

5301 BUTLER ST

PITTSBURGH, PA 15201



LOCATION DESCRIPTION

The property at 5301 Butler Street boasts a prime location in a bustling commercial area, offering easy access to amenities and transportation options. Its proximity to major roadways ensures convenient commuting and efficient transport. Nearby, you'll find a variety of restaurants, cafes, and shopping options. The vibrant atmosphere fosters collaboration and networking within the local business community. Overall, this location provides accessibility, convenience, and a thriving commercial environment for businesses.

PROPERTY HIGHLIGHTS

- Build-Out Available
- Desirable Area
- Ample Parking
- Sprinkler System Installed
- Newer Building
- Completely Open Space

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	3,700 - 7,400 SF
Building Size:	35,000 SF

SPACES	LEASE RATE	SPACE SIZE
100	\$20.00 SF/yr	3,700 - 7,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,843	164,209	422,746
Total Population	12,414	311,674	832,526
Average HH Income	\$74,039	\$71,783	\$73,848



SELECT REALTY

Each office independently owned and operated

TYLER PETIT

Senior Advisor

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PROPERTY DESCRIPTION

This expansive 7,500 square foot office/industrial space offers a versatile and promising opportunity for businesses seeking a dynamic environment. The space is currently in shell condition, providing a blank canvas for customization and adaptation to suit a variety of needs.

Upon entering the premises, you'll be greeted by an open expanse that can be tailored to your specific requirements. The absence of existing partitions allows for flexible layout options, enabling you to design the space in a manner that maximizes productivity and efficiency. Whether you envision an open-concept office, a collaborative workspace, or a combination of offices and manufacturing areas, this space provides the freedom to bring your vision to life.

The property also boasts ample parking facilities, ensuring convenient access for employees, clients, and visitors. With a generous amount of parking spaces available, you can accommodate a high volume of vehicles without any hassle or congestion concerns.

Moreover, the build-out option allows you to transform the shell condition into a fully functional space that aligns perfectly with your business requirements. From installing partition walls to creating separate conference rooms, private offices, or production areas, you have the opportunity to customize the space to meet your unique needs and enhance your operations.

With a blend of office and industrial features, this space offers versatility for businesses across various industries. Whether you're involved in technology, manufacturing, creative pursuits, or any other field, the adaptable nature of the space ensures it can be tailored to suit your specific industry requirements.



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FOR LEASE

OFFICE BUILDING

LOCATION MAP

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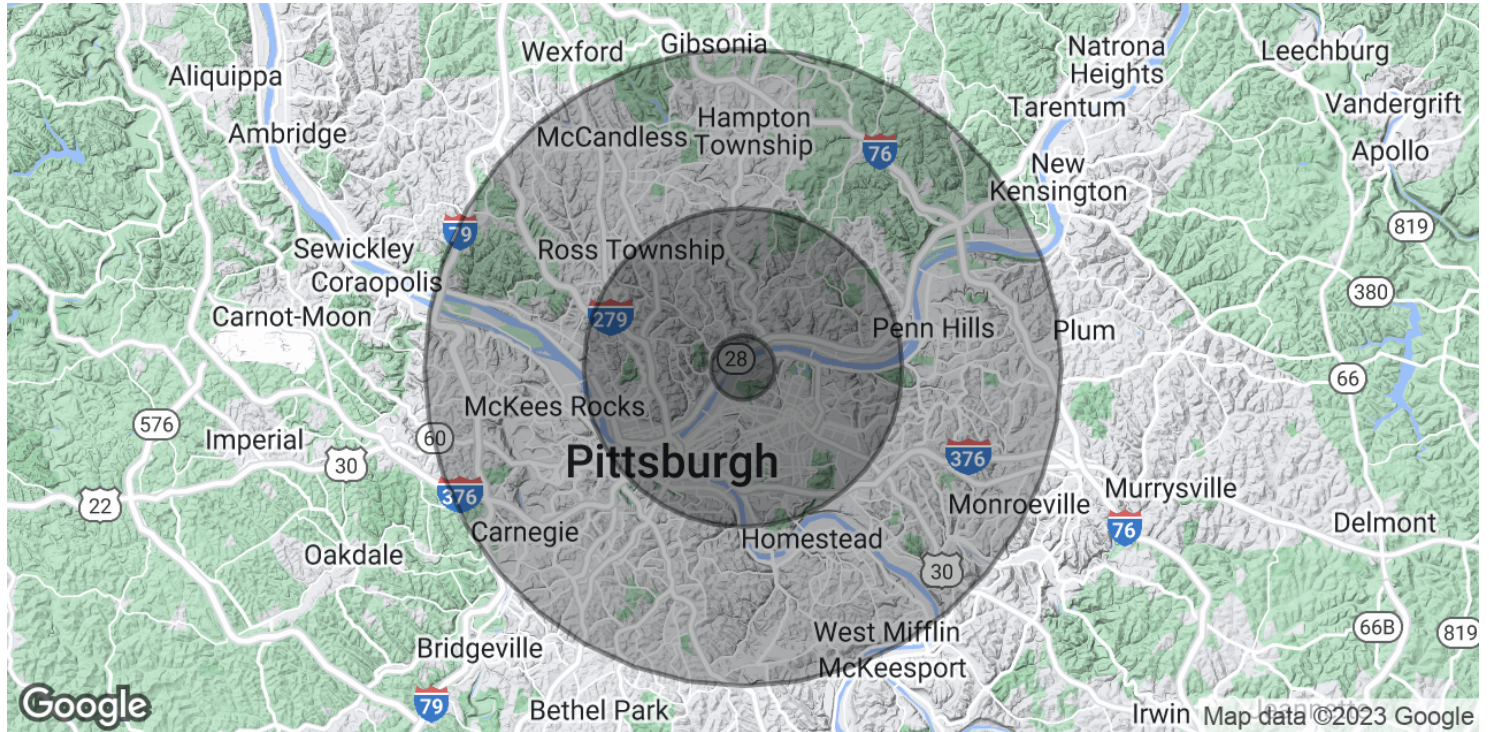
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	12,414	311,674	832,526
Average Age	39.0	37.5	40.9
Average Age (Male)	37.0	35.7	39.2
Average Age (Female)	40.0	39.1	42.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,843	164,209	422,746
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$74,039	\$71,783	\$73,848
Average House Value	\$175,294	\$204,196	\$176,638

* Demographic data derived from 2020 ACS - US Census



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