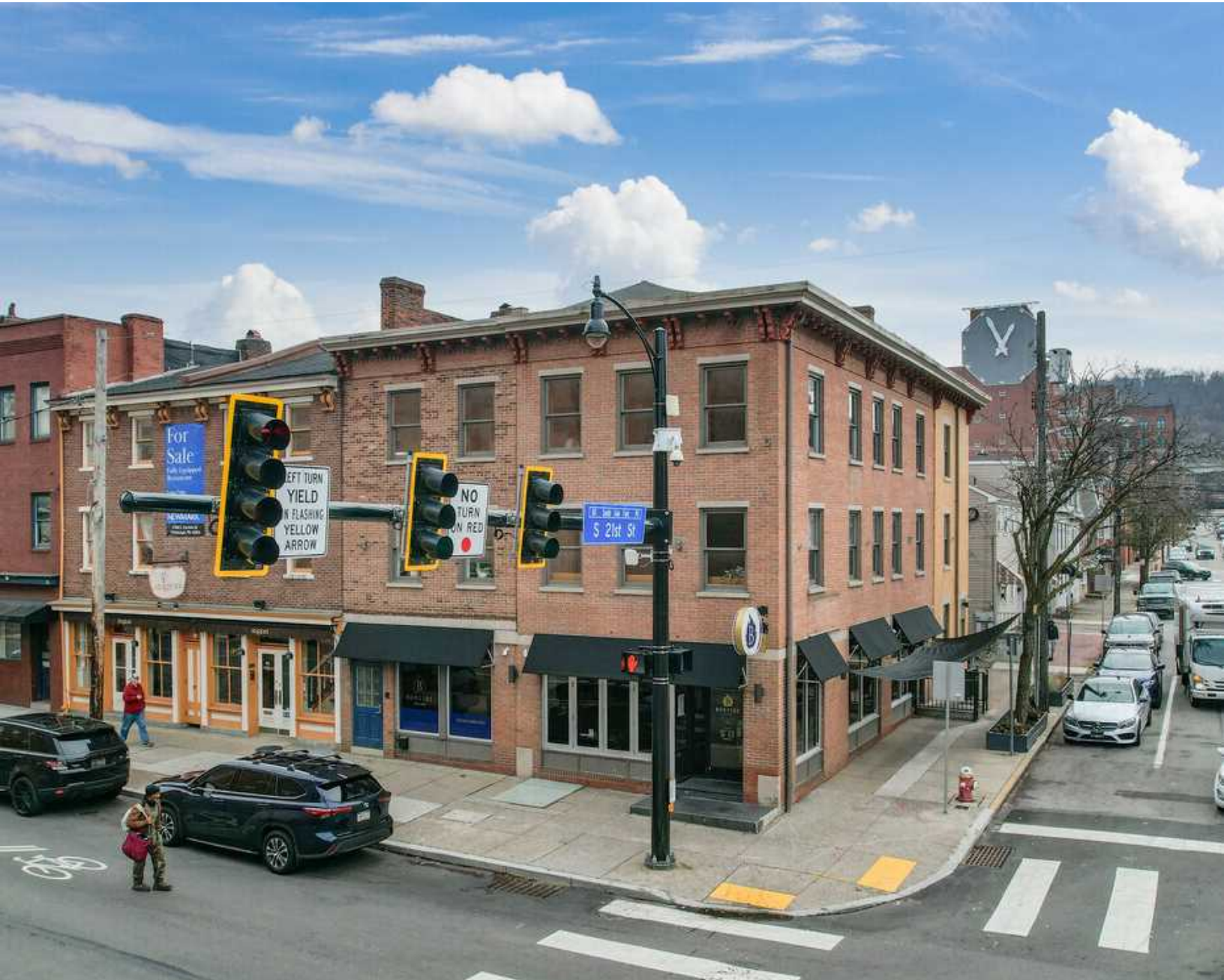


CREATIVE OFFICE FOR LEASE

2100 EAST CARSON ST

2100 EAST CARSON STREET, PITTSBURGH, PA 15203



CREATIVE OFFICE FOR LEASE

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TABLE OF CONTENTS

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Property Summary	3
Available Spaces	4
Floor Plan Suite 2 - Floor 3	5
Location Analysis	7
Business Map	8
Area Demographics	9
Consumer Spending	10
Meet Our Team	11
Disclaimer	12

PROPERTY SUMMARY

2100 EAST CARSON STREET | PITTSBURGH, PA 15203



Property Summary

Building SF:	6,825 SF
Available SF:	2,118 SF
Building Name:	2100 East Carson St
Vehicles Per Day	12,246

Property Overview

This premium third-floor creative office suite offers an exceptional work environment with modern amenities and collaborative spaces. The recently renovated historic building maintains its architectural character while offering contemporary updates, including new facade treatments and prominent signage opportunities. This unique space provides its own private entrance, creating an exclusive professional atmosphere.

Location Overview

Positioned in the heart of Pittsburgh's South Side Business District, the property boasts a Walker's Paradise score of 95 and a Transit Score of 64. The location offers excellent accessibility to downtown CBD and Southside Works, surrounded by major employers including American Eagle HQ and Amazon. The neighborhood is renowned for its dynamic mix of dining, nightlife, culture, and shopping, making it particularly attractive to young professionals and college students. With a daytime working population of 295,713. The location provides an ideal balance of business accessibility and urban amenities.

AVAILABLE SPACES

2100 EAST CARSON STREET | PITTSBURGH, PA 15203



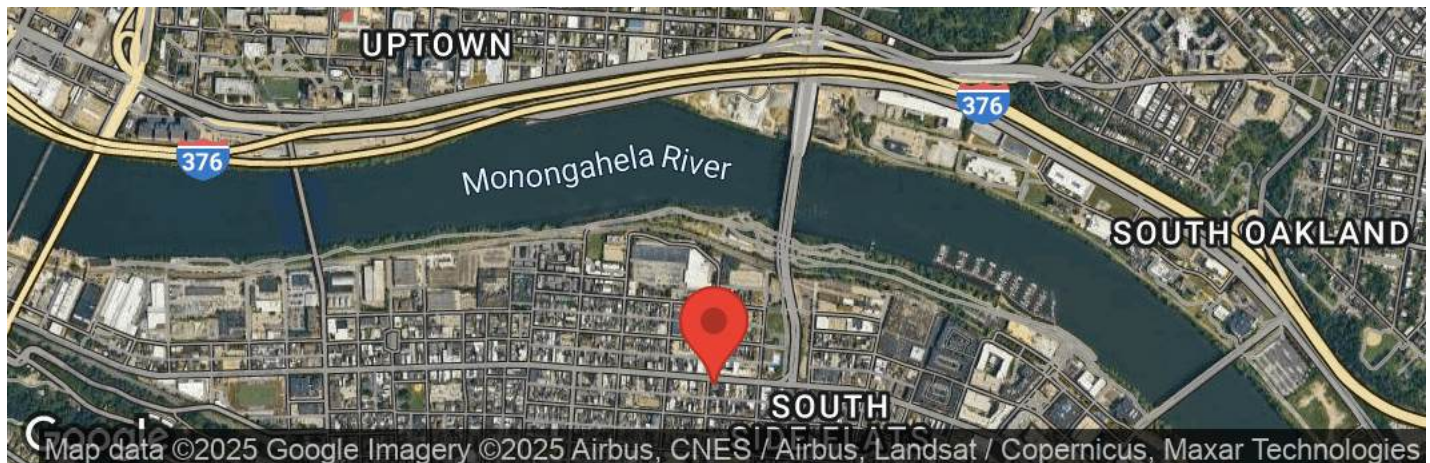
[Click for Virtual Tour](#)

Available Spaces

Suite	Size	Rate	Type
2	2,118	\$18/mo	NNN

Suite 2: 2,118 SF Creative Office Space

- Floor 3
- Move-In Ready: Fully built-out office space with a kitchenette and private bar
- Exclusive Access: 3rd-floor location with a private entry for added privacy
- Unique Features: Private bar and lounge area, perfect for entertaining or casual meetings
- Designed for Productivity: Includes a dedicated conference room and collaborative workspaces



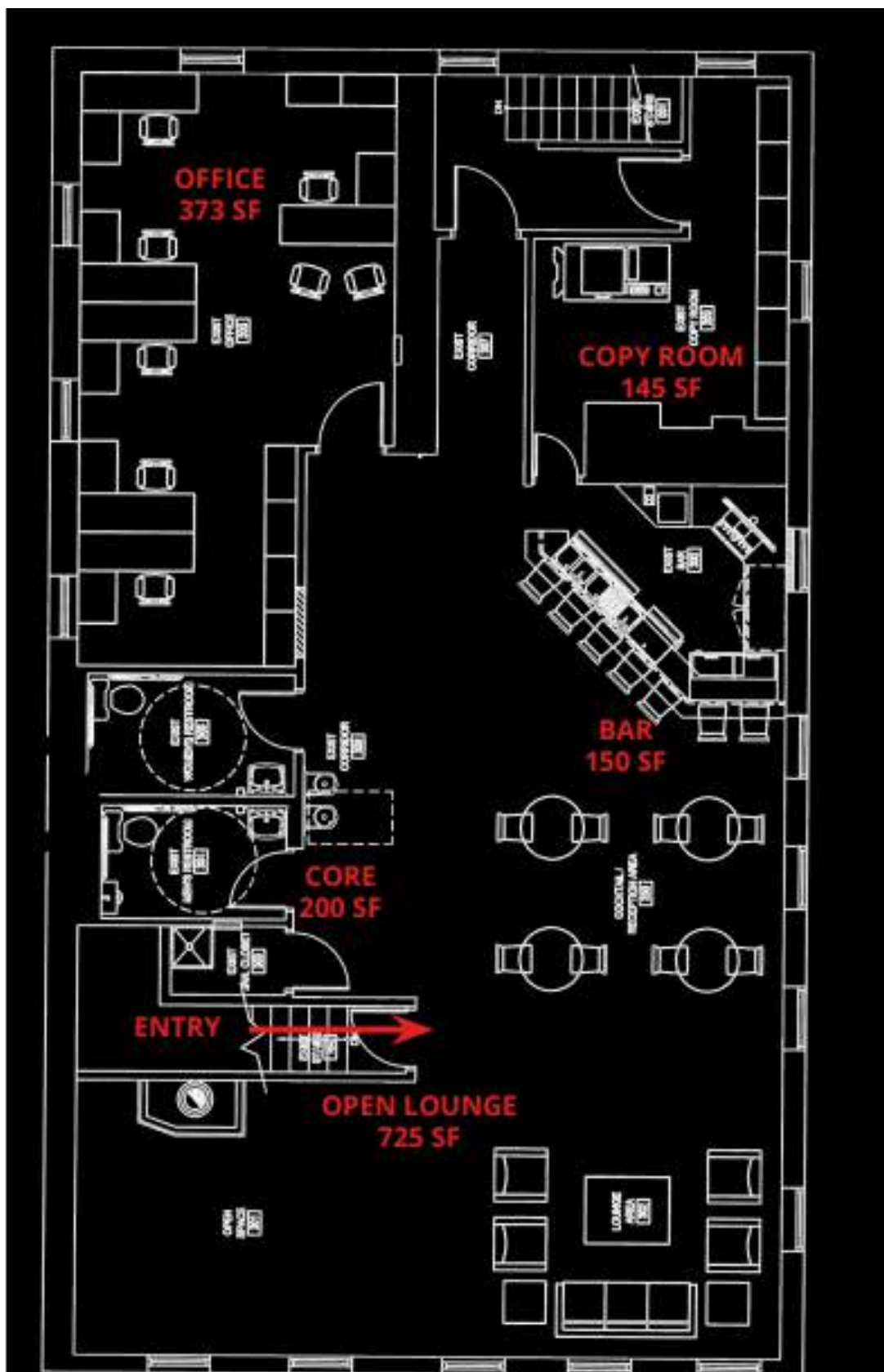
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FLOOR PLAN SUITE 2 - FLOOR 3

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INTERIOR PHOTOS

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LOCATION ANALYSIS

2100 EAST CARSON STREET | PITTSBURGH, PA 15203

Unmatched Accessibility

Positioned in the heart of Pittsburgh's South Side Business District, 2100 East Carson Street offers a Walker's Paradise score of 95 and a Transit Score of 64. This iconic corner location combines exceptional visibility with the area's bustling foot traffic, creating an unparalleled opportunity for both restaurant and creative office ventures.



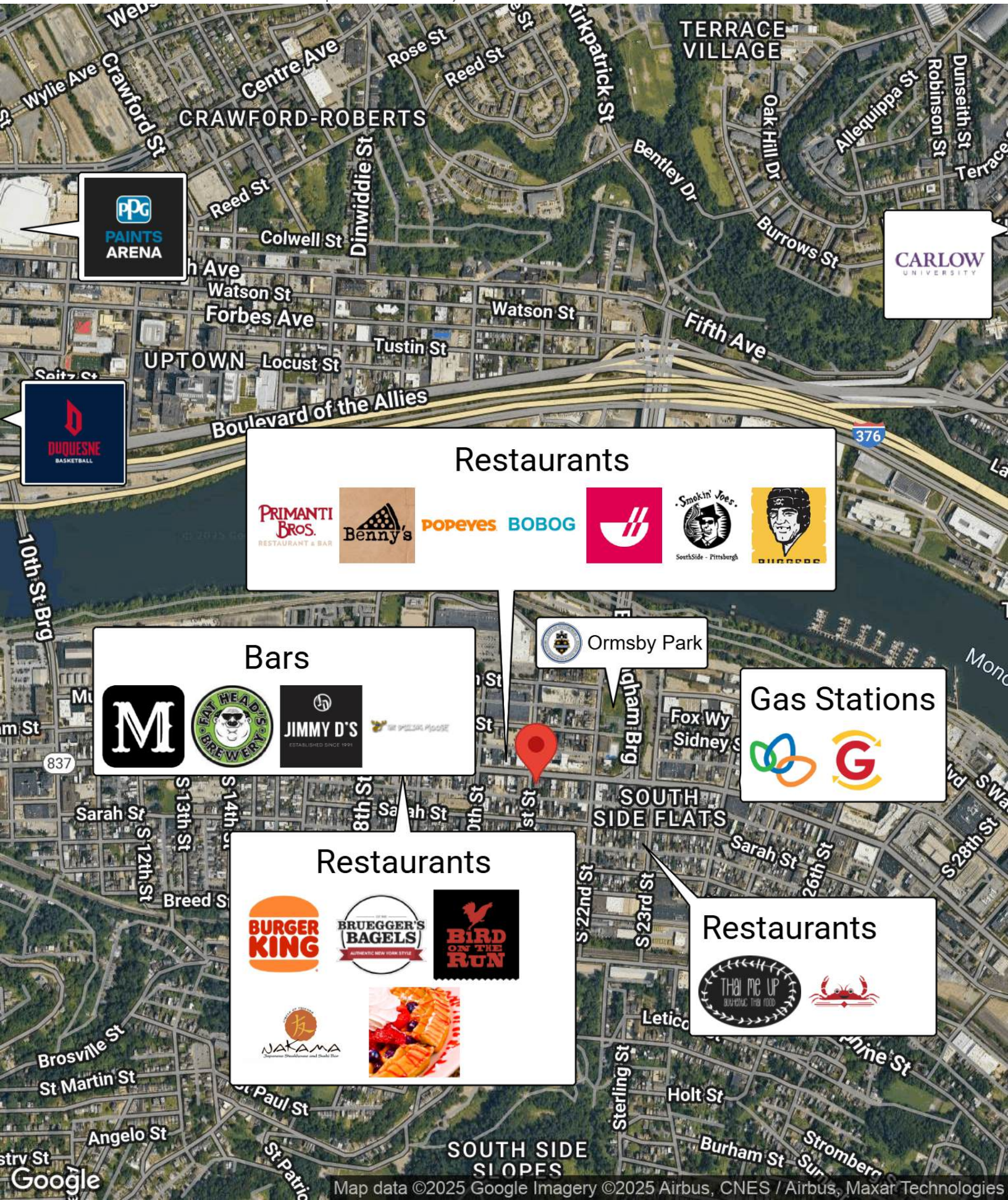
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BUSINESS MAP

2100 EAST CARSON STREET | PITTSBURGH, PA 15203



Restaurants



Bars



Ormsby Park

Gas Stations



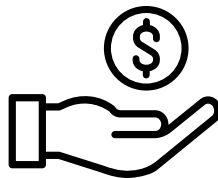
Restaurants



Restaurants



Area Demographic



	Population	Households	Avg Household Income	Businesses
2 Miles	86,782	37,749	\$76,229	14,777
5 Miles	402,244	186,023	\$84,383	34,330
10 Miles	902,899	406,300	\$89,999	58,871

* 2024 DEMOGRAPHIC DATA FROM ESRI, A GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND DATA COMPANY

Consumer Spending

	2 Miles	5 Miles	10 Miles
	Total Spending	Total Spending	Total Spending
Apparel	\$51,530,540	\$265,565,291	\$606,941,629
Entertainment & Hobbies	\$132,931,322	\$724,996,998	\$1,702,036,646
Food & Alcohol	\$273,664,813	\$1,466,466,185	\$3,357,474,495
Household	\$141,175,223	\$820,787,273	\$1,953,563,705
Health Care	\$42,010,830	\$246,602,806	\$598,052,159
Education & Daycare	\$61,377,402	\$321,393,268	\$731,502,940

* 2024 DEMOGRAPHIC DATA FROM ESRI, A GEOGRAPHIC
INFORMATION SYSTEM (GIS) SOFTWARE AND DATA
COMPANY

MEET OUR TEAM

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DISCLAIMER

2100 EAST CARSON STREET



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.



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