

ELEVATE YOUR WORKSPACE
IN DOWNTOWN PITTSBURGH

Warner Centre

322 Fifth Avenue, Pittsburgh, PA 15222

FOR SALE OR LEASE



Warner Centre

322 Fifth Avenue, Pittsburgh, PA 15222



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OFFERING
MEMORANDUM

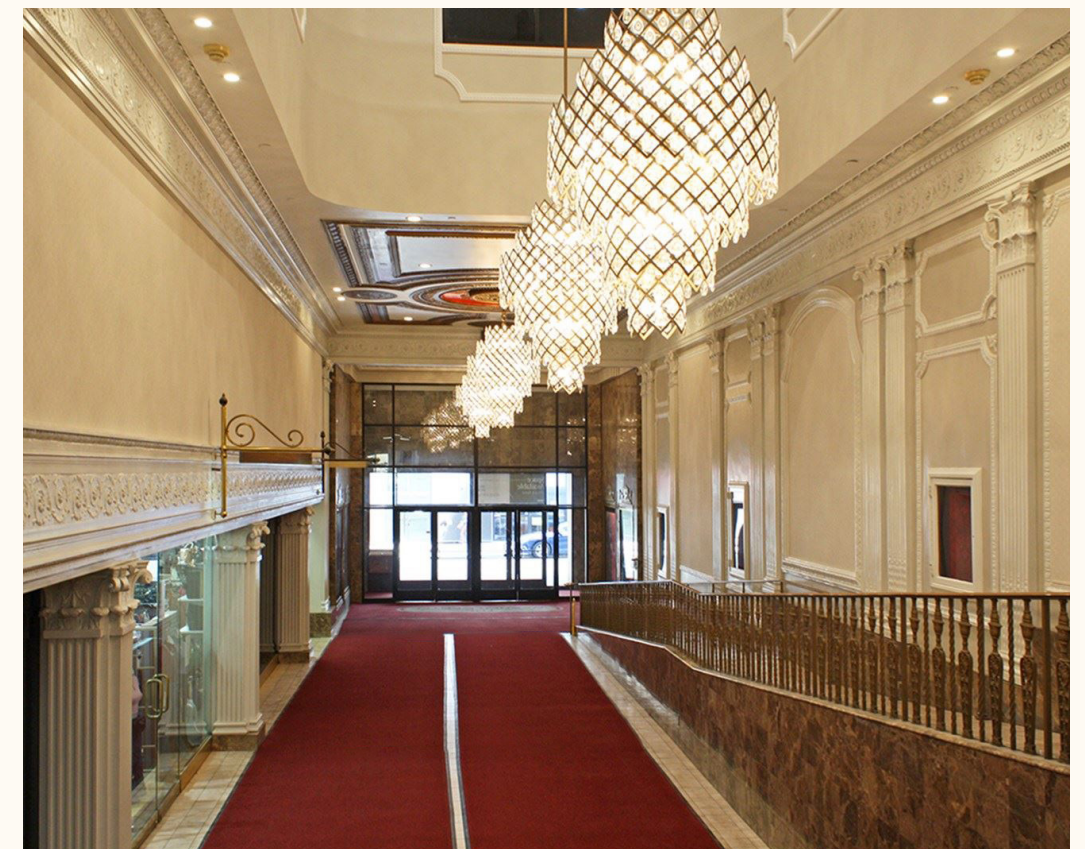
FOR SALE

EXECUTIVE SUMMARY

Built in 1918 as a major theater and concert hall, the historic Warner Centre presents the opportunity to acquire and reposition a major business hub in the heart of Downtown Pittsburgh, a vital part of Pittsburgh's economy and primary location for many major corporations and financial institutions. Downtown Pittsburgh is also home to Pittsburgh's Cultural District, featuring theaters, concert venues, restaurants and galleries.

The property is a mixed-use building featuring 6-stories of office space, interior retail, and street level retail. 13,500 SF can potentially be subdivided and sold as an independent building. A significant standout feature is a 6-story glass atrium, flooding the main common areas with natural light. Tenants benefit from nearby amenities including restaurants, shopping, parking, and public transportation.

The 122,928 SF mixed-use building offers significant upside for new ownership to fill vacancies and increase income potential. Current tenancy provides immediate cash flow and a steady revenue stream. Recent investments include elevator equipment upgrades, façade improvements, and fully renovated tenant spaces. The Warner Centre's location and potential growth presents owner occupiers and investors the opportunity to purchase an attractive asset below replacement cost.



Warner Centre

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AMENITIES

within easy reach!

DINING

- 1 Sullivan’s Steakhouse
- 2 Starbucks
- 3 La Prima Espresso
- 4 Bill’s Bar & Burger
- 5 Scarpino
- 6 Condado Tacos
- 7 Sienna Mercato
- 8 Bae Bae’s Kitchen
- 9 The Warren
- 10 Subway
- 11 Nicky’s Thai Kitchen
- 12 Proper Brick Oven
- 13 Meat & Potatoes
- 14 Tako
- 15 Butcher & The Rye
- 16 Eddie Merlot’s
- 17 Morton’s
- 18 Vallozzi’s
- 19 Pizzaiolo Primo
- 20 Ruth’s Chris Steakhouse
- 21 Corner Mercantile
- 22 Capital Grille
- 23 McCormick & Schmick’s
- 24 Ollie’s Gastropub
- 25 Talia Cucina
- 26 The Commoner
- 27 Villa Reale Pizzeria
- 28 Blend Bar
- 29 Einstein Bagels
- 30 Dunkin’ Donuts
- 31 Bruegger’s Bagels
- 32 Jimmy John’s
- 33 Freshii
- 34 Eddie V’s Prime Seafood
- 35 Waffles, Incaffeinated
- 36 Apollo Café
- 37 Fogo De Chao Brazilian Steakhouse
- 38 Starbucks
- 39 Oxford Market
- 40 Sushi and Rolls

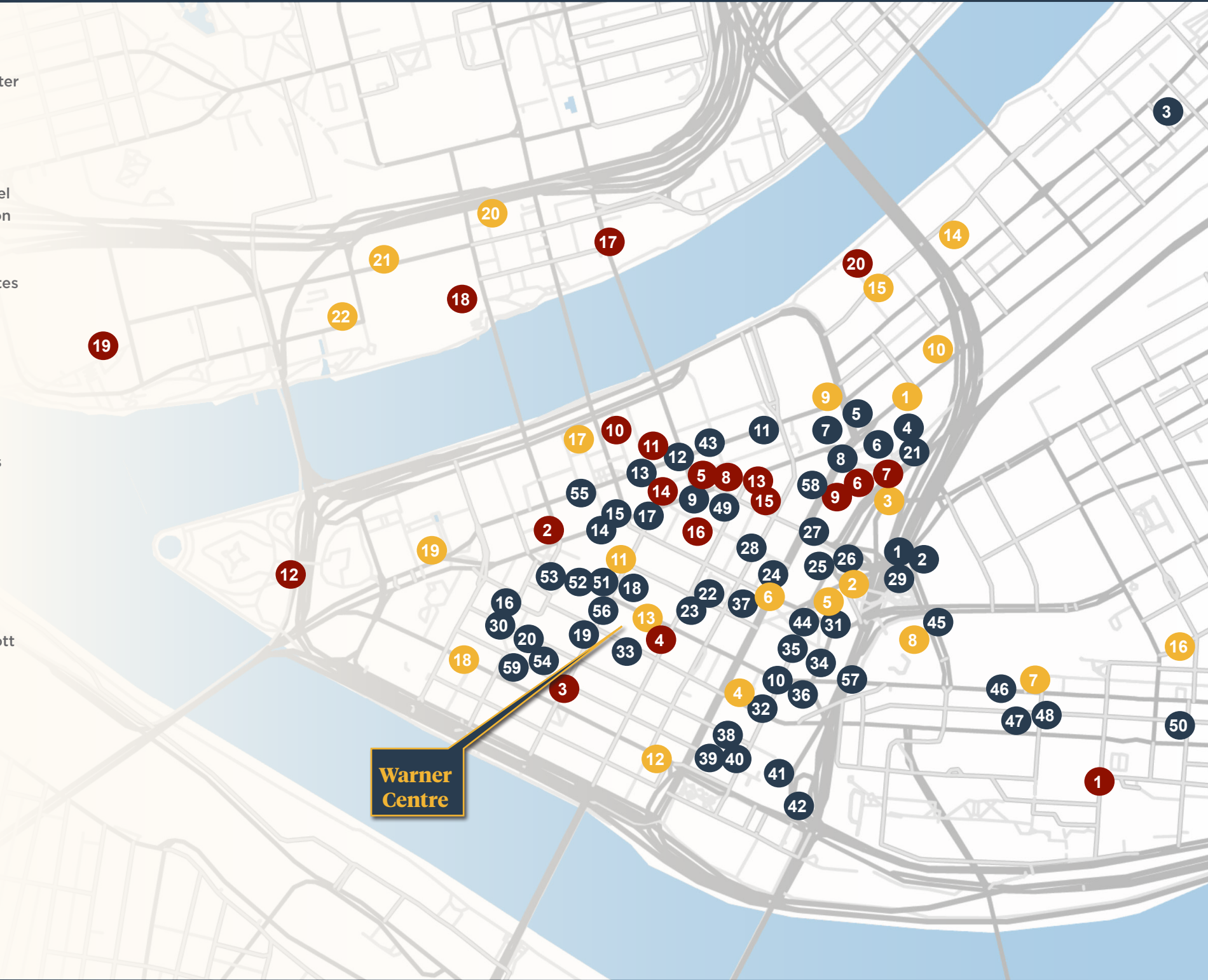
- 41 Grant Street Tavern
- 42 Chinatown Inn
- 43 The Eagle
- 44 Ritual House
- 45 Bigelow Grille
- 46 Steelhead Brasserie
- 47 Café Fifth Avenue
- 48 Souper Bowl
- 49 Shale’s Café
- 50 Pizza Milano
- 51 Las Velas
- 52 Simple Greek
- 53 Nicholas Coffee & Tea
- 54 City Works
- 55 Gaucho Parrilla Argentina
- 56 DiBella’s Subs
- 57 The Speckled Egg
- 58 Sree’s Foods
- 59 Alta Via

ATTRACTIONS

- 1 PPG Paints Arena
- 2 Fifth Avenue Place
- 3 PPG Place Ice Rink
- 4 Wood Street Corridor
- 5 Penn Avenue Galleries
- 6 Arcade Comedy Theater
- 7 August Wilson Center
- 8 Benedum Center
- 9 Bricolage
- 10 Byham Theater
- 11 Greer Cabaret Theater
- 12 Fort Pitt Museum
- 13 Harris Theater
- 14 Heinz Hall
- 15 SPACE Gallery
- 16 Wood Street Galleries
- 17 Andy Warhol Museum
- 18 PNC Park
- 19 Heinz History Center
- 20 Strip District Shopping
- 21 Acrisure Stadium

HOTELS

- 1 Westin Convention Center Hotel
- 2 Kimpton Hotel Monaco
- 3 Drury Inn & Suites
- 4 Even Hotel
- 5 Omni William Penn Hotel
- 6 Embassy Suites by Hilton
- 7 Pittsburgh Marriott City Center
- 8 DoubleTree Hotel & Suites
- 9 Courtyard by Marriott
- 10 AC Hotel by Marriott
- 11 Fairmont
- 12 Distrikt Hotel
- 13 Hilton Garden Inn
- 14 Homewood Suites by Hilton
- 15 Hampton Inn and Suites
- 16 Cambria Suites
- 17 Renaissance Pittsburgh Hotel
- 18 Bridgestreet
- 19 Wyndham Grand
- 20 Holiday Inn Express & Suites
- 21 Residence Inn by Marriott
- 22 Hyatt Place



ADARRYL DREHER

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A Strategic Business Hub in *the Heart* of downtown Pittsburgh.

AVAILABLE SPACE

OFFICE SPACE

Mezzanine: 13,500 SF

5th floor: 6,538 RSF

6th floor: 11,000 RSF

RETAIL SPACE

Street level: 3,480 RSF



3,480 RSF RETAIL SPACE



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FOR LEASE

BUILDING HIGHLIGHTS

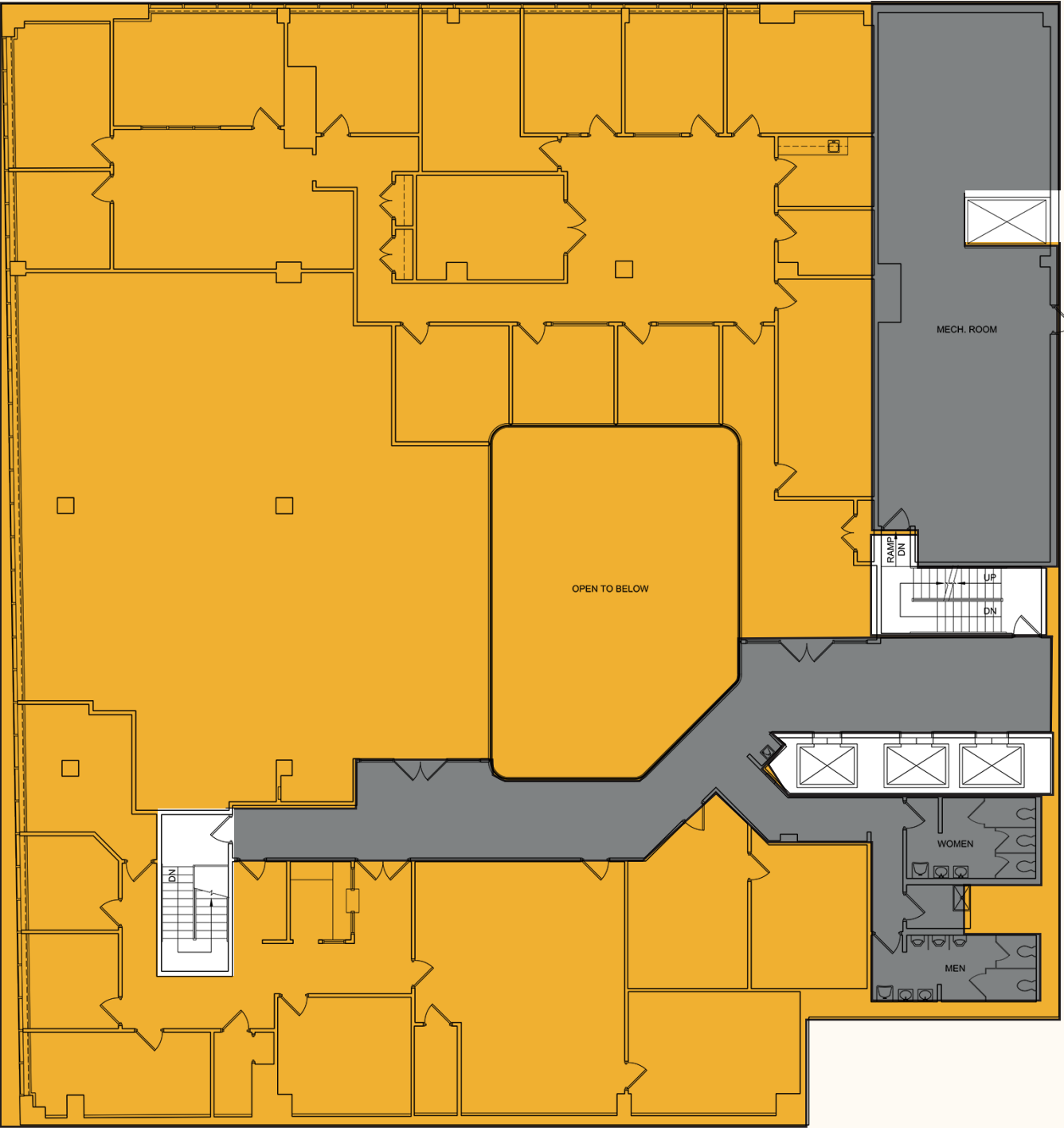
- Located in the heart of Downtown beside PNC Bank Headquarters and directly across from Point Park University Pittsburgh Playhouse
- Dual frontage on Fifth and Forbes Avenue
- Competitive rental rates
- Wide range of suite configurations available including full build-out
- 24-Hour security service
- Accessible to public transit



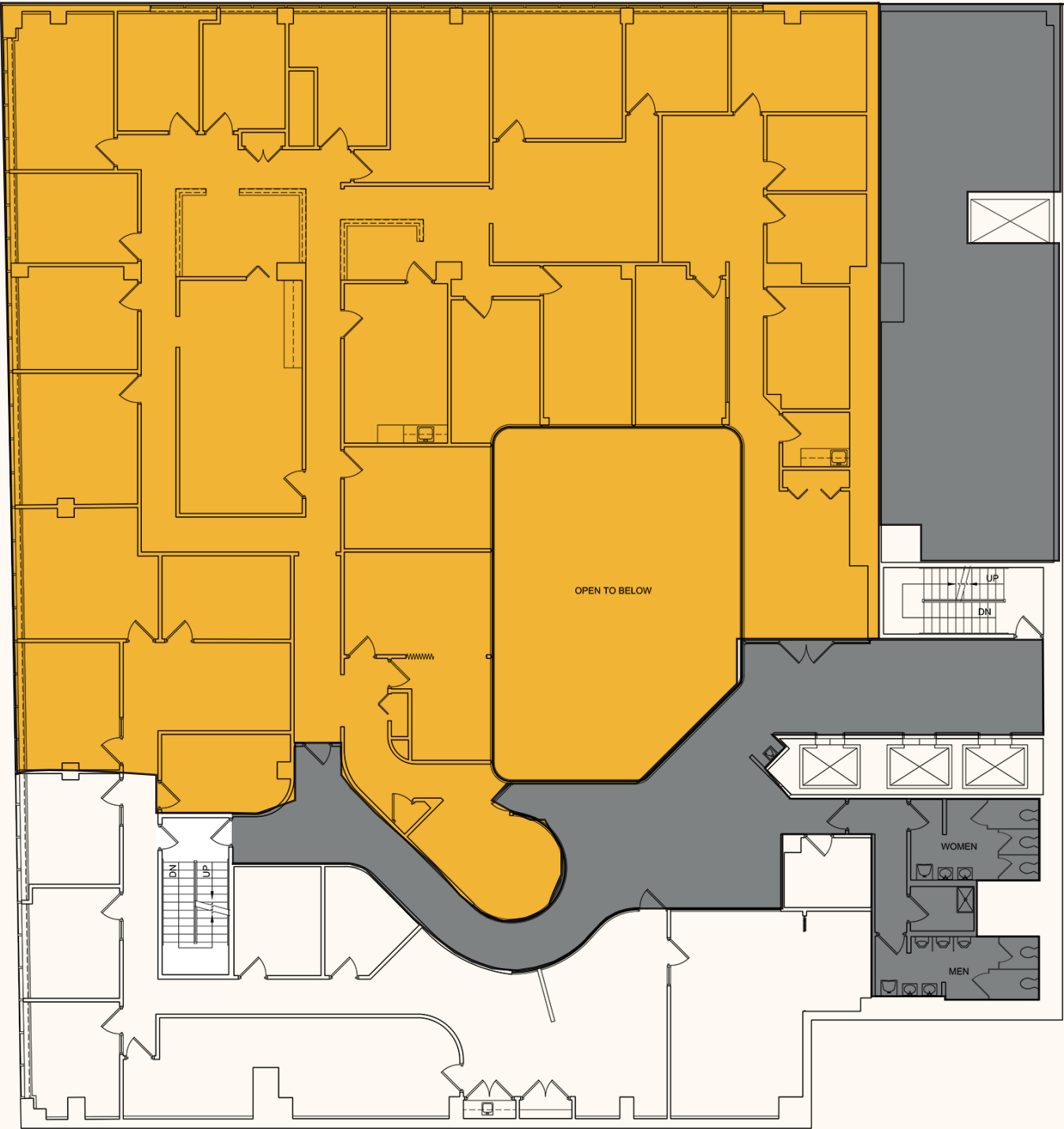
Floor Plans

Warner
Centre

6th Floor
11,000 RSF



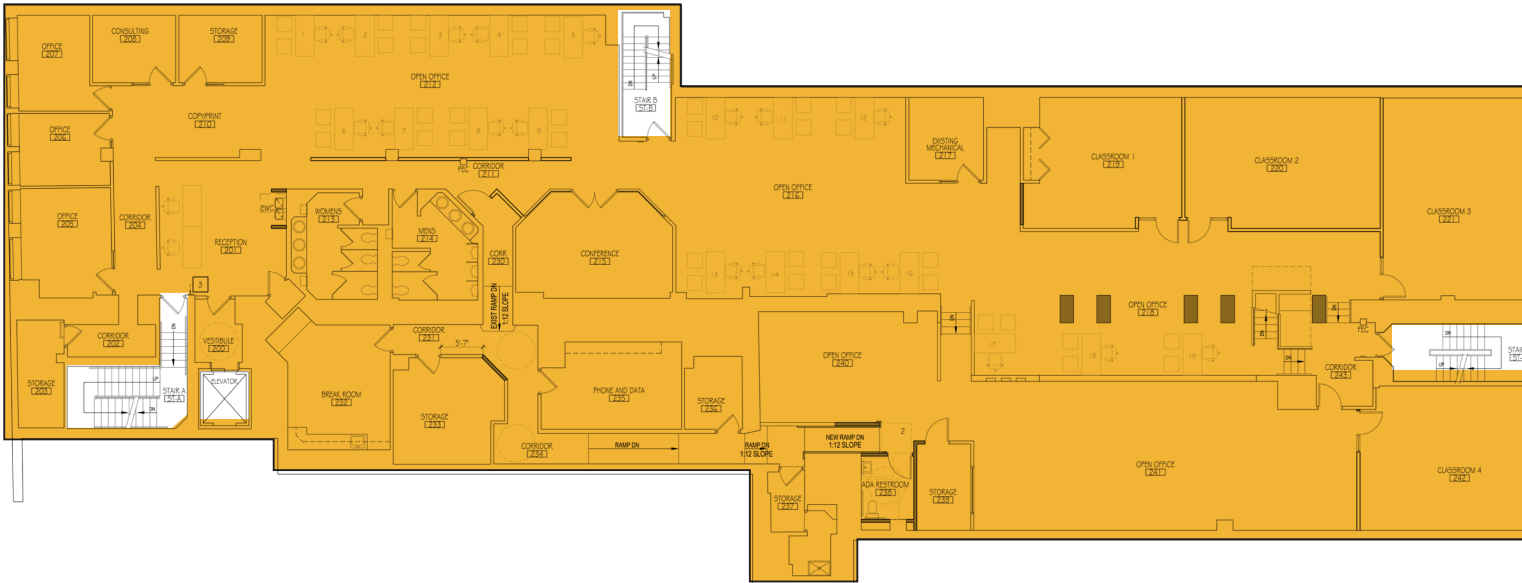
5th Floor
6,538 RSF



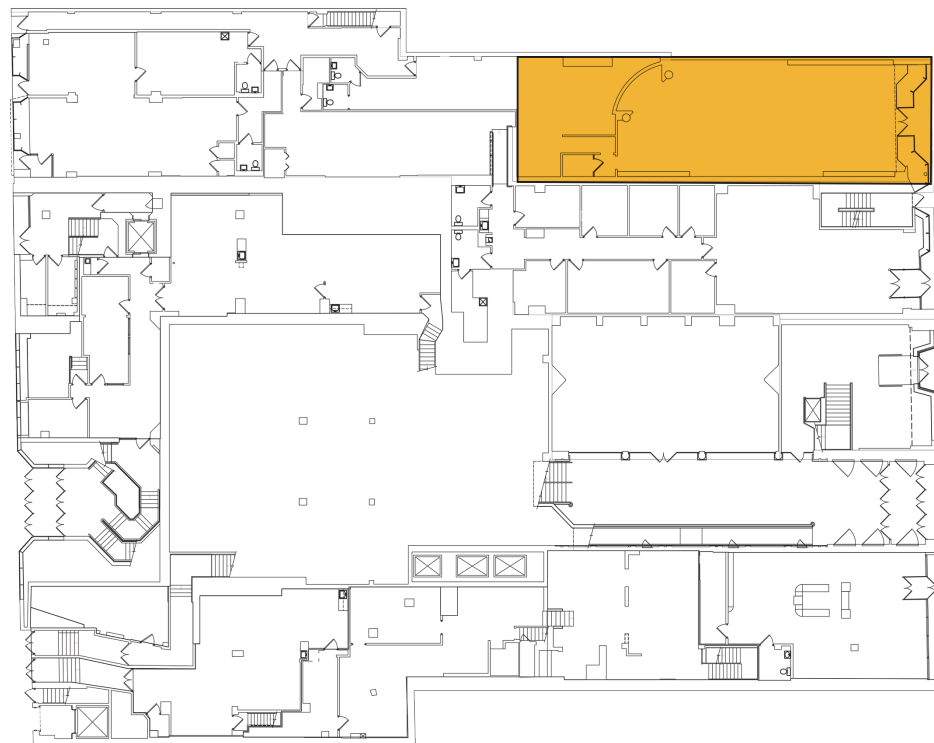
Warner
Centre

Warner Centre

Mezzanine
11,650 RSF



Retail
3,480 RSF



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CONTACT ME TODAY FOR AN EXCLUSIVE TOUR

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