

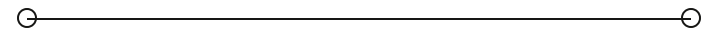


OFFERING MEMORANDUM

Contemporary Office Space/Creative Studio For Lease

501 BRADDOCK AVE

Braddock, PA 15104



PRESENTED BY:

NATHAN PAZSINT

Phone: 412.352.8754

nathan.pazsint@svn.com

PA #RS339099



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DISCLAIMER

The material contained in this Offering Memorandum 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 the SVN® Advisor or 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 SVN Advisor 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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor 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 Memorandum 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 SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, 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 SVN Advisor 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 Memorandum 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 Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on 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 SVN Advisor 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.

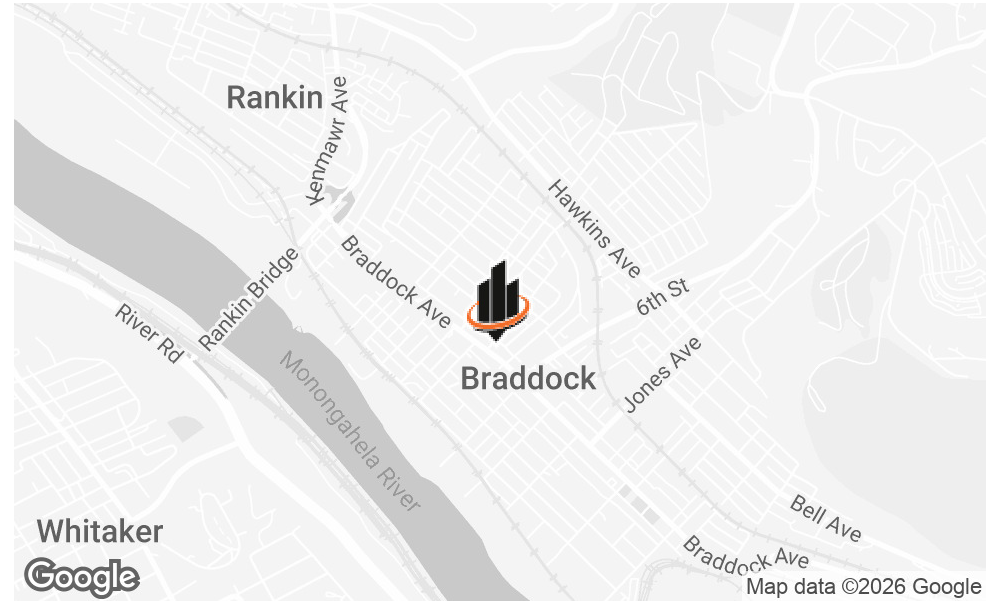


SECTION 1
Property
Information



501

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,000/mo* + electric
	*Rate does not include TI or construction allowance
BUILDING SIZE:	30,000 SF
AVAILABLE SF:	1,045 SF
MARKET:	Pittsburgh
SUBMARKET:	Parkway East Corridor Submarket

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this striking, contemporary office space or creative studio for lease located at 501 Braddock Avenue Braddock, PA.

PROPERTY HIGHLIGHTS

- Units include both ground level and upper level space
- Both single and double units available
- Units include full baths for convenience
- Build to suit available
- Minutes from The Waterfront

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	+ Electric
TOTAL SPACE:	1,045 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$2,000 per month

AVAILABLE SPACES

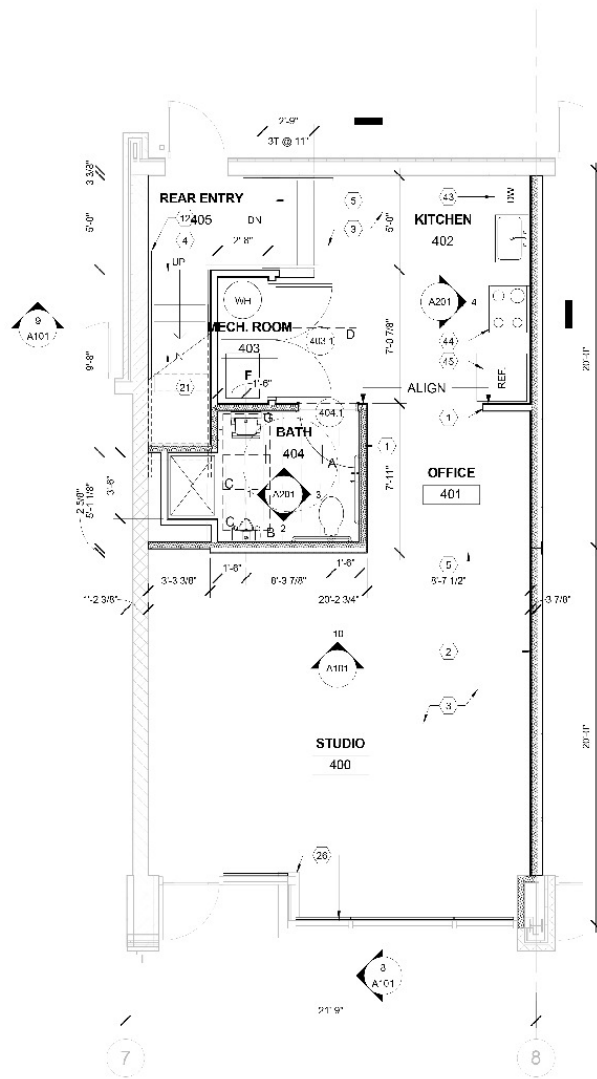
SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Unit 106	1,045 SF	+ Electric	\$2,000 per month	Currently available and ready for buildout. Rate does not include TI or construction allowance.
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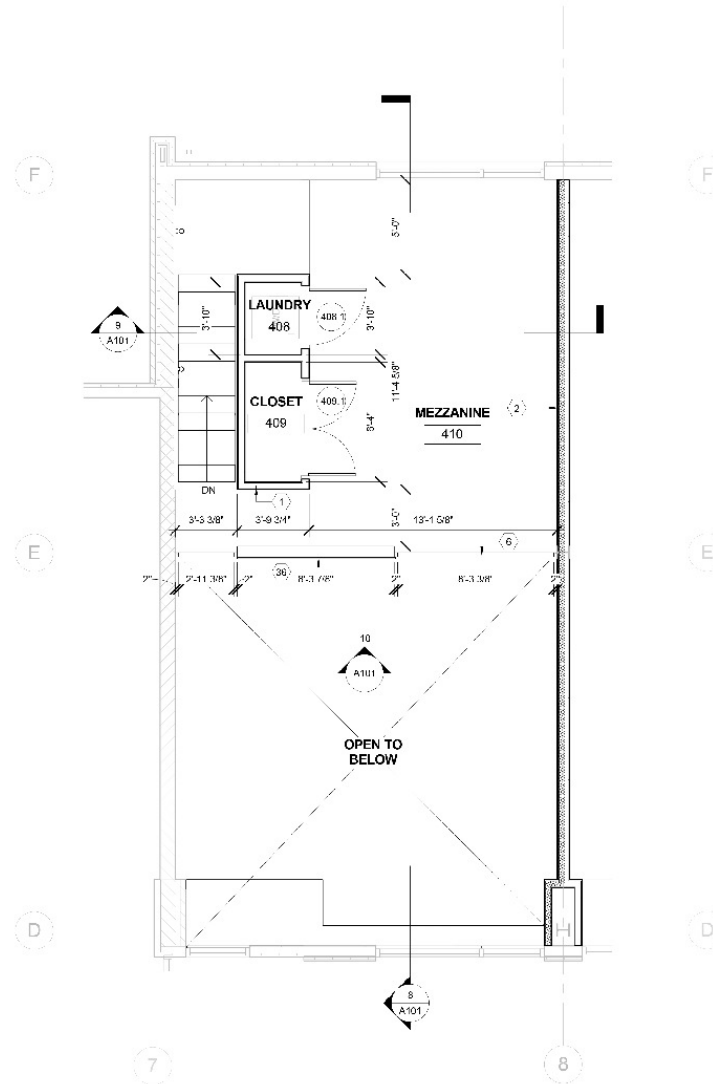
ADDITIONAL PHOTOS



BASIC FLOOR PLANS



12 CREATIVE STUDIO PLAN
A101 1/4" = 1'-0"

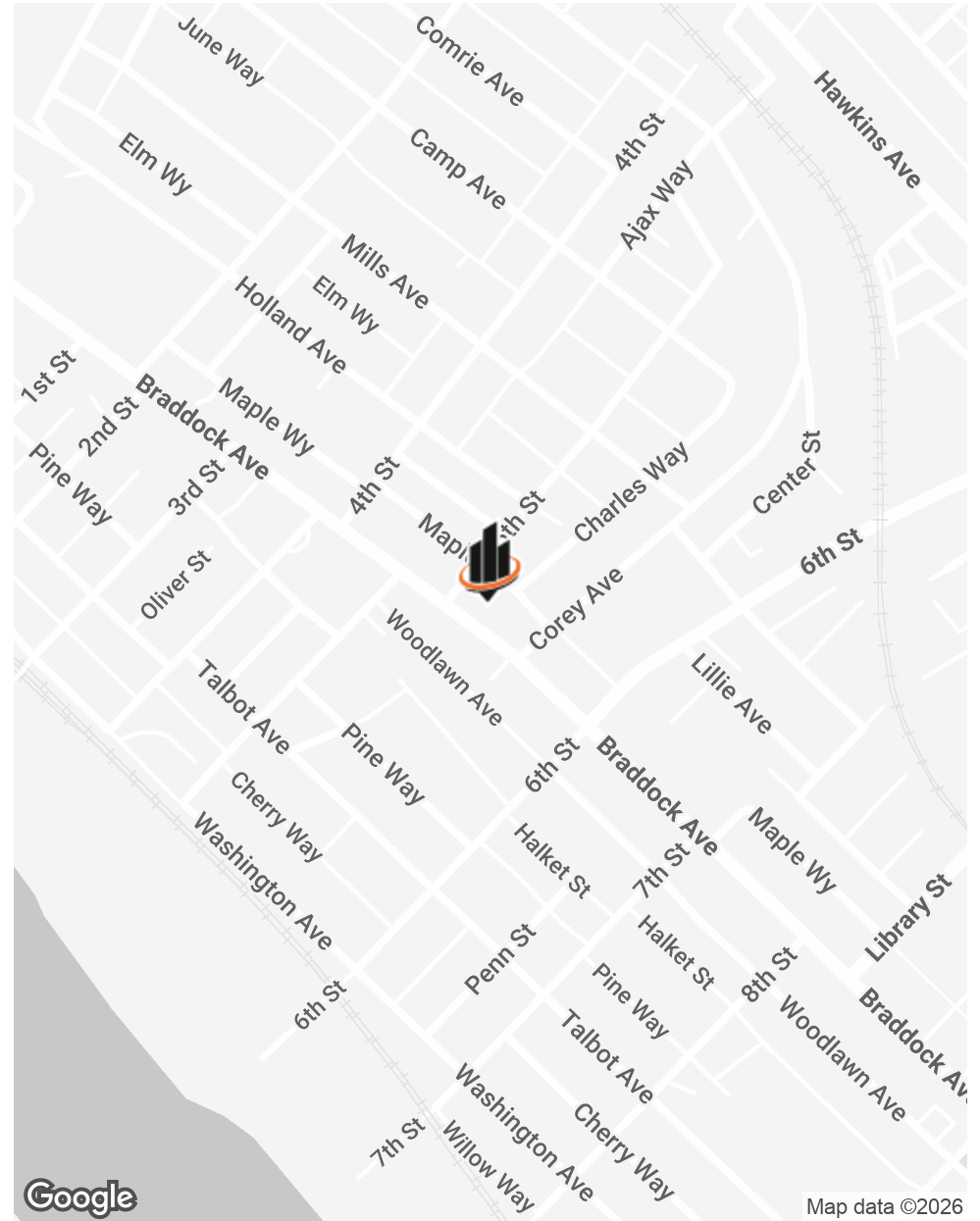
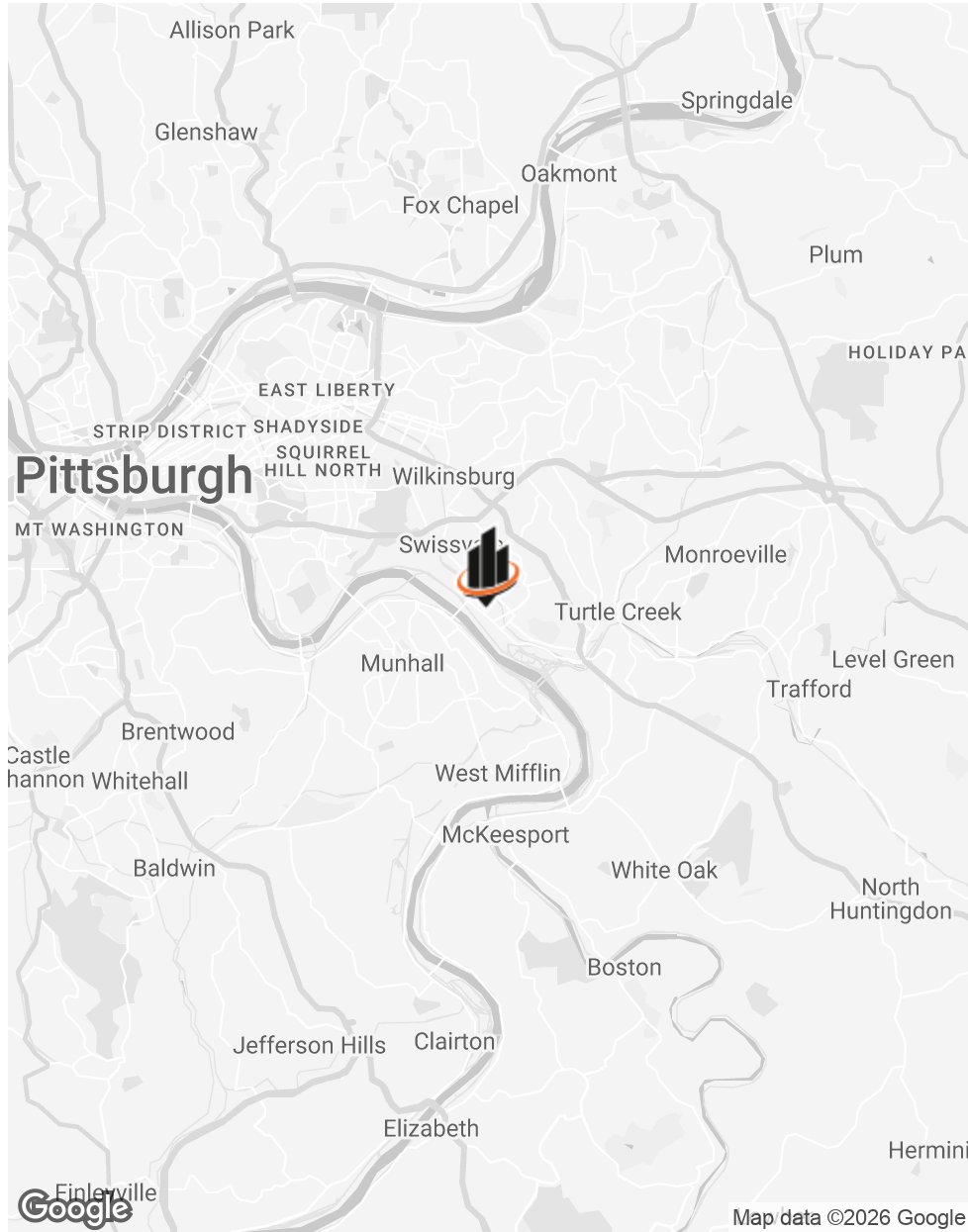


5 MEZZANINE PLAN
A101 1/4" = 1'-0"



SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

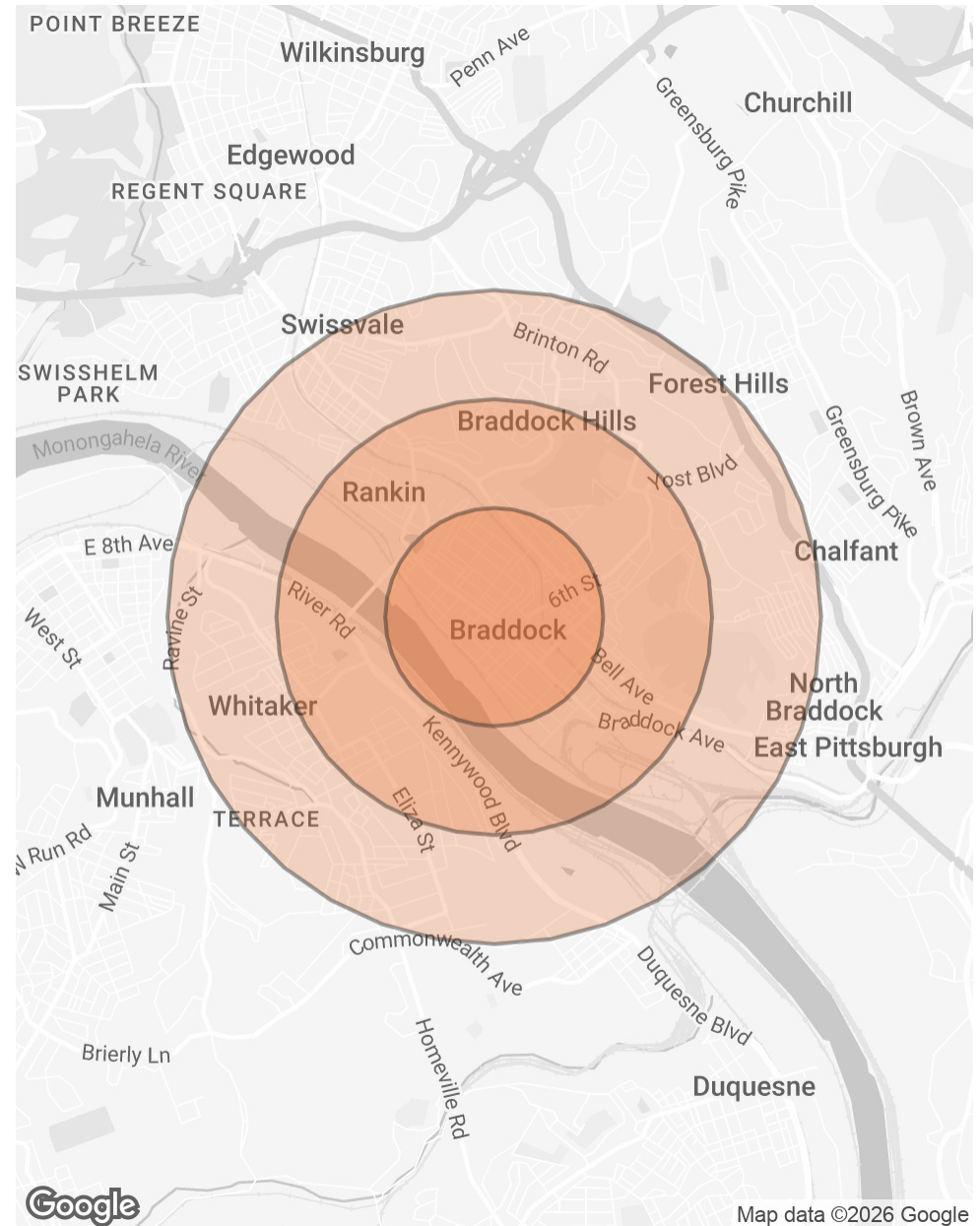
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,543	9,415	22,639
AVERAGE AGE	37.8	38.1	40.5
AVERAGE AGE (MALE)	33.2	34.3	36.7
AVERAGE AGE (FEMALE)	44.2	41.8	44.2

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,445	5,239	12,823
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$27,216	\$37,388	\$44,515
AVERAGE HOUSE VALUE	\$58,712	\$69,630	\$77,112

* Demographic data derived from 2020 ACS - US Census





SECTION 3
Advisor Bios

ADVISOR BIO 1



NATHAN PAZSINT

Senior Advisor

nathan.pazzint@svn.com

Direct: 412.352.8754 | **Cell:** 412.352.8754

PA #RS339099

PROFESSIONAL BACKGROUND

Nathan Pazzint serves as a Senior Advisor with SVN | Three Rivers Commercial Advisors. Blending his professional experience in the creative, financial and real estate industries, Nathan offers a client focused approach with unique perspective and insights.

Nathan's market expertise allows him to provide his clients with efficient, accurate guidance for even the most complex projects and he prides himself on his service and professionalism. Taking the time to address their needs, goals and concerns are paramount in how he supports his clientele. Building long-term professional relationships is the cornerstone of his business, and fundamental to his approach.

Nathan is a native of Venango County, PA and has primarily lived and worked in the Pittsburgh region since 1994.

SVN | Three Rivers Commercial Advisors

20 Stanwix St, Suite 500
Pittsburgh, PA 15222
412.535.8050