

LEASE OFFERING MEMORANDUM

**2nd Floor Office or
Retail | Strip District**

2111 PENN AVE
Pittsburgh, PA 15222

PRESENTED BY:

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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.

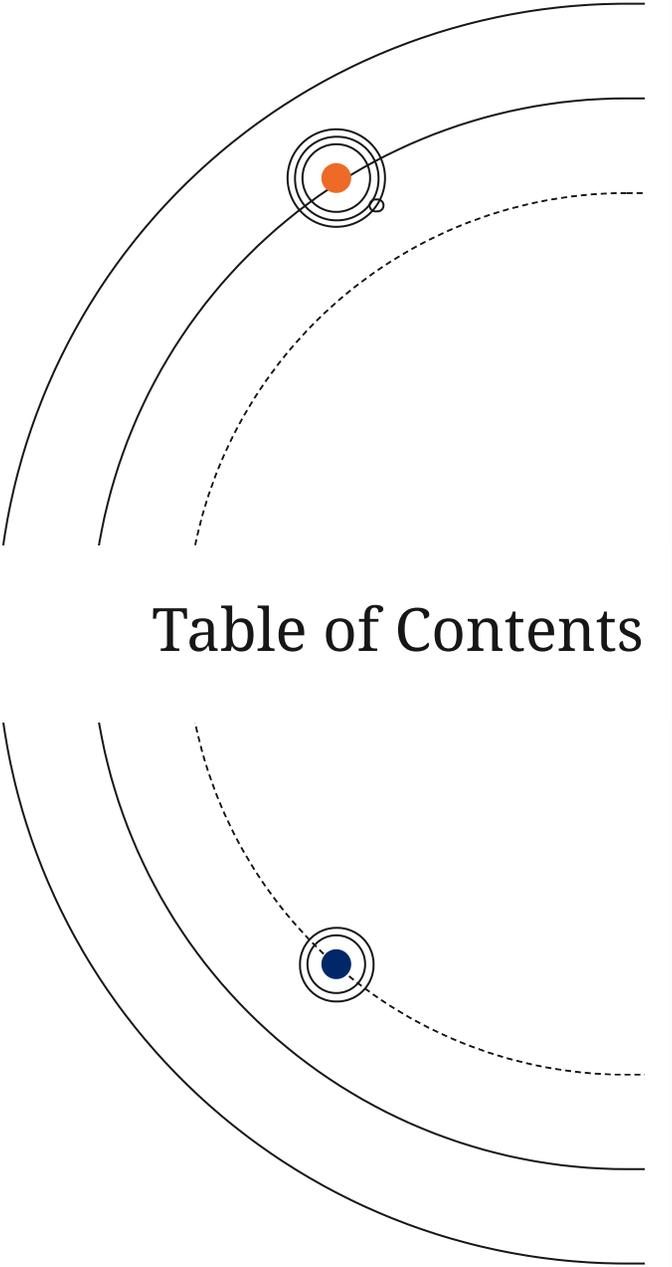


Table of Contents

4

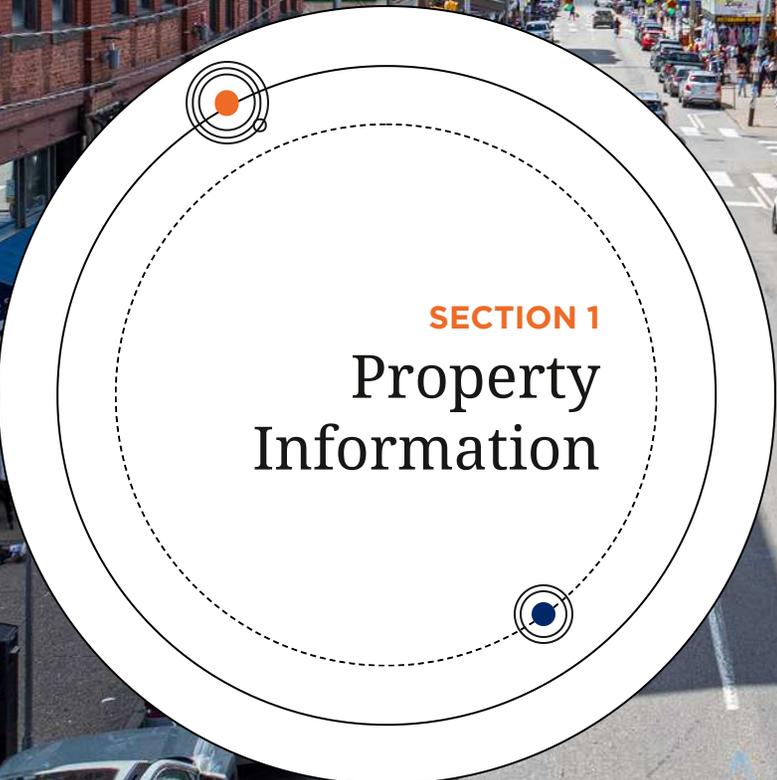
PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6
Floor Plans	7
Floor Plans	8
Additional Photos	9
Additional Photos	10

11

LOCATION INFORMATION

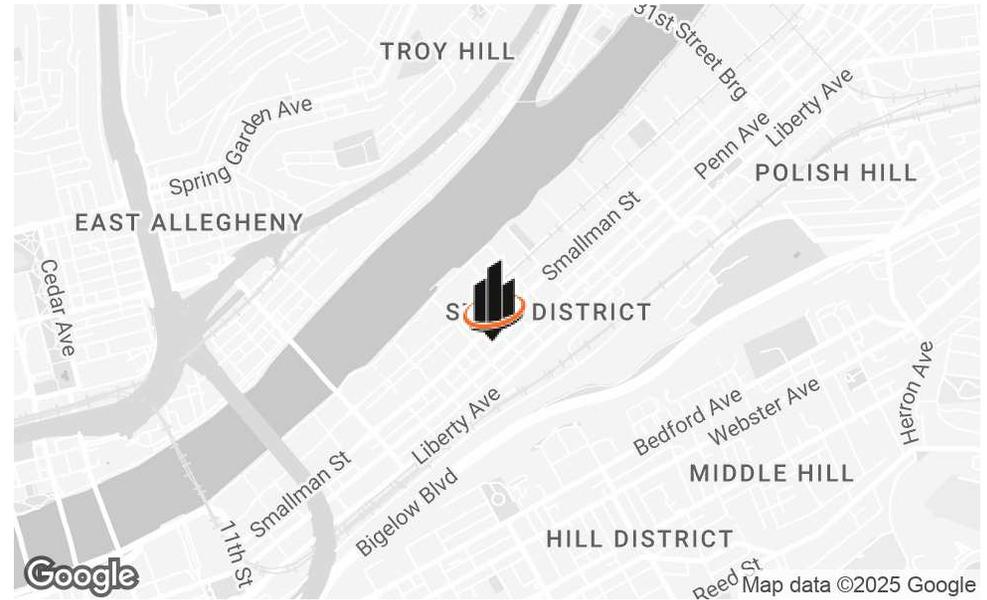
Location Maps	12
Retailer Map	13
Demographics Map & Report	14
Location Description	15



SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	3,765 SF
USE:	Retail or Office
MARKET:	Pittsburgh
SUBMARKET:	Strip District

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 2111 Penn Ave, a premier property located in the heart of Pittsburgh's vibrant Strip District. This striking 2-story building boasts an impressive 8,274 RSF glass facade and offers approximately 3,765 RSF available on the 2nd floor. The 2nd floor space is 44' wide clear span which makes it exceptionally functional for various uses. The space also features high ceilings, 16 skylights illuminating the entire space, and floor-to-ceiling windows in the front of the space. The property is under new ownership who will be installing a brand new elevator and will deliver the space in "vanilla box" condition. Located in the heart of the Strip District! - Pittsburgh's fastest growing neighborhood!

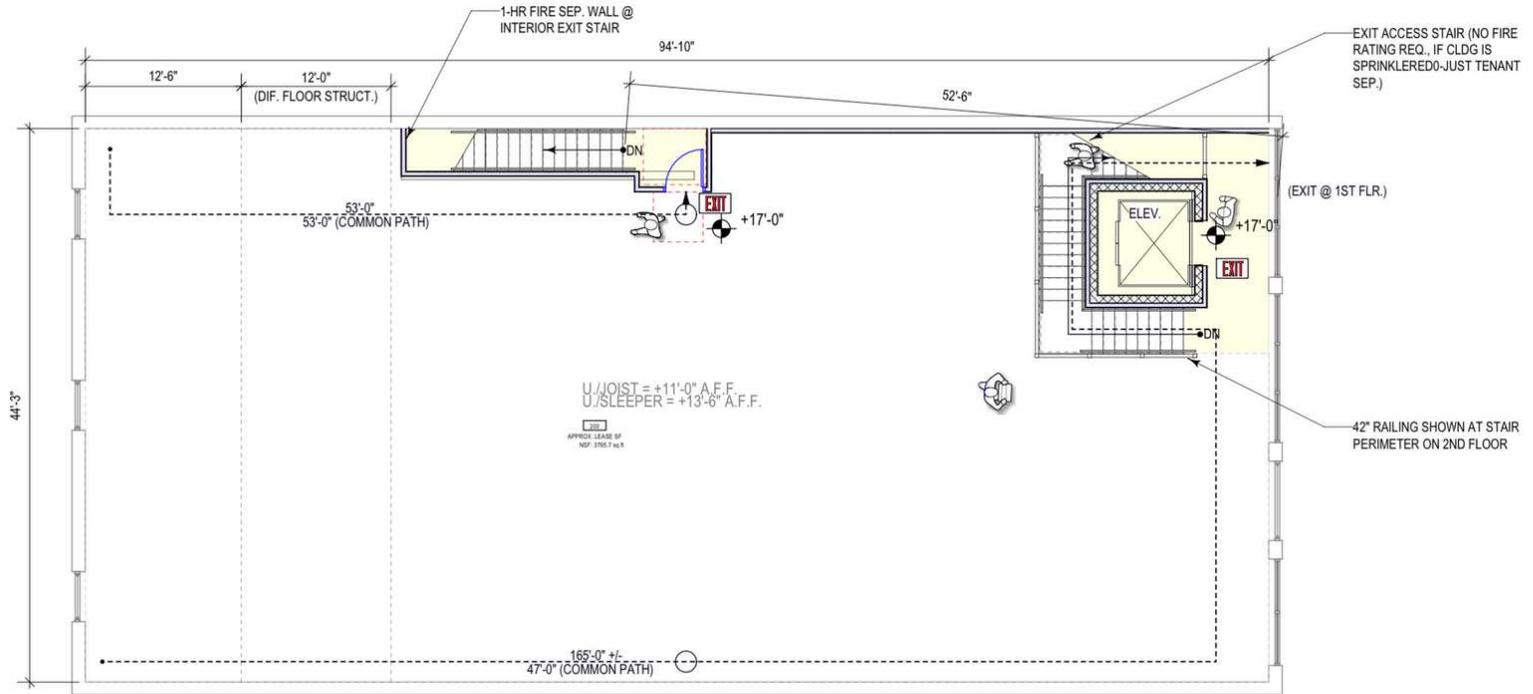
PROPERTY HIGHLIGHTS

- Glass facade, 2-story building, with approx. 3,765 RSF available on the 2nd floor
- 44' wide clear span building
- 2 large drive-in garage bays
- 16' ceilings to the beam
- 16 skylights running the entire 2nd floor
- Half basement included with the 1st floor space
- New ownership will deliver a "Vanilla Box" for good credit and term
- Located in the heart of the Strip District!

ADDITIONAL PHOTOS - 2ND FLOOR



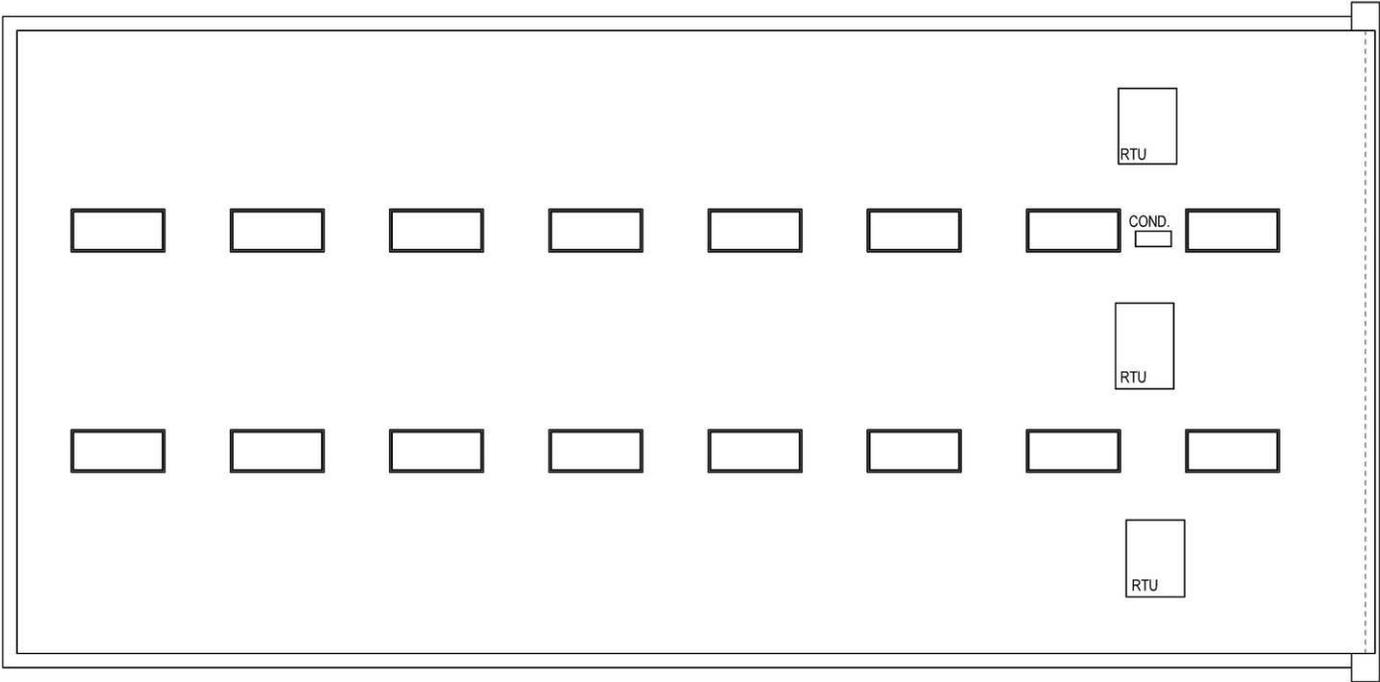
FLOOR PLANS - 2ND FLOOR



1 2111 PENN AVE. - 2ND FLOOR PLAN - OPTION #3
 A2.2 Scale: 1/8" = 1'-0"



FLOOR PLANS - ROOF



1	2111 PENN AVE. - ROOF PLAN
EX-R	Scale: 1/8" = 1'-0"



ADDITIONAL PHOTOS



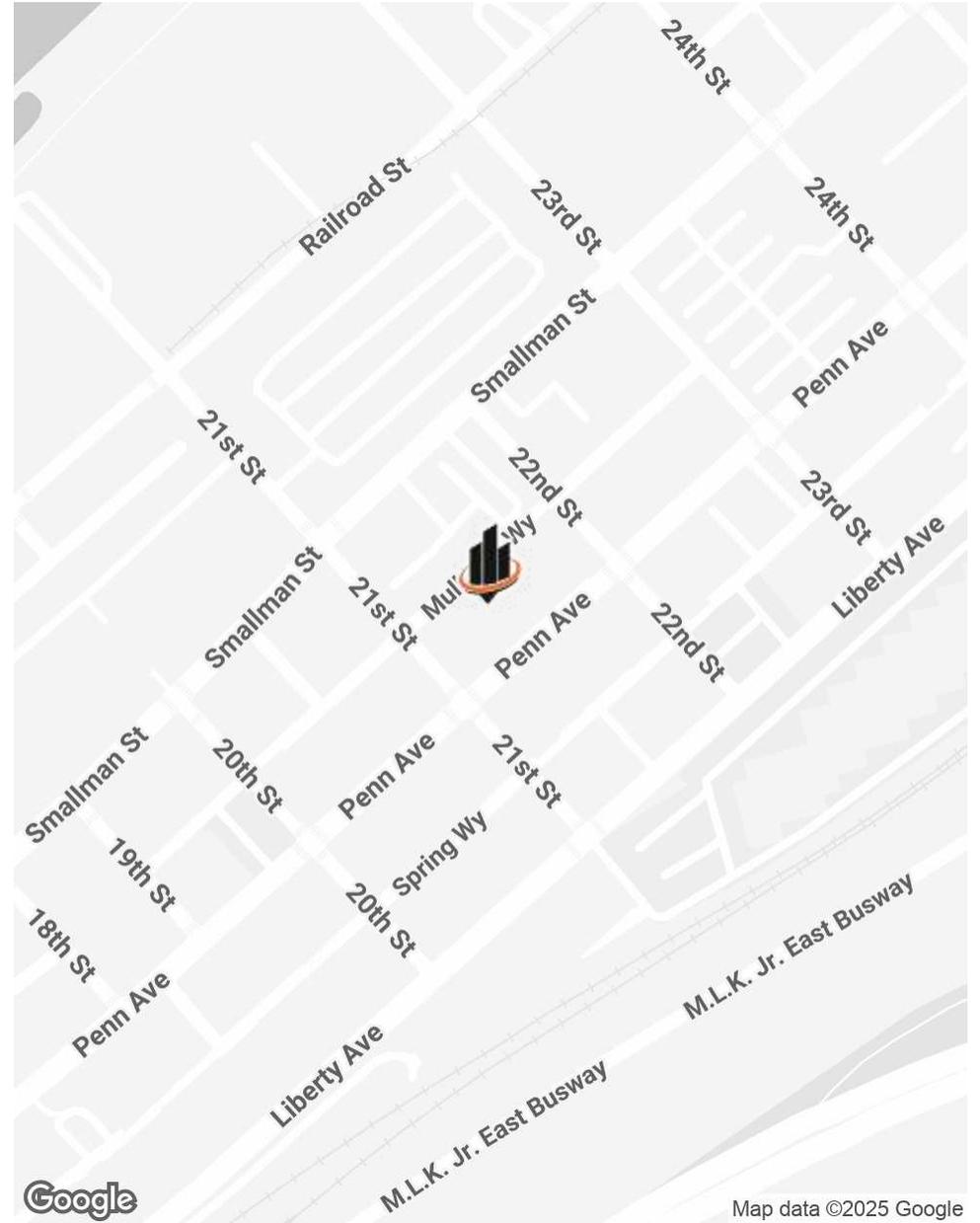
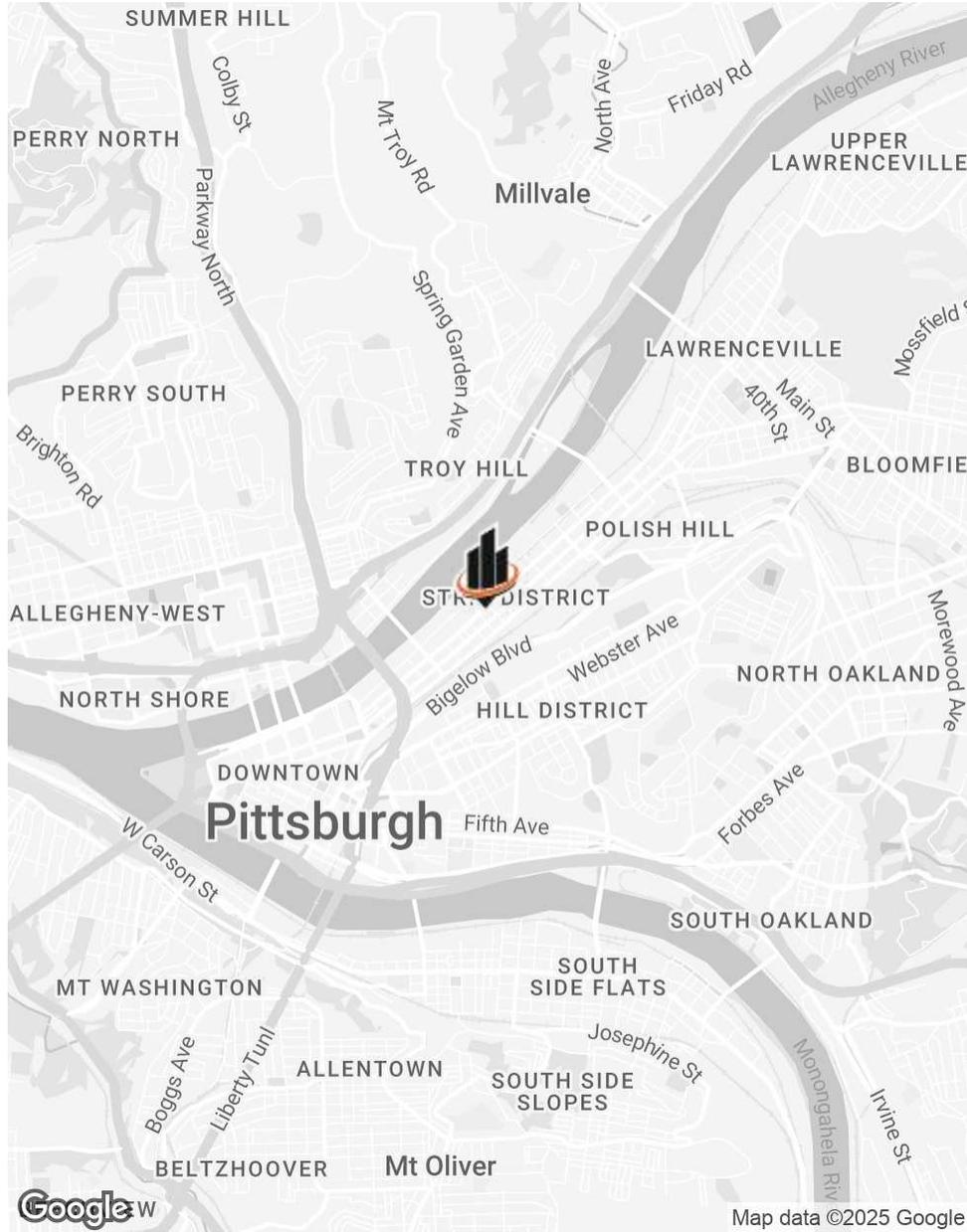
ADDITIONAL PHOTOS





SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



Map data ©2025 Google

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

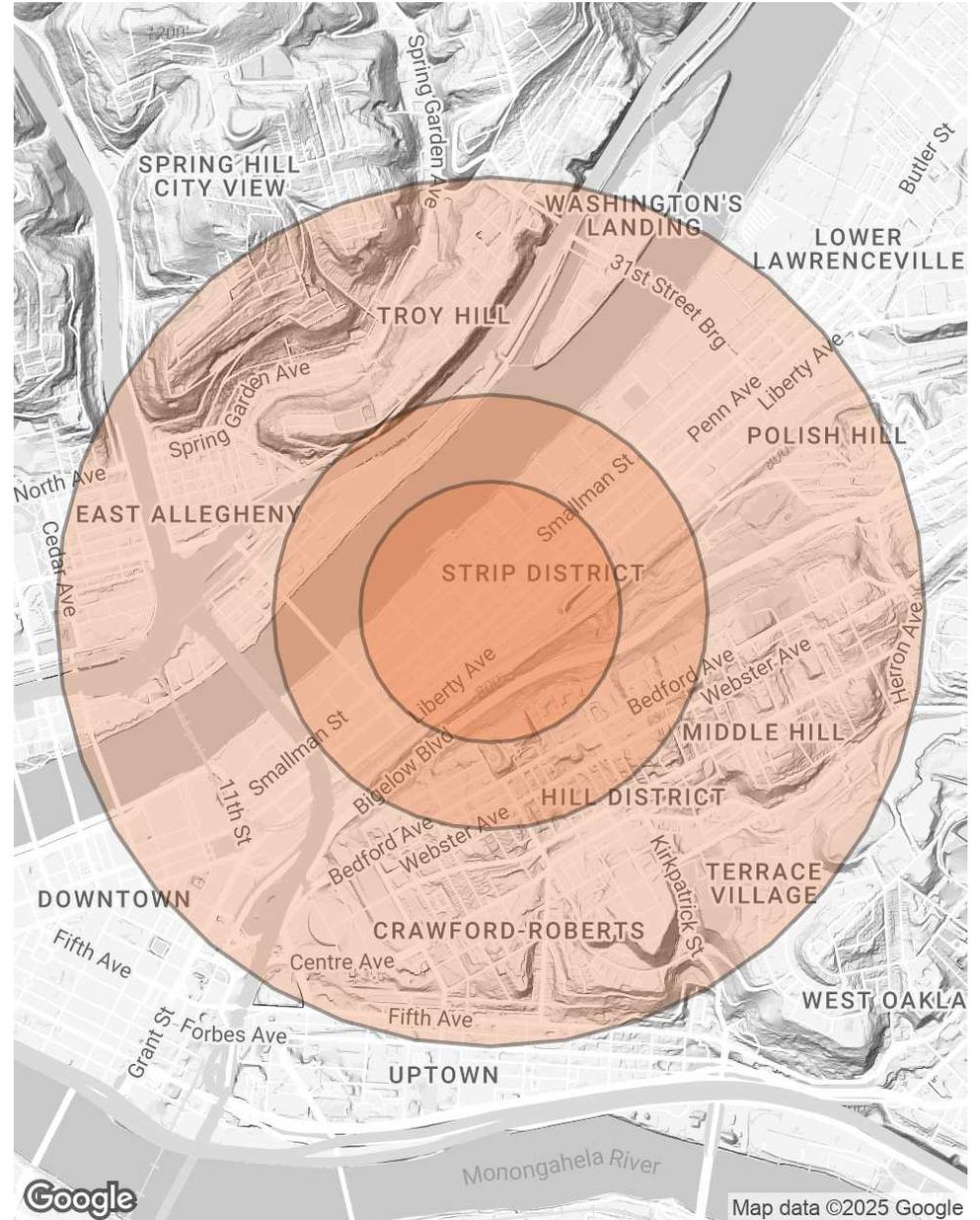
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	960	3,128	15,951
AVERAGE AGE	38	40	41
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	38	41	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	652	1,898	9,018
# OF PERSONS PER HH	1.5	1.6	1.8
AVERAGE HH INCOME	\$137,093	\$86,848	\$76,894
AVERAGE HOUSE VALUE	\$687,062	\$418,728	\$306,074

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

THE STRIP DISTRICT

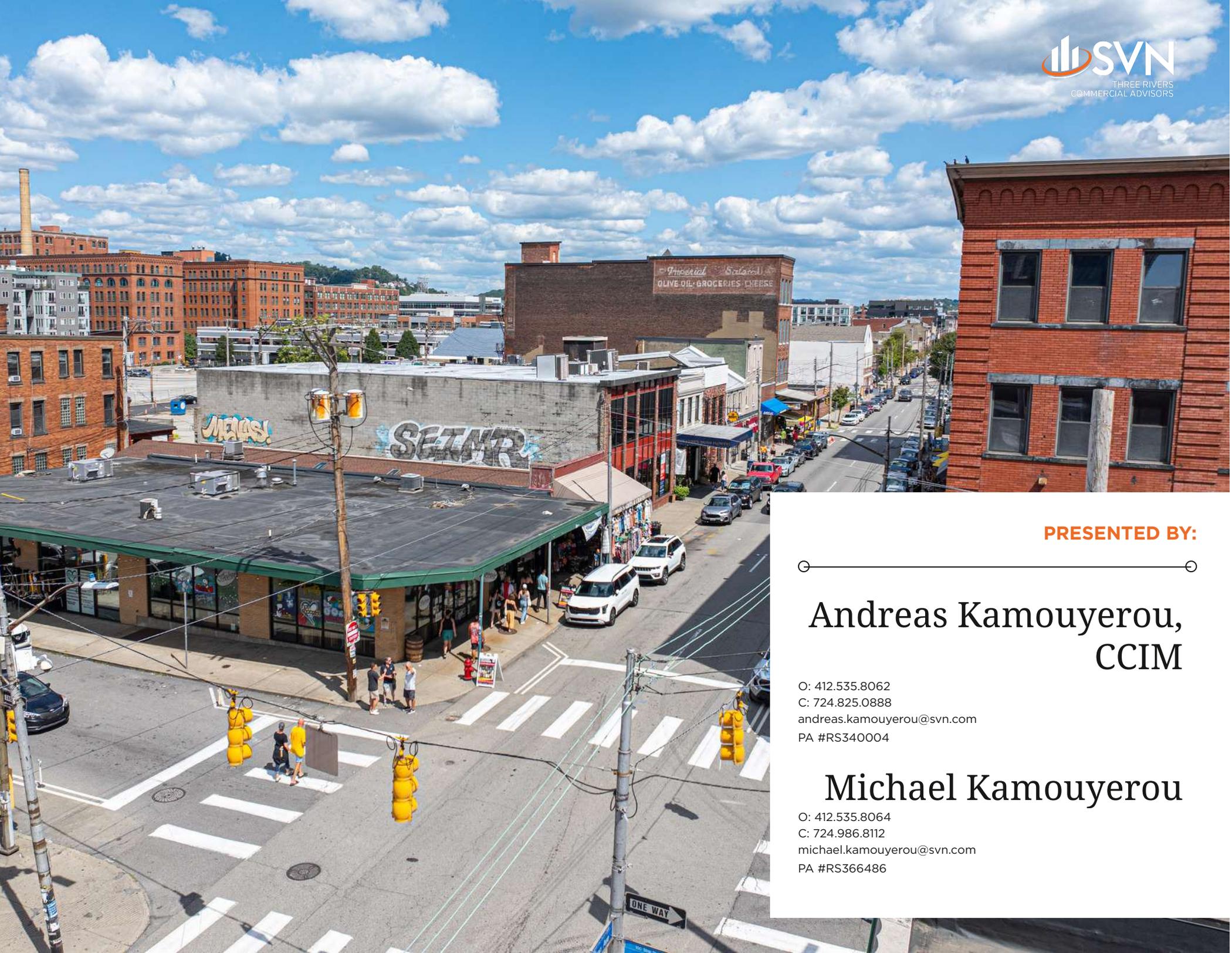
The Strip District is a neighborhood in Pittsburgh, PA. It is a one-half square mile area of land northeast of the central business district bordered to the north by the Allegheny River and to the south by portions of the Hill District. The Strip District runs between 13th and 33rd Streets and includes three main thoroughways - Smallman Street, Penn Avenue, & Liberty Avenue, as well as various side streets.

The Strip District’s history is a living history and the legacy of the neighborhood’s past is seen in great buildings such as the Pittsburgh Opera’s building which was George Westinghouse’s Air Brake Factory built-in 1869 and the Cork Factory Lofts built-in 1901 which were the Armstrong Cork Factory. The history of the Strip is even more alive in the wholesale and retail stores including those that have been in operation for over 100 years such as the Pennsylvania Macaroni Company which began operations in 1902.

Since the late 20th century, the area has developed into a historic market district with many ethnic food purveyors, some art studios, antique dealers, unique boutiques, and other businesses setting up shop where trains once delivered produce by the ton. Residential developers have begun to convert old factory and warehouse buildings into apartments and lofts. Examples include the Armstrong Cork Factory, Brake House Lofts, and the Otto Milk Building.

Overall, the Strip District in Pittsburgh is a dynamic and lively neighborhood that celebrates its industrial heritage while embracing modern trends and diverse cultural influences. It’s a must-visit destination for anyone looking to experience the vibrant spirit of Pittsburgh.





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