

**OFFERING MEMORANDUM**

# Penn Liberty Plaza 1

**1300 PENN AVENUE**

Pittsburgh, PA 15222

**PRESENTED BY:**

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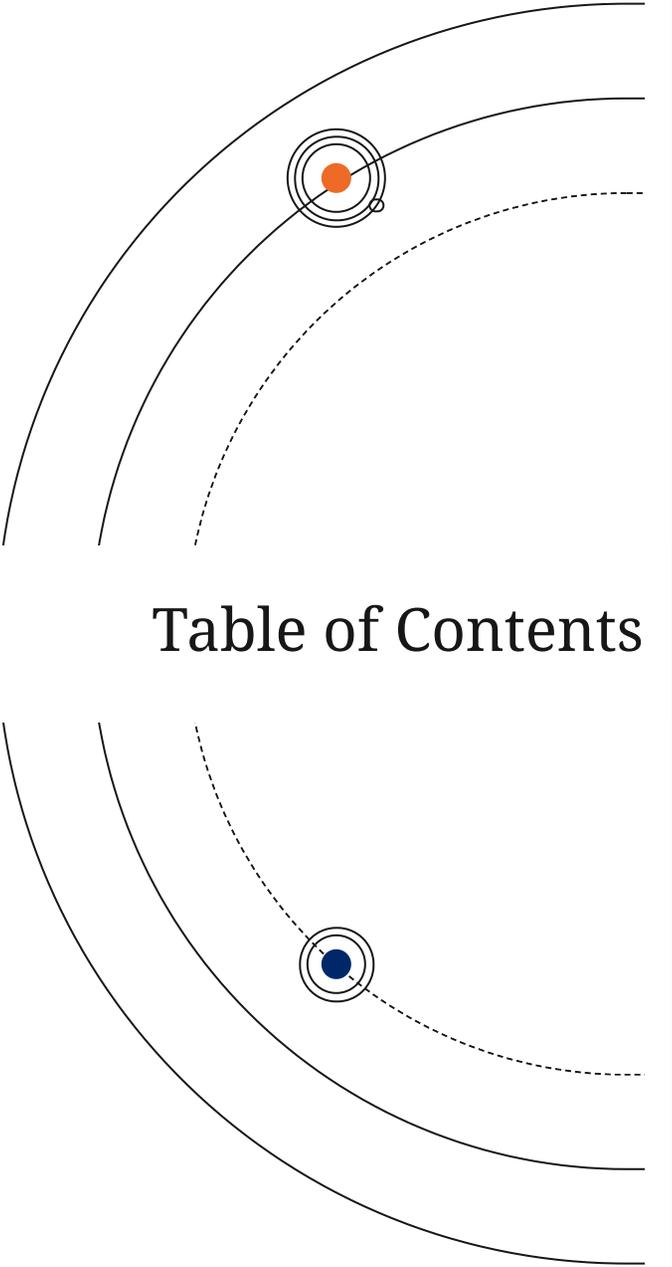
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

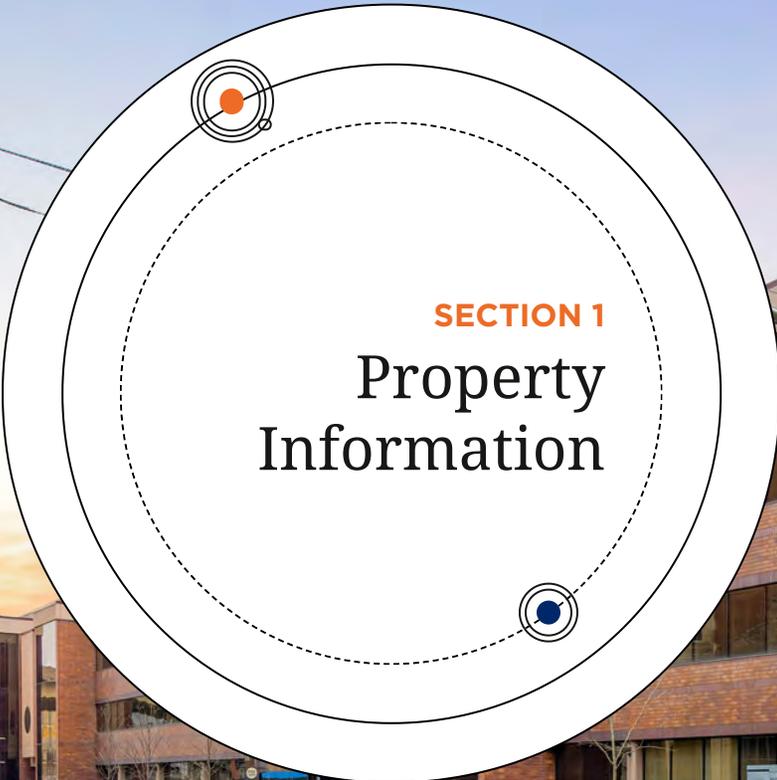
## PROPERTY INFORMATION

Executive Summary	5
Additional Photos	6
Additional Photos	7
Floor Plan	8

9

## LOCATION INFORMATION

Location Maps	10
Retailer Map	11
Demographics Map & Report	12

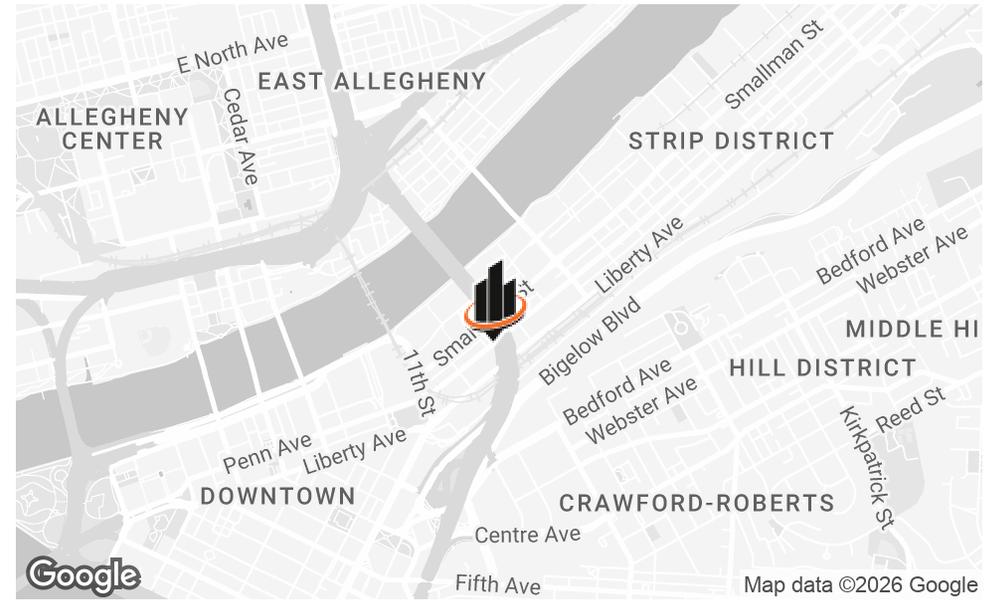


**SECTION 1**  
Property  
Information



**PENN LIBERTY PLAZA**  
Dream Center Education Holdings, LLC  
Gastrea Engineering Corporation  
S&B Consulting Engineers, Inc.  
United States Steel Corporation  
CSP  
The Pittsburgh Water & Sewer Authority

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SUBLEASE RATE:</b>	\$17.50 SF/yr (Full Service)
<b>SUBLEASE TERM:</b>	Expiration July 31, 2030
<b>BUILDING SIZE:</b>	384,027 SF
<b>AVAILABLE SF:</b>	12,549 SF
<b>LOT SIZE:</b>	3.04 Acres
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Strip District

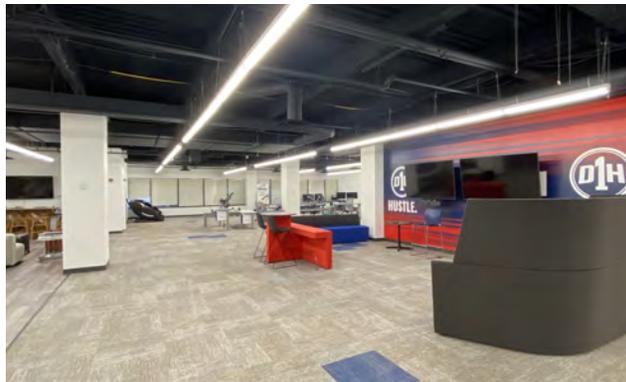
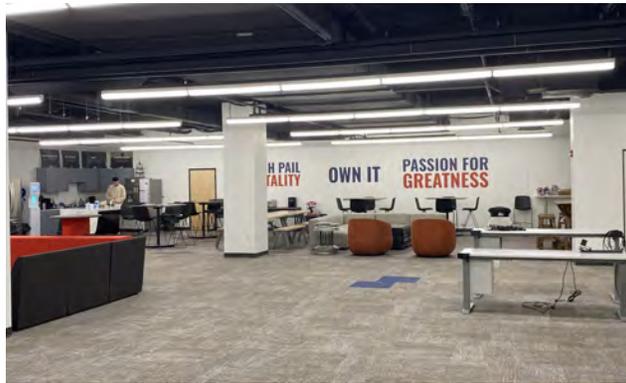
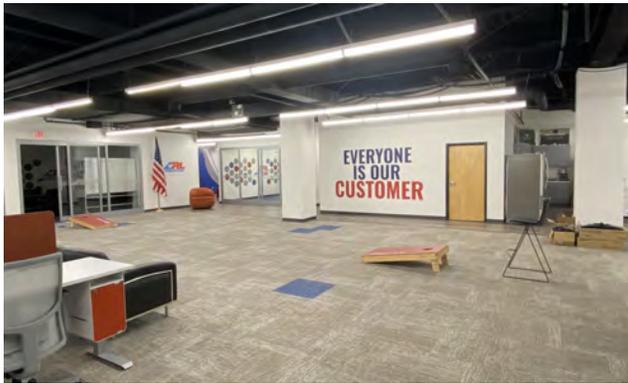
## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this prime subleasing opportunity at Penn Liberty Plaza 1 in Pittsburgh's Strip District offering 12,549 SF of modern office space. This true "plug and play" environment boasts high-end finishes, exposed ceilings, and abundant natural light. The fully furnished layout includes a large open kitchen area, 3 conference rooms, and several private offices, ideal for seamless business operations. With 6 complimentary parking spaces and the option for up to 30 additional spaces at discounted rates, convenience is paramount. Experience a turnkey solution for your business at this prestigious address, accommodating lease expiration in July 2030.

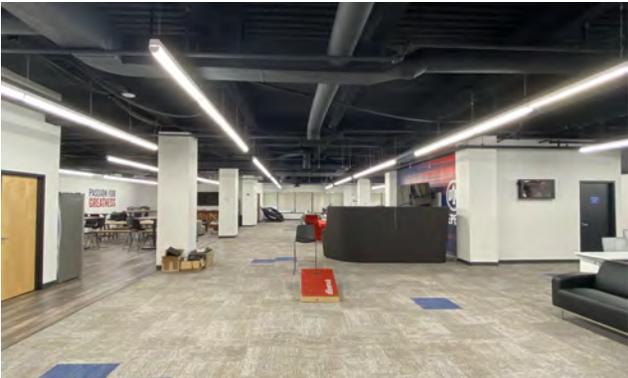
## PROPERTY HIGHLIGHTS

- 12,549 SF office available for sublease
- Furniture available
- True "plug and play" space
- High end finishes and lighting
- Exposed ceilings
- Large open kitchen area, 3 conference rooms, Several private offices
- 6 free parking spaces included; Up to 30 additional spaces at discounted rates under \$150

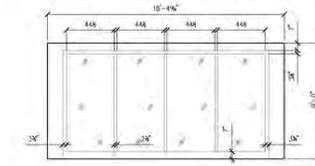
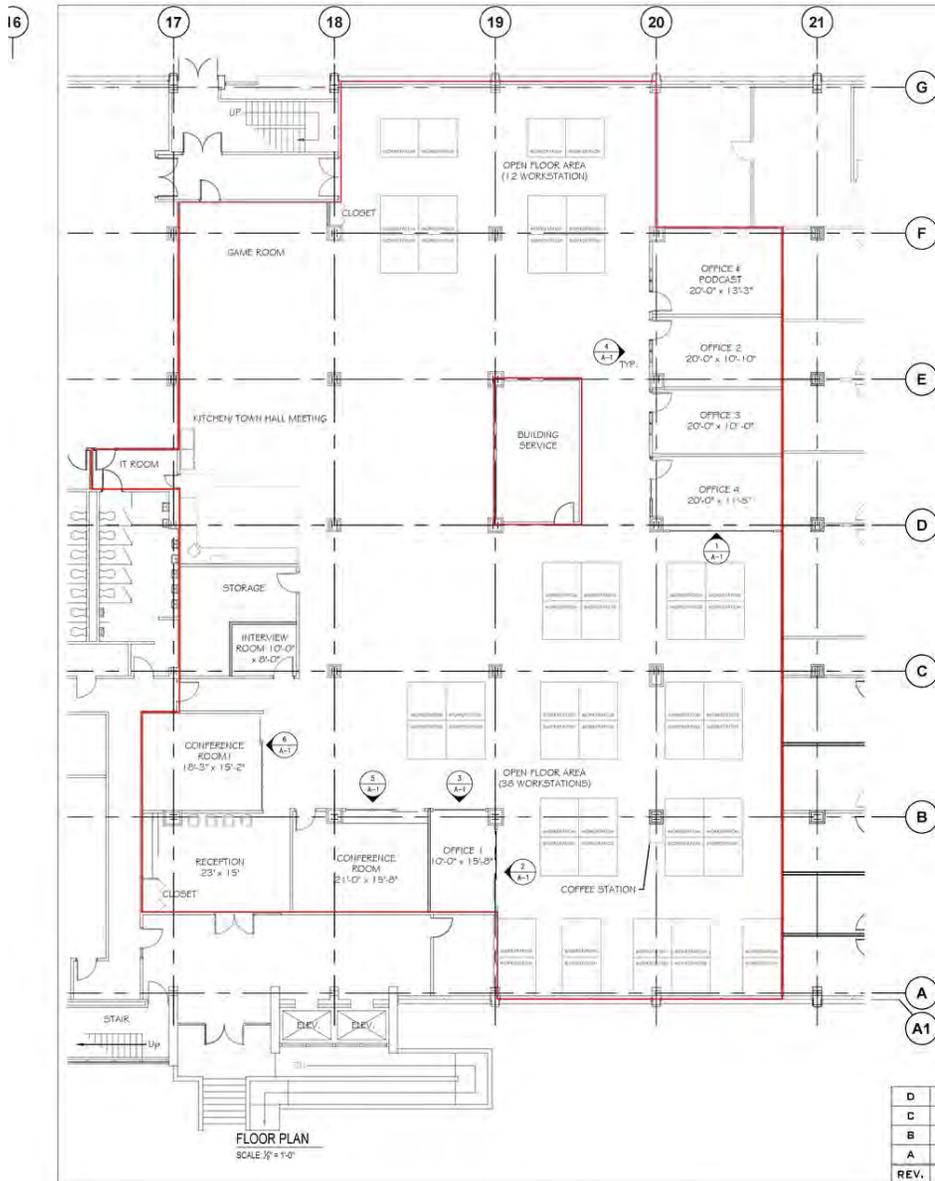
## ADDITIONAL PHOTOS



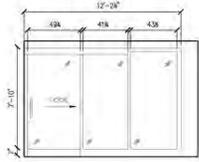
ADDITIONAL PHOTOS



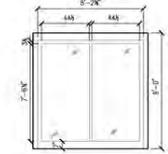
# FLOOR PLAN



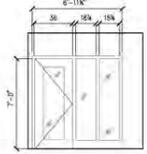
**ELEVATION 1**  
SCALE: 1/8" = 1'-0"  
OFFICE 4



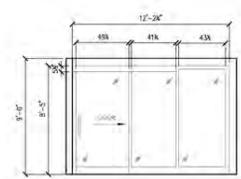
**ELEVATION 2**  
SCALE: 1/8" = 1'-0"  
OFFICE 1



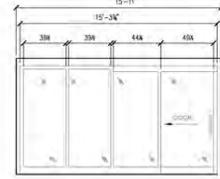
**ELEVATION 3**  
SCALE: 1/8" = 1'-0"  
OFFICE 1



**ELEVATION 4**  
SCALE: 1/8" = 1'-0"  
TYPICAL  
OFFICE 2, 3, 4 & OFFICE 5 & PODCAST ROOM



**ELEVATION 5**  
SCALE: 1/8" = 1'-0"  
CONFERENCE ROOM 2



**ELEVATION 6**  
SCALE: 1/8" = 1'-0"  
CONFERENCE ROOM 1

EXHIBIT: **B**  
PAGE: **2** OF **2**

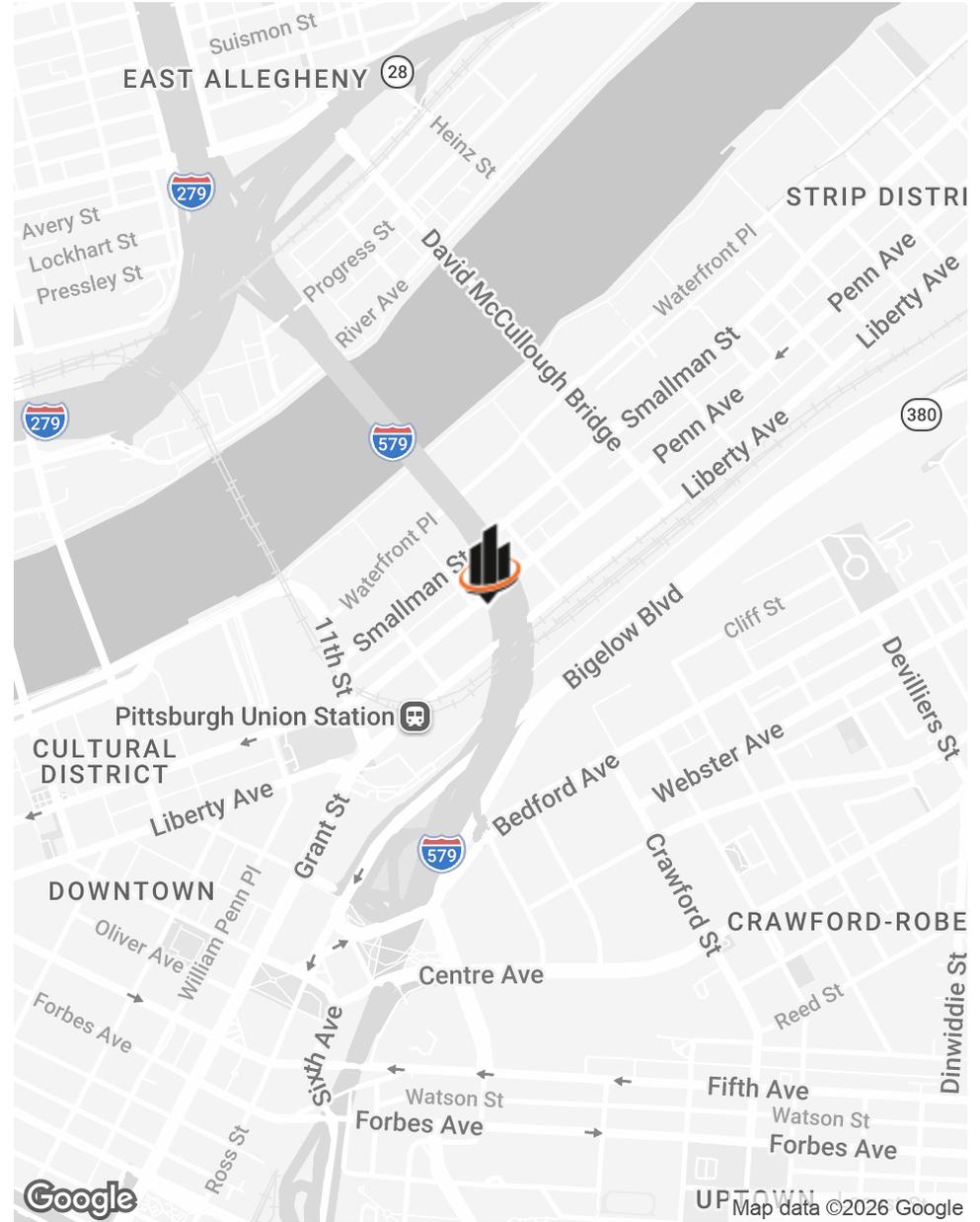
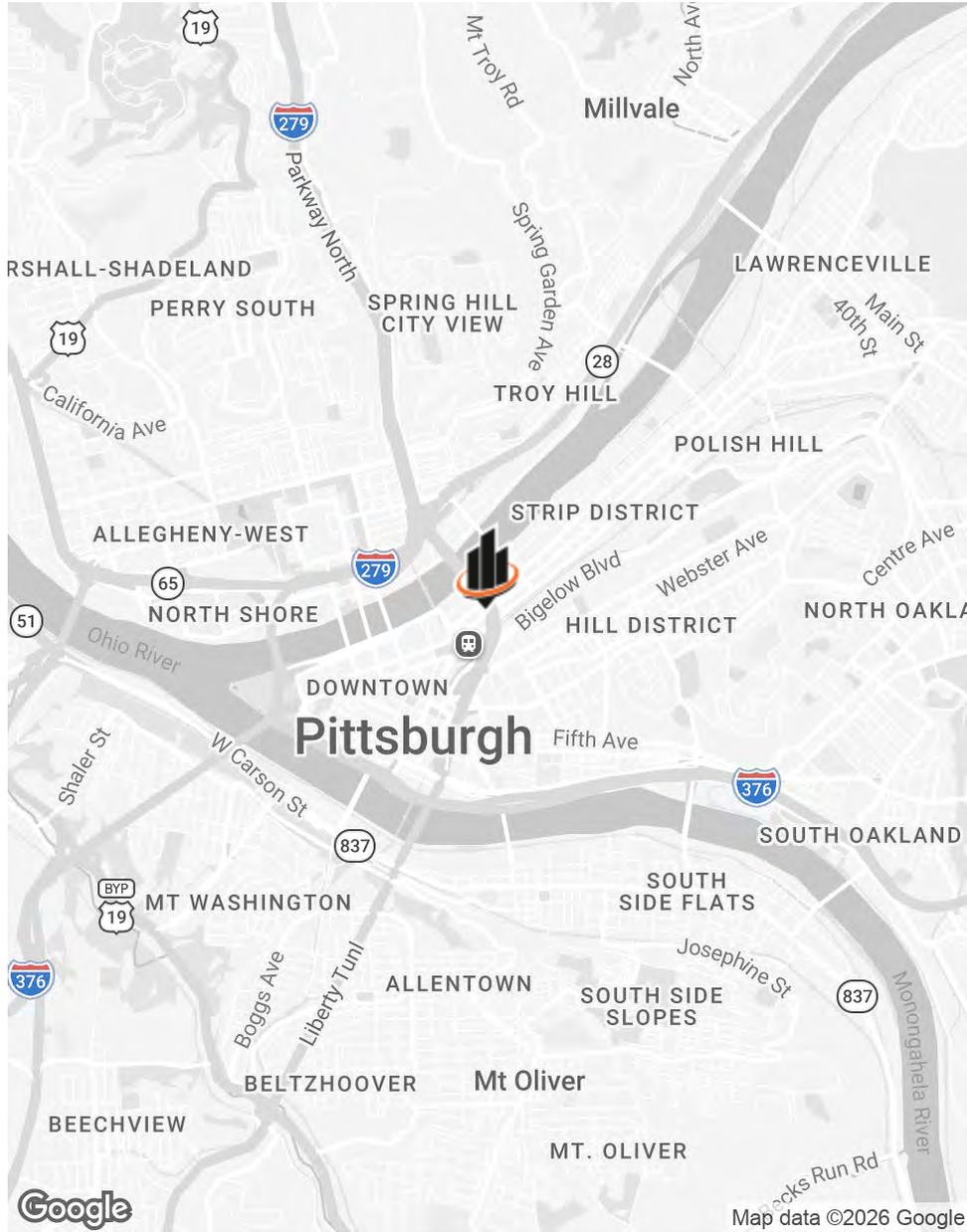
D					 <small>800 Forward Avenue Pittsburgh, Pa 15219</small>	<b>FIRST FLOOR</b> <b>1300 ENTRANCE</b> <b>TENANT: ARL LOGISTICS</b>			
C						<b>SCALE</b> DRAWN <b>CHKD.</b> DRAWING NUMBER <b>REV.</b>			
B						<small>As NOTED</small> MD <small>PLP-1 EX-1300-A-1</small> -			
A						<b>DATES</b> 06/07/22			
REV.	DESCRIPTION	MADE	CHKD.						
<b>LOCATION:</b> PENN LIBERTY PLAZA 1 1200-1350 PENN AVENUE PITTSBURGH, PENNSYLVANIA									

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**SECTION 2**  
Location  
Information

# LOCATION MAPS



RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

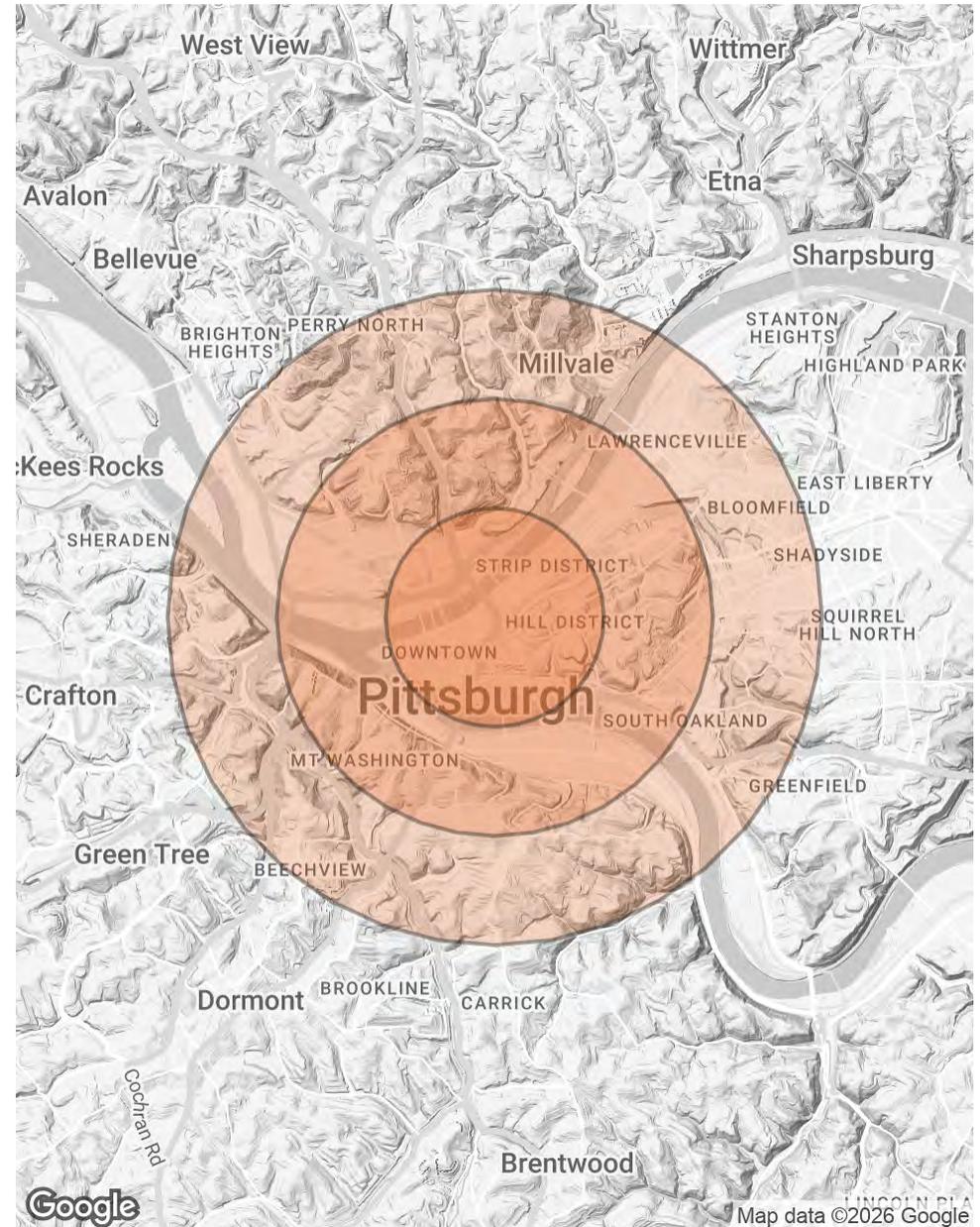
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	23,600	82,406	160,492
<b>AVERAGE AGE</b>	36	37	37
<b>AVERAGE AGE (MALE)</b>	35	36	36
<b>AVERAGE AGE (FEMALE)</b>	37	38	38

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	10,219	38,784	73,806
<b># OF PERSONS PER HH</b>	2.3	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$90,157	\$86,440	\$87,703
<b>AVERAGE HOUSE VALUE</b>	\$347,905	\$311,219	\$306,486

*Demographics data derived from AlphaMap*



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