

Available - 32,437 SF Office/Flex Building

2500 JANE ST

Pittsburgh, PA 15203

PRESENTED BY:

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PA #RS315715



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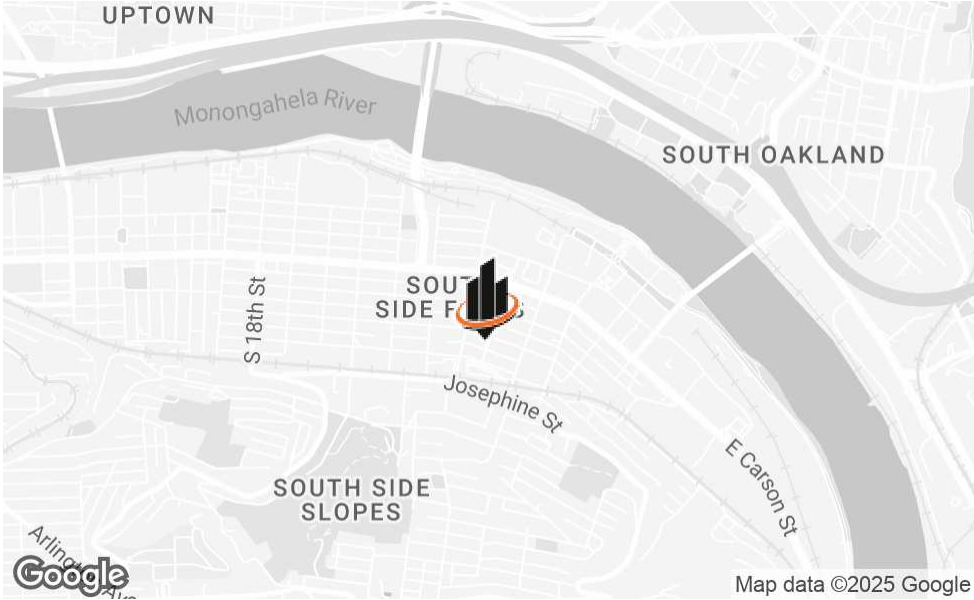
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	26,450 SF
LOT SIZE:	0.46 Acres
BUILDING SIZE:	32,437 SF

PROPERTY DESCRIPTION

SVN Three Rivers Commercial Advisors is pleased to present 2500 Jane St. This 32,437 sf building is available for lease or sale. It is located in the vibrant South Side Flats neighborhood of Pittsburgh. This area is a rich mixture of corporate, retail and residential development.

2500 Jane St is comprised of office space, flex / clean room space, and shell space.

PROPERTY DETAILS

PROPERTY TYPE	Office / Flex / R&D
CONSTRUCTION / RENOVATION	1940 / 2010
PARCEL #	12-R-18
PARCEL SIZE	.46 AC
ZONING	UI - Urban Industrial District
PARKING	13 spaces
CONSTRUCTION TYPE	Brick
ROOF	Flat Composite
WINDOWS	Fixed, Multi-pane Glass
FLOORS	2, plus partial basement (not included in building SF)
PASSENGER ELEVATORS	1
STAIRWELLS	3
HANDICAP ACCESS	Yes
GARAGE DOORS	2 - 10'H x 12'W
BASEMENT ACCESS	Hydraulic Lift
HVAC	8 Roof-Mounted Gas Units
ELECTRIC	Three Phase
SECURITY SYSTEM	Yes
SPRINKLER SYSTEM	Wet & Dry

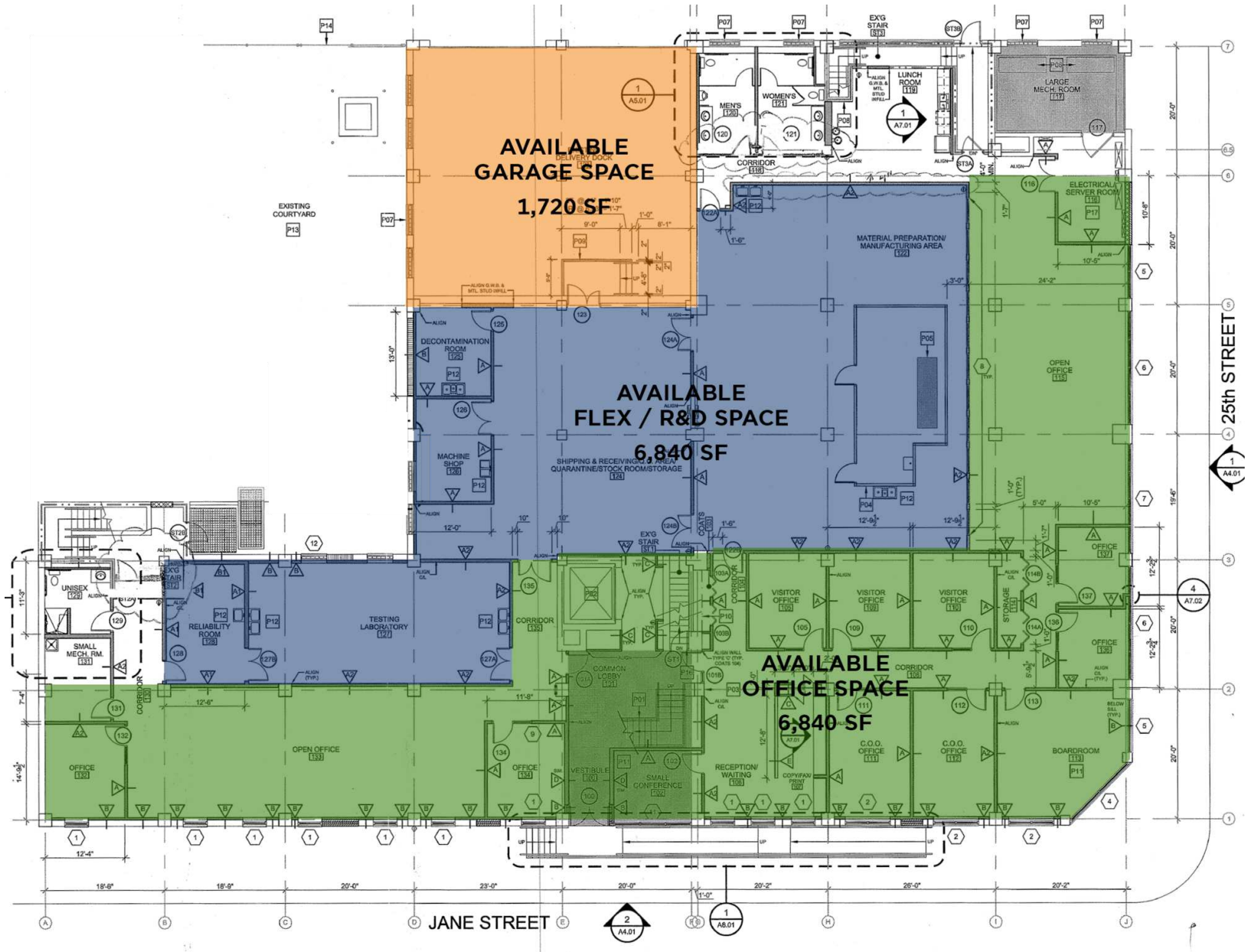
1ST FLOOR - VACANT

- 6,840 SF Office (private offices, work areas, conference)
- 6,840 SF Flex / R&D
- 13,680 SF Total Useable
- 1,720 SF Garage
- 818 SF Common Area
- **16,218 SF Total Rentable**

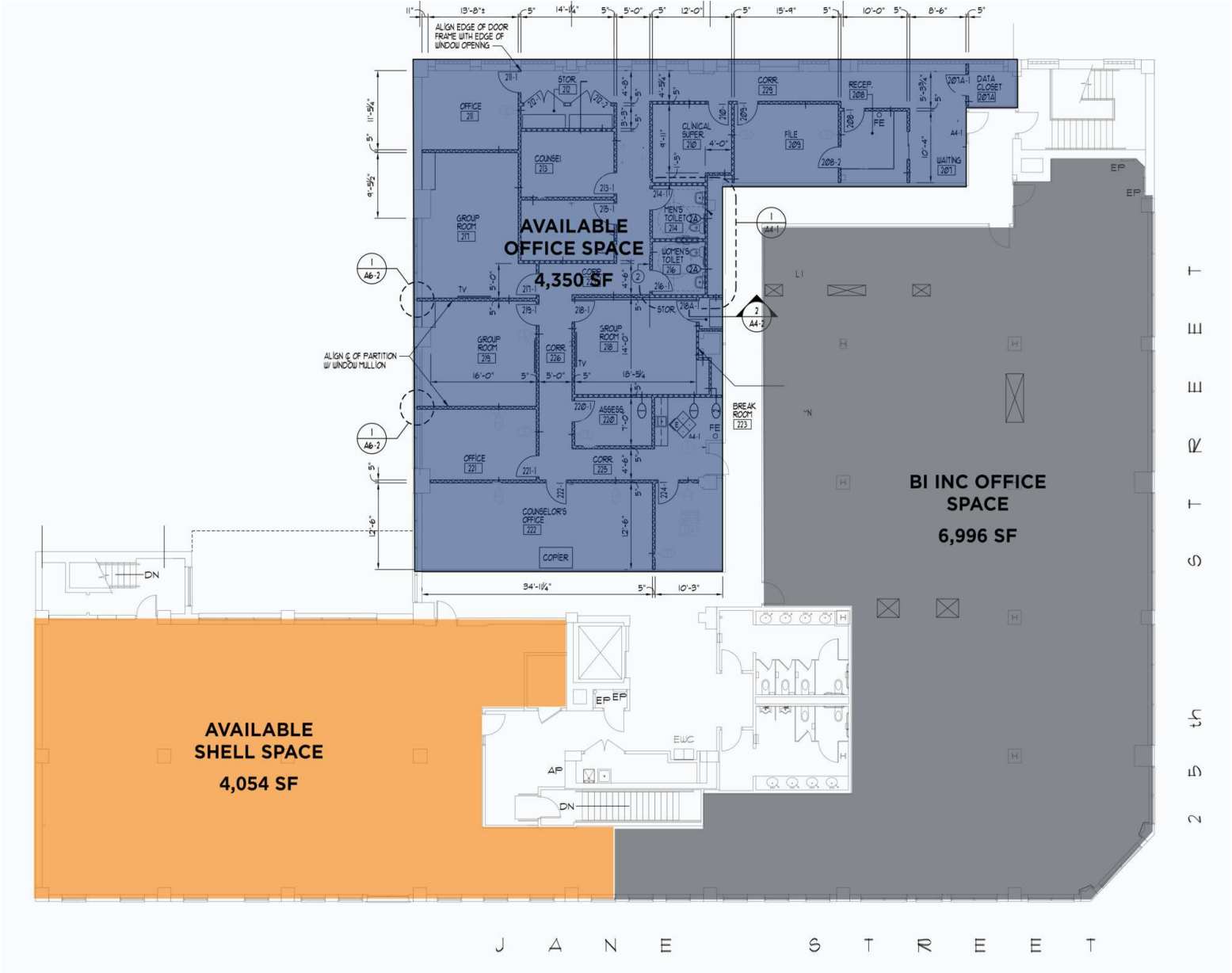
2ND FLOOR

- 4,350 SF Vacant Office Space
- 6,996 SF BI Inc Office Space
- 4,054 SF Vacant Shell Space
- 15,400 SF Total Useable
- 818 SF Common Area
- **16,218 SF Total Rentable**

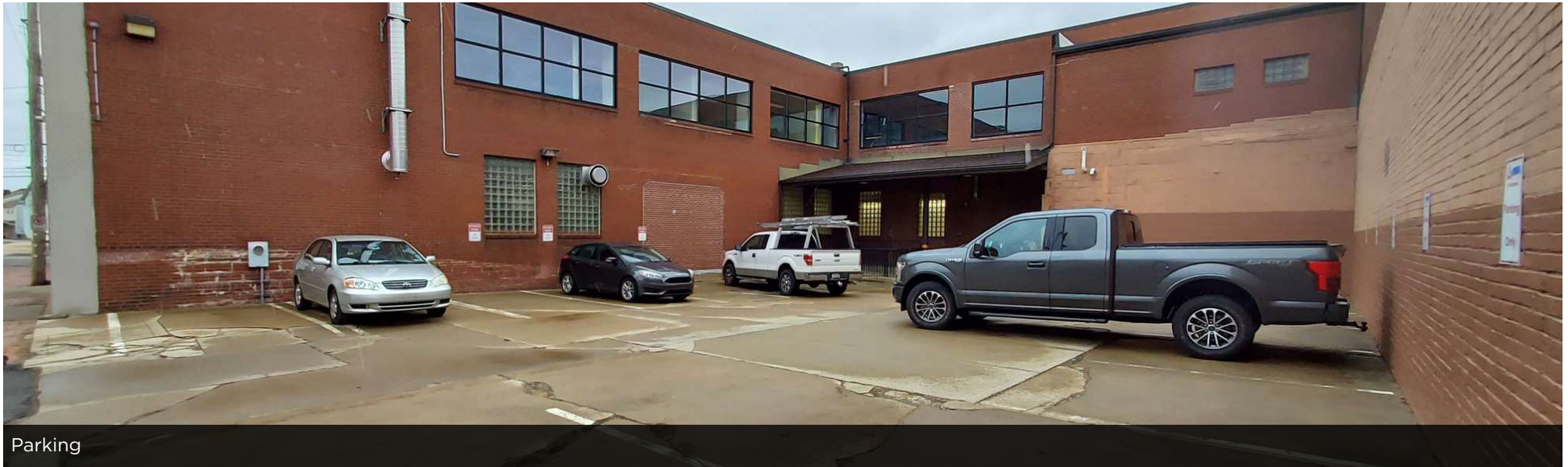
FLOOR PLAN | FIRST FLOOR



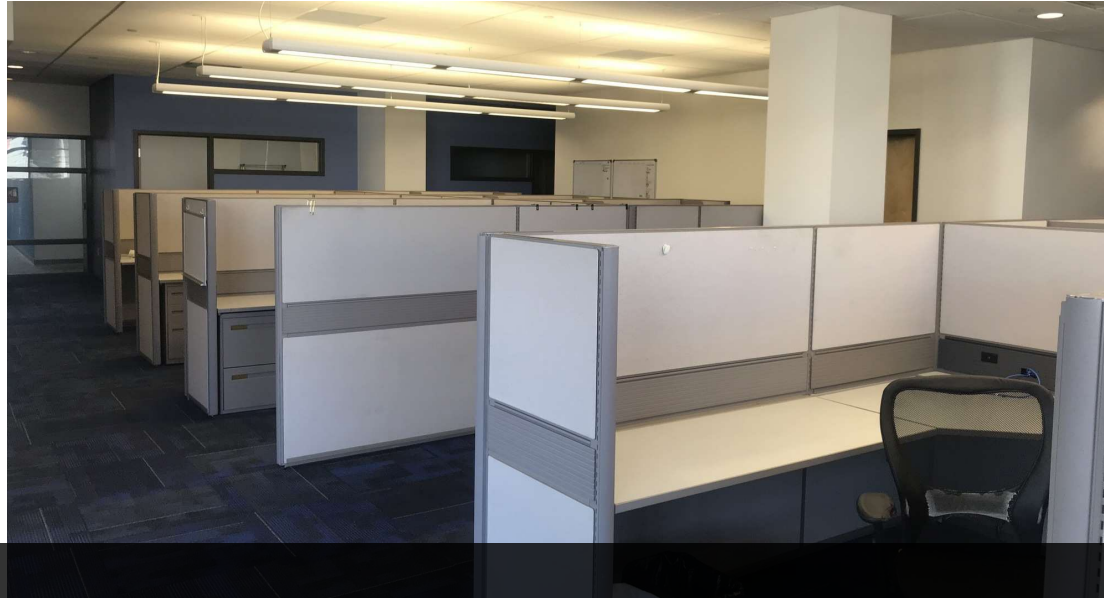
FLOOR PLAN | SECOND FLOOR



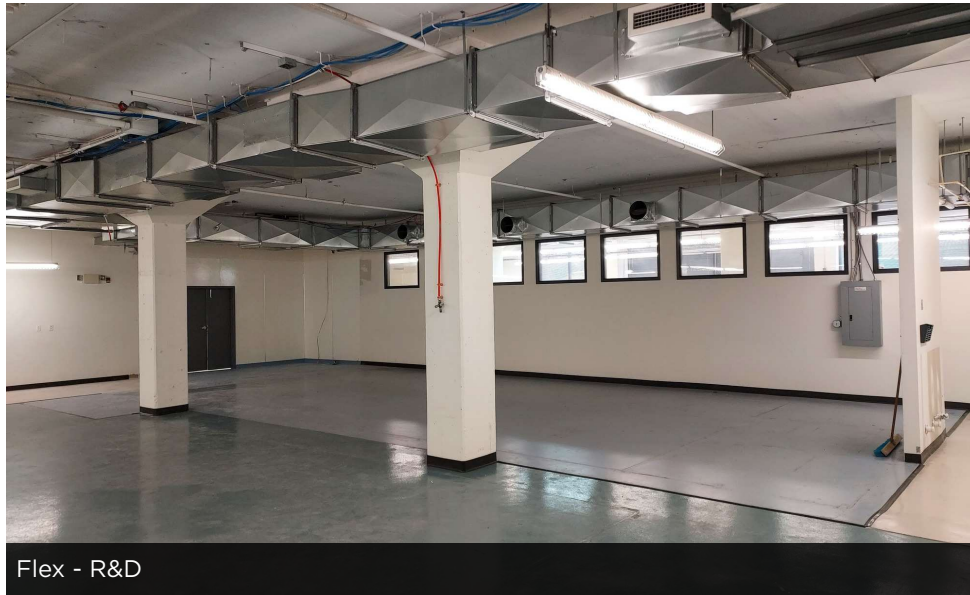
EXTERIOR PHOTOS



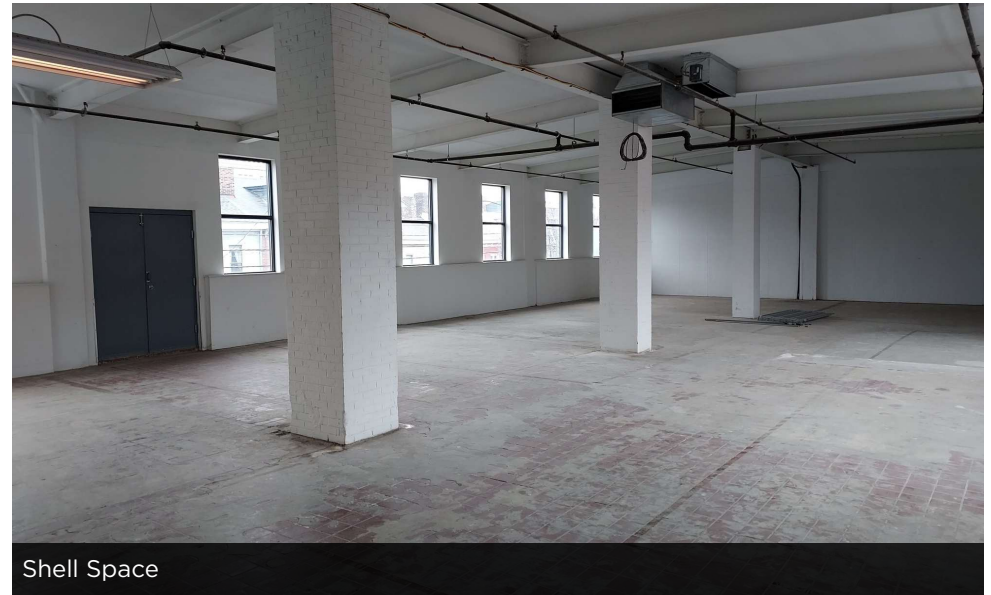
INTERIOR PHOTOS



Office Space

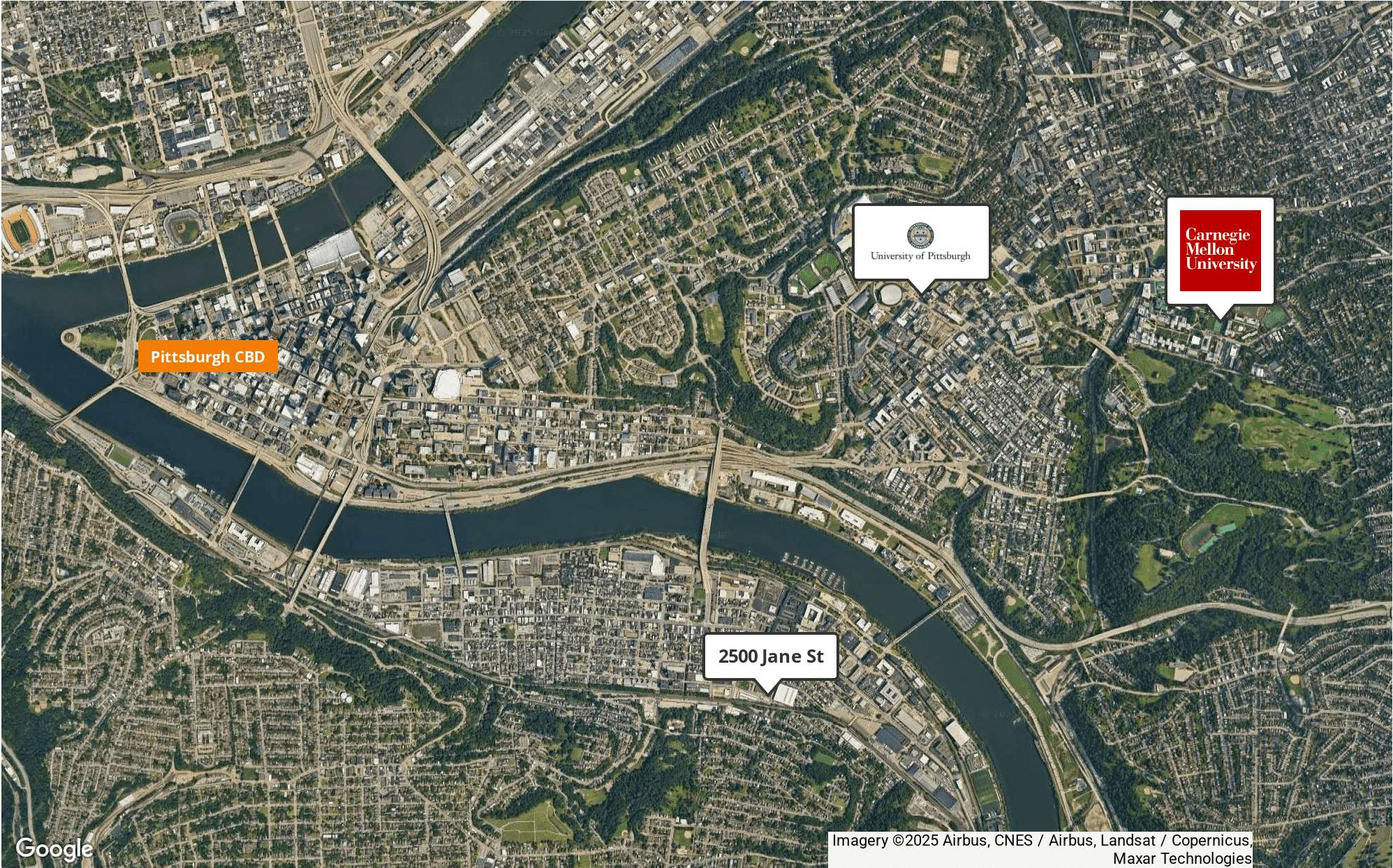


Flex - R&D



Shell Space

LOCATION MAP

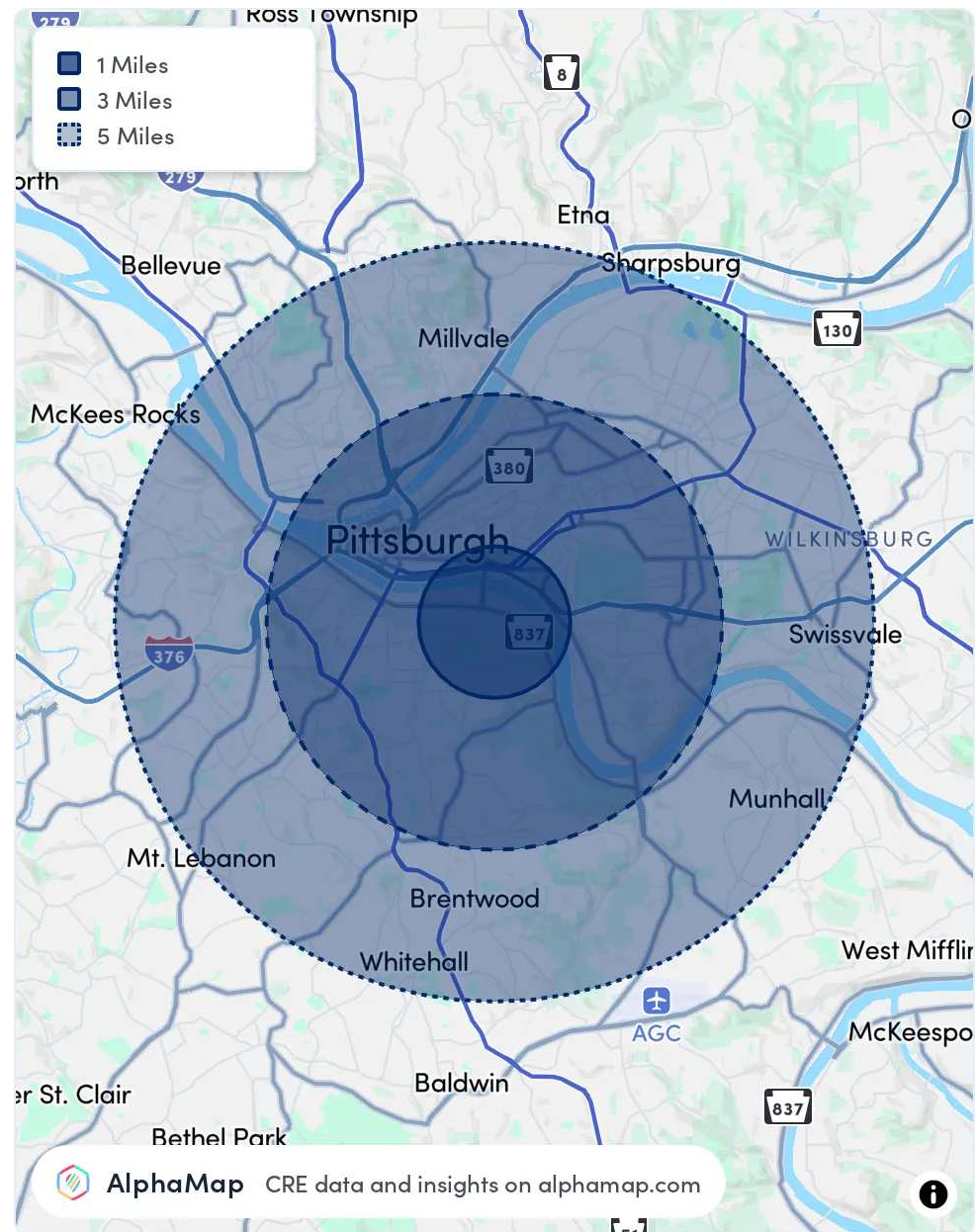


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,644	174,632	377,781
AVERAGE AGE	36	37	40
AVERAGE AGE (MALE)	36	36	39
AVERAGE AGE (FEMALE)	37	38	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,117	78,813	174,694
PERSONS PER HH	1.9	2.2	2.2
AVERAGE HH INCOME	\$78,091	\$94,202	\$93,081
AVERAGE HOUSE VALUE	\$258,109	\$344,419	\$296,219
PER CAPITA INCOME	\$41,100	\$42,819	\$42,309

Map and demographics data derived from AlphaMap



ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

John Westermann serves as an Advisor for SVN | Three Rivers Commercial Advisors, specializing in office properties. As a commercial real estate professional, he has developed an extensive network of owners and investors of commercial property in the Pittsburgh and southwestern Pennsylvania markets. With his clients, John strives to create working relationships built on competence and trust.

John’s professional background includes commercial banking and management consulting. This experience gives him the ability to understand his clients’ commercial property goals and requirements, and to quickly identify solutions to meet those needs.

John is a long-time resident of the Pittsburgh area. He and his wife make their home in Penn Hills. John is a licensed real estate agent in Pennsylvania.

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