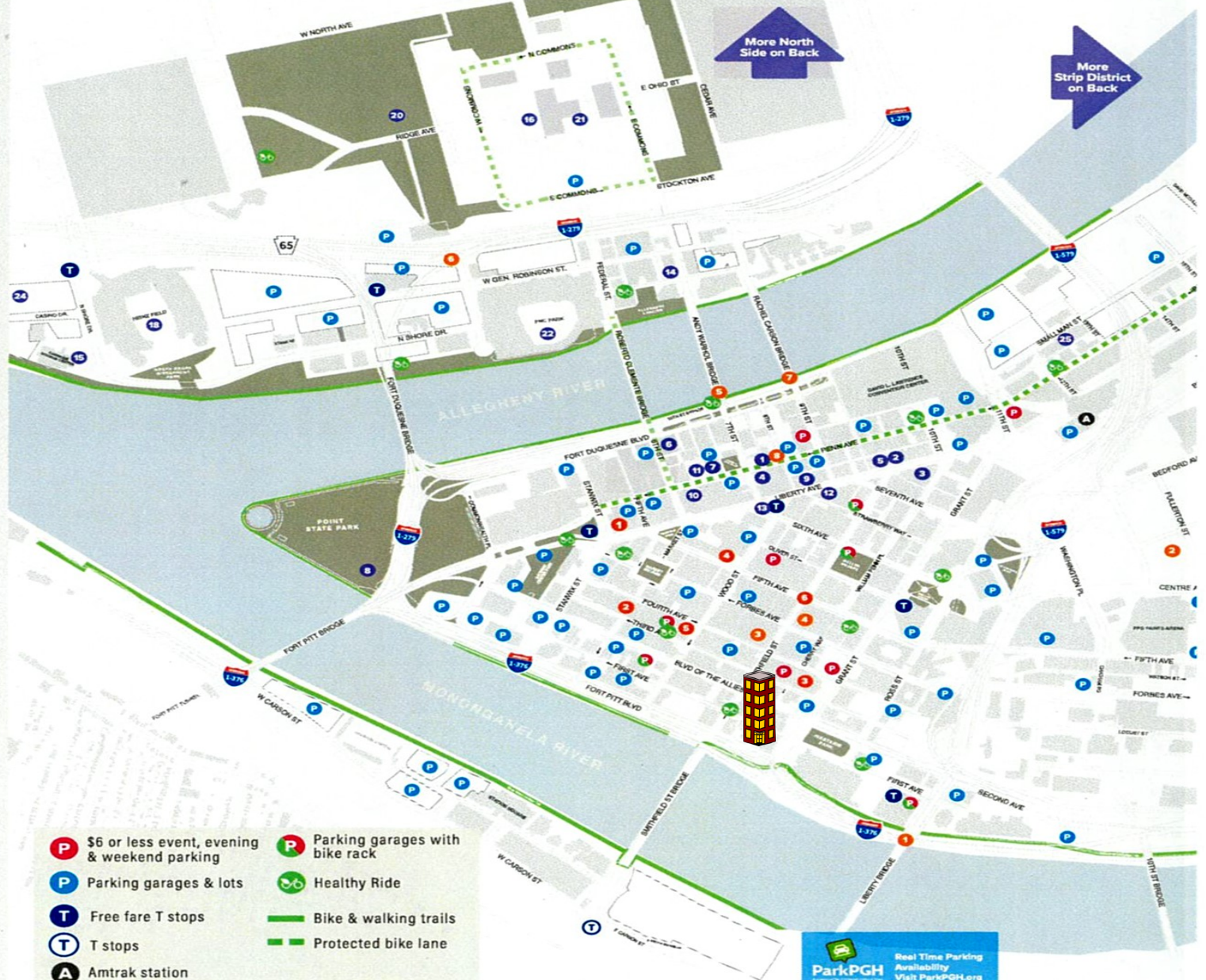
- 14 Andy Warhol Museum
- 15 Carnegie Science Center
- 16 Children's Museum of Pittsburgh
- 17 City of Asylum*
- 18 Heinz Field
- 19 Mattress Factory*
- 20 National Aviary
- 21 New Hazlett Theater
- 22 PNC Park
- 23 Randyland*
- 24 Rivers Casino

STRIP DISTRICT ATTRACTIONS

- 25 Senator John Heinz Pittsburgh Regional History Center
- 26 Society for Contemporary Craft*
- 6 Strip District Shopping District*

- \$6 or less event, evening & weekend parking
- Parking garages & lots
- Free fare T stops
- T stops
- Amtrak station
- Parking garages with bike rack
- Healthy Ride
- Bike & walking trails
- Protected bike lane

*See reverse side for map



Real Time Parking Availability Visit ParkPGH.org

Additional Pictures

