

# CHAMPION COMMONS

5231 PENN AVENUE

CHAMPION  
COMMONS  
5231 PENN AVENUE

31,000 SF  
OFFICE BUILDING  
FOR SALE OR LEASE

Lee & Associates of Western Pennsylvania LLC

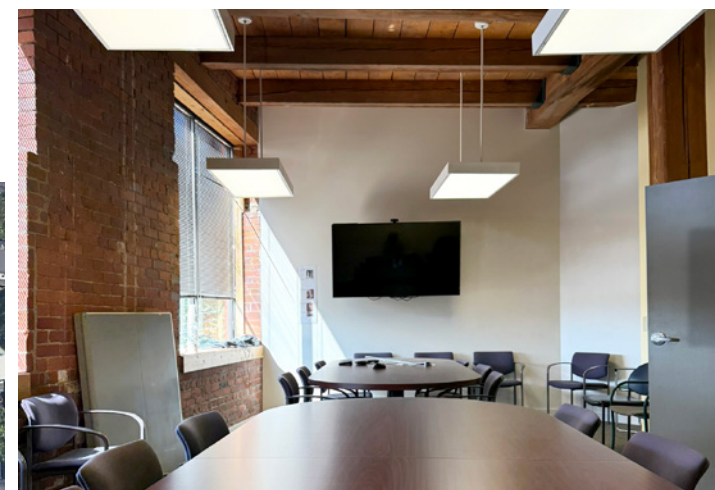
11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222 | 412.339.2424 | lee-westernpa.com



# PROPERTY OVERVIEW

- » Available for sale or lease, beginning 5/1/2027; subdividable by floor
- » Floor plates: 10,000 SF (1st & 2nd floors); 5,061 SF (3rd floor); 3,600 SF (Ground floor)
- » Office space with large meeting rooms and kitchenettes on each floor
- » On-site, free parking and direct access to public transportation
- » Located in Pittsburgh's East End, with proximity to the Children's Home of Pittsburgh, Children's Hospital, and Liberty East
- » Asking Price: \$4.995 MM | Lease Rate: \$18.75/SF, modified gross

## ABUNDANT PARKING



# DEVELOPMENT POTENTIAL

- » Existing building has a large light well, 16’ ceilings, and exposed wood beams; attributes that benefit a residential redevelopment
- » The site totals 0.98 acres, allowing for generous parking or site (re)development
- » **Proximate to stable economic drivers:**
  - UPMC Children’s Hospital: 313 staffed beds with \$3.8 billion of patient revenue
  - The Children’s Home of Pittsburgh: 30-bed pediatric specialty hospital with \$18.4 million of total revenue
  - East Liberty Family Health Care Center (ELFHCC): federally qualified health center (FQHC) - 42,00 patient visits with \$12.3 million of total revenue; on-site, free parking and direct access to public transportation
- » **Multifamily Rental Rates:**
  - Pittsburgh metro rental rates increased 2.5% for the trailing 12 months ending February 2026
  - Since 2019: Pittsburgh rents increased approximately 47.9%

DEMOGRAPHICS	
5 MILE RADIUS (2025) <i>Source: ESRI</i>	
Population	336,568
Total Daytime Employees	248,762
Households	157,908
Median Household Income	\$66,578
Median Age	35.2





# IDEAL LOCATION

## KEY DISTANCES

I-579 via Bigelow Blvd	4.2 miles	12± minutes
Pittsburgh CBD	4.5 miles	18± minutes
I-279 via PA-28 N	4.7 miles	17± minutes
I-376	5.7 miles	24± minutes
Pittsburgh International Airport	24.1 miles	45± minutes



# AREA AMENITIES

CHAMPION COMMONS 5231 PENN AVENUE | PITTSBURGH, PA 15206

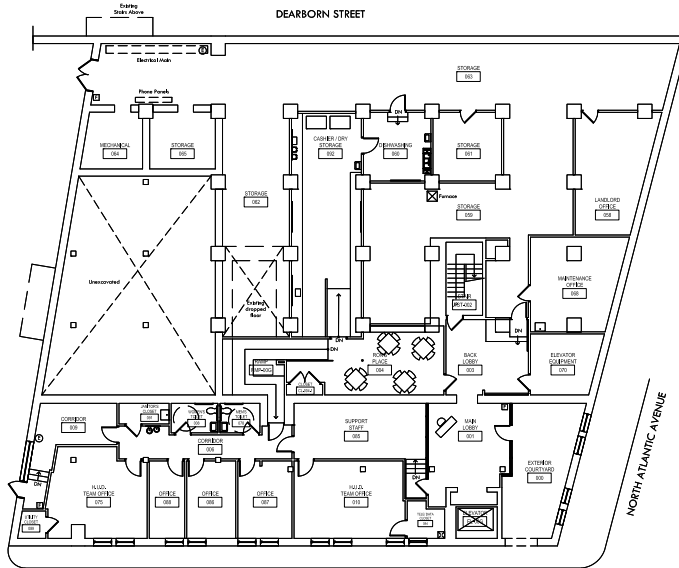


RETAIL			EDUCATION & CORPORATE		
ANTHROPOLOGIE	FLEET FEET	jenis ICE CREAMS	University of Pittsburgh	UPMC Enterprises	
GOLDEN GAI	LAIFITNESS.	FREE PEOPLE	chatham UNIVERSITY	Google	SHEETZ
ALTA VIA PIZZERIA	CITY KITCHEN	Starbucks	Carnegie Mellon University		
west elm		täkö tötä			

# FLOOR PLANS

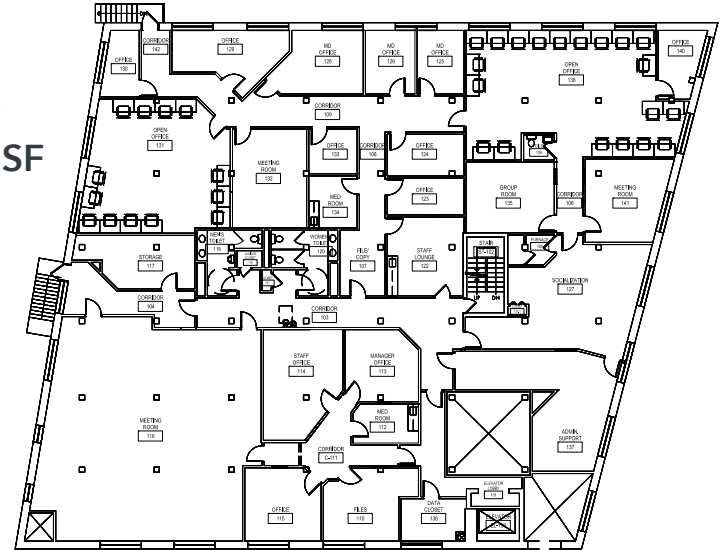
GROUND FLOOR

3,600 SF  
(approx.)



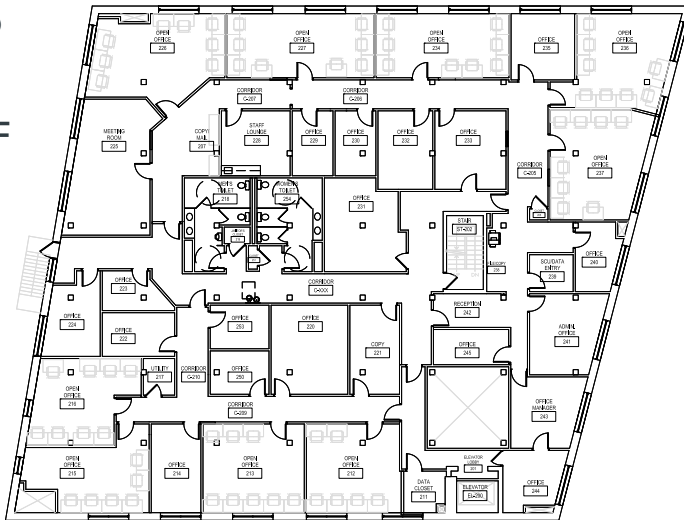
FIRST FLOOR

10,000 SF  
(approx.)



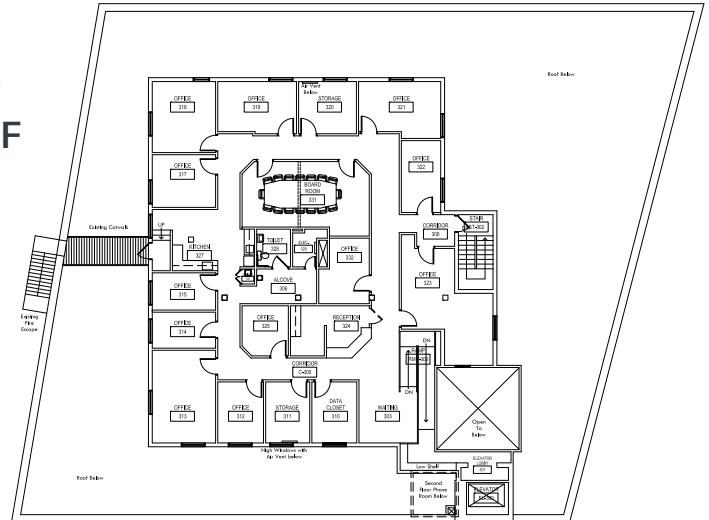
SECOND FLOOR

10,000 SF  
(approx.)



THIRD FLOOR

5,061 SF  
(approx.)



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5231 PENN AVENUE

## HOWARD WEST

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## LEE & ASSOCIATES OF WESTERN PENNSYLVANIA LLC

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