

Medical Office Building for Sale
5820 Centre Avenue ~ Pittsburgh, PA
18,000 SF with On-Site Indoor-Outdoor Parking
In the Heart of it All



BOOMING EAST LIBERTY



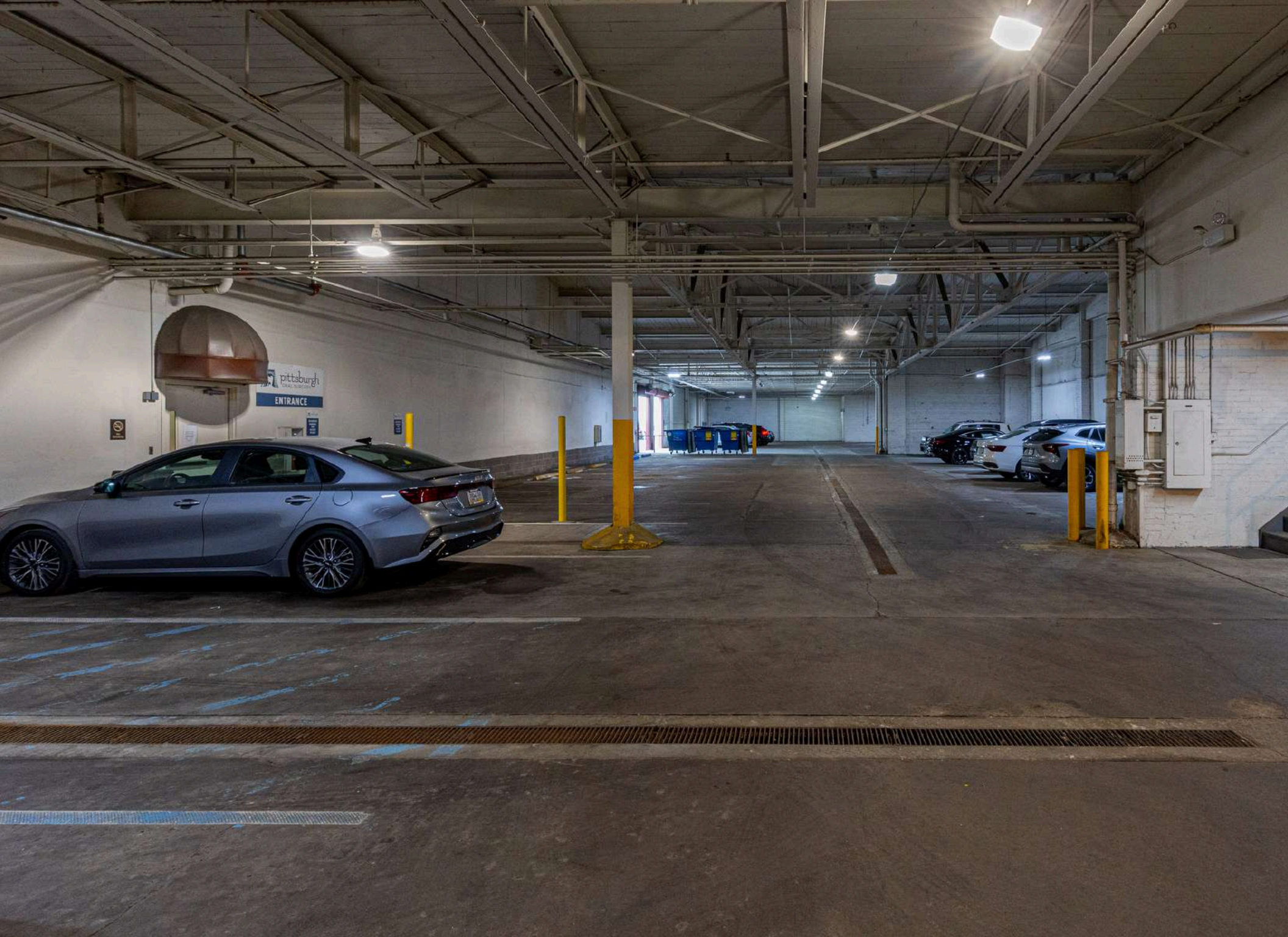
The Property is strategically located at the epicenter of the vibrant East Liberty neighborhood of Pittsburgh near Bakery Square, UPMC Shadyside Hospital, UPMC Children's Hospital, and the East Liberty Transit Center.

The Property is within minutes from Bakery Square, Whole Foods, Giant Eagle, Trader Joe's, Target, Hotel Indigo, and much more. In addition, Centre Avenue is one of the primary thoroughfares conveniently connecting the site to Oakland, the Strip District, Lawrenceville, Downtown, and more thriving areas.



GPOA
PITTSBURGH ORTHOPAEDIC ASSOCIATES

5820



pittsburgh
ENTRANCE



the EAST END of PITTSBURGH

Boosted by strong demographics, the East End has attracted employers and employees within its technology hub, creating a dynamic and vibrant neighborhood and retail scene. Companies such as Google, Philips Respironics, and Duolingo have established local and corporate headquarters in the East End, contributing to an influx of residents over the last decade.

The area is also strongly enhanced by world class nationally ranked universities and hospital systems.

Tap
Daily Special
BRUNCH
2pm
RITZ
(LUNCH)
22oz. IC LIGHT
APTS ALL DAY!



LAND

.90 Acres
with 195' of
frontage on
Centre
Avenue

SQUARE FOOTAGE

18,000 SF:
+ additional
storage
areas

ZONING

Urban
Neighborhood
Commercial

PARKING

70 total
spaces:
covered and
surface +
ample street
parking

HVAC

Central gas
boiler and
rooftop
cooling units

SPRINKLERS

Wet sprinkler
system

AVAILABILITY

Available upon
a sale except
for a 2,500 SF
secular space
that is leased to
a very strong
medical tenant

CONSTRUCTION

Concrete slab
on grade,
concrete block
and metal
frame, and
brick exterior
walls



Demographics

within three miles:

Avg Household Income
\$83,968

Daytime Population
246,932

Population
183,429

Median Age
33

East Liberty is a densely populated area within the East-End of Pittsburgh that is home to trendy restaurants, boutique hotels, and community institutions like the Kelly Strayhorn Theater and Artisan glassware at the Pittsburgh Glass Center. The Bakery Square development houses hip clothing stores, offices including Google and casual eateries in a former cracker factory, and East Liberty boasts the only Whole Foods, Fresh Market, and Trader Joe's in the City proper.

The growth, development, and investment in East Liberty has received national recognition

ECONOMY

Pittsburgh has shifted exceptionally well from its century-long steel and electronics industries to high technology, robotics, health care, nuclear engineering, tourism, biomedical technology, finance, education, services, and multiple world-class Universities.

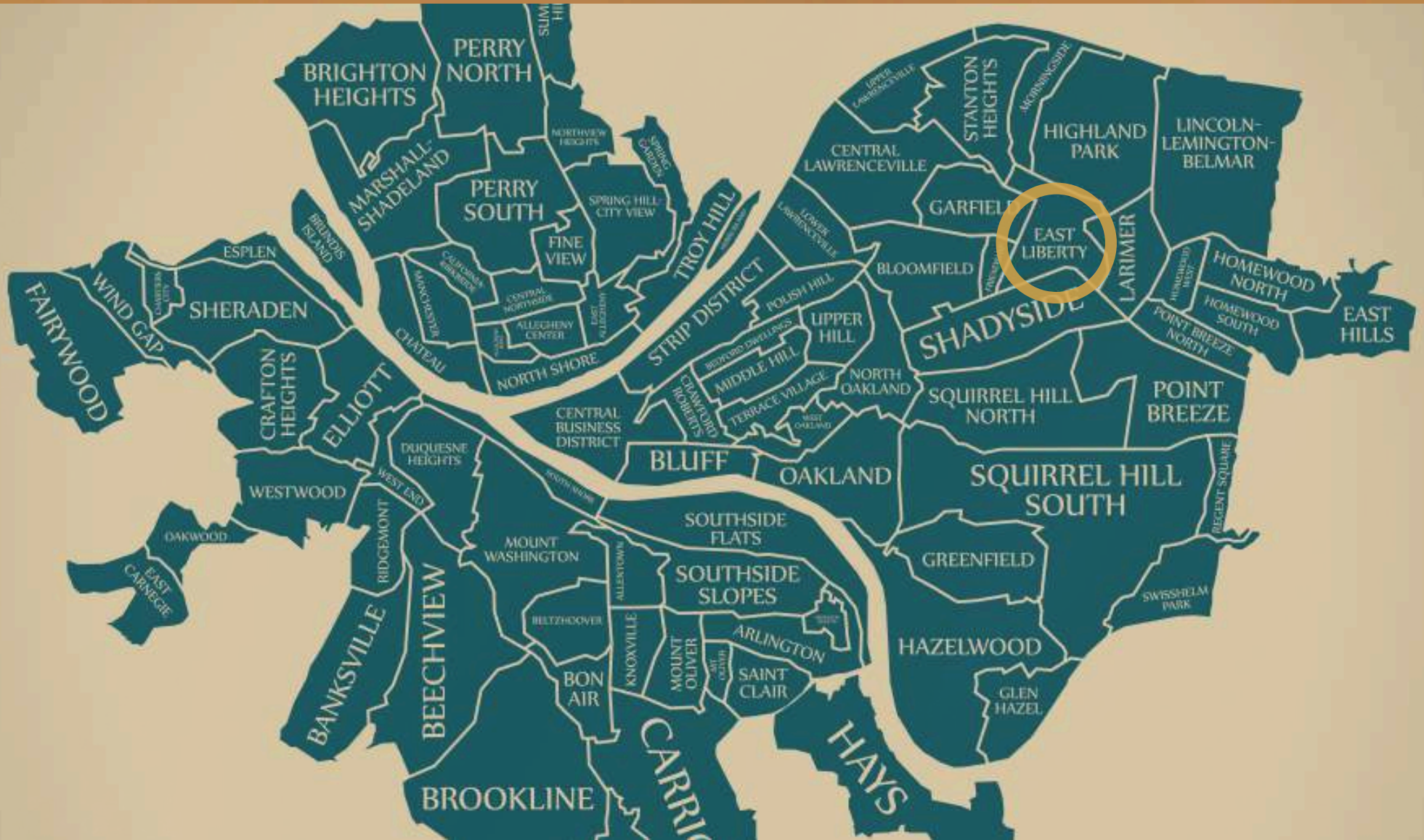
IN GOOD COMPANY
IN PITTSBURGH:



LOCATION

East Liberty is in the heart of it all:

Less than 15 minutes to Oakland, The Strip, Downtown, Lawrenceville, all Universities, the North Shore, ETC



PITTSBURGH ACCOLADES

One of the Most Livable Cities in the World | *Global Liveability Index*

A Must Visit City | *Esquire Magazine*

One of the Top 10 Cities Techies Should Consider Moving to | *Huffington Post*

One of the Most Underrated Cities | *Conde Nast Traveler*

One of the Top 25 College Towns in the Nation | *Wallethub*

Zagat's Top Food City of 2015 | *Zagat*

The Best Housing Market for Baby Boomers | *Forbes*

A Best Opportunity City | *Forbes*

One of the Top Three Best Cities in the U.S. For First-time Homebuyers | *Lending Tree*

One of the Most Affordable Cities to Retire | *Livability.com*

One of the Coolest Cities in the World | *National Geographic*

One of the Best Cities for Millennials | *Niche.com*

A Top U.S. Destination for Good Food | *Yelp*

Top City for Employee Satisfaction | *inc.com*

Pittsburgh ranked #1 out of 100 in shortest commute times | *Travel Pulse*

Best city to relocate to in America | *Livability*

Travel Top Three Best Opportunity Cities | *Forbes*

Among the Top 10 Most Affordable Foodie Cities | *Wallethub*

Among the 20 Best Cities for Twenty-Somethings | *Greatist.com*

Most Fun City in America | *WalletHub*

Pittsburgh is One of the Best Cities For Family Vacations on a Budget | *Parade Magazine*

One of the World's Most Resilient Cities | *Rockefeller Foundation*

Heinz Field the 5th best stadium in the NFL | *The Sporting News*

Fourth among the 10 Most Welcoming Cities in the U.S. | *Budget Travel*

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