



OFFICE BUILDING FOR LEASE

THE PIER BUILDING COMPLEX
253 E WASHINGTON STREET, NEW CASTLE, PA 16101



Presented By:
Michael Castle

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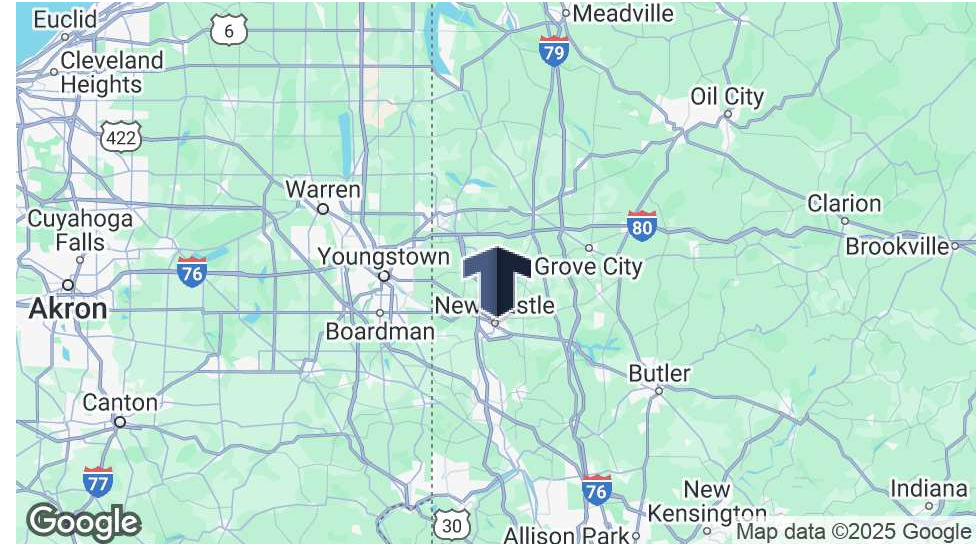
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00 per year (NNN)
Building Size:	47,000 SF
Available SF:	5,000 - 47,000 SF
Lot Size:	0.36 Acres
Sale Price / SF:	\$42.55
Year Built:	1997
Zoning:	M1
Market:	Downtown

PROPERTY OVERVIEW

The Pier Building Complex is in move-in condition, sub-dividable for users from 5,000 to 47,000 square feet. This is the perfect back of the house or consolidation opportunity. Why pay the high cost of occupancy in Butler County when this building can meet all your needs at a fraction of the cost? In addition to on-site parking, there is ample city parking 50 feet from the front door as well as public transit even closer. With the skyrocketing prices of real estate and commuting costs, why be further away from your employees and Lawrence County labor?

PROPERTY HIGHLIGHTS

- \$10.00 NNN
- 5,000 to 47,000 SF available
- Floors can be sub-divided
- Ample parking
- Public Transit
- Move-in condition

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PROPERTY DETAILS

Sale Price	\$2,000,000
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Lease Rate	\$10.00 NNN PER YEAR
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LOCATION INFORMATION

Building Name	The Pier Building Complex
Street Address	253 E Washington Street
City, State, Zip	New Castle, PA 16101
County	Lawrence
Market	Downtown
Cross-Streets	East Washington and South Croton

BUILDING INFORMATION

Building Size	47,000 SF
Building Class	B
Occupancy %	5.0%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	3
Average Floor Size	15,666 SF
Year Built	1997

PROPERTY INFORMATION

Property Subtype	Office Building
Lot Size	0.36 Acres
APN #	03-211500
Property Type	Office

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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ADDITIONAL PHOTOS



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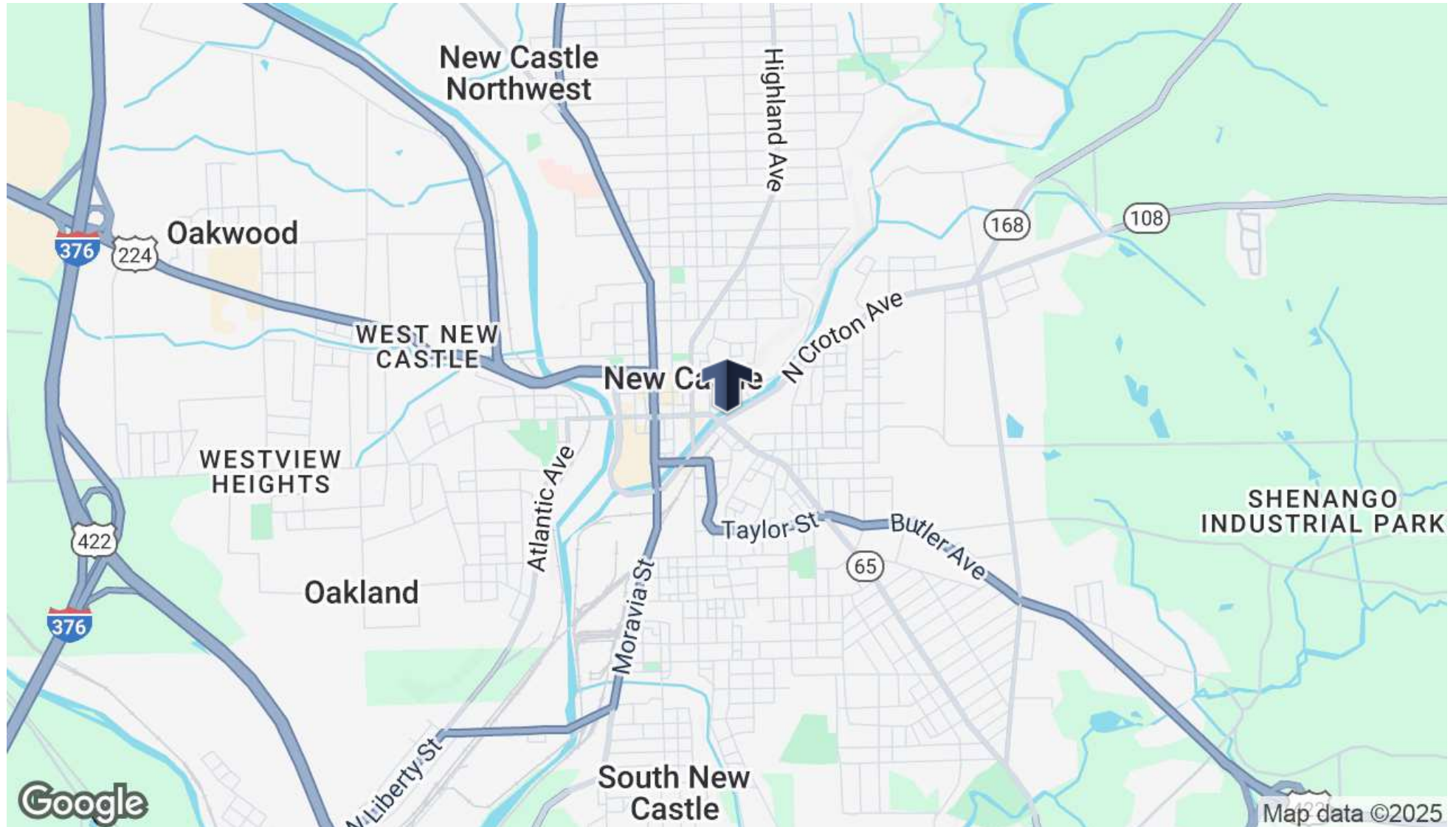
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LOCATION MAP



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RETAILER MAP



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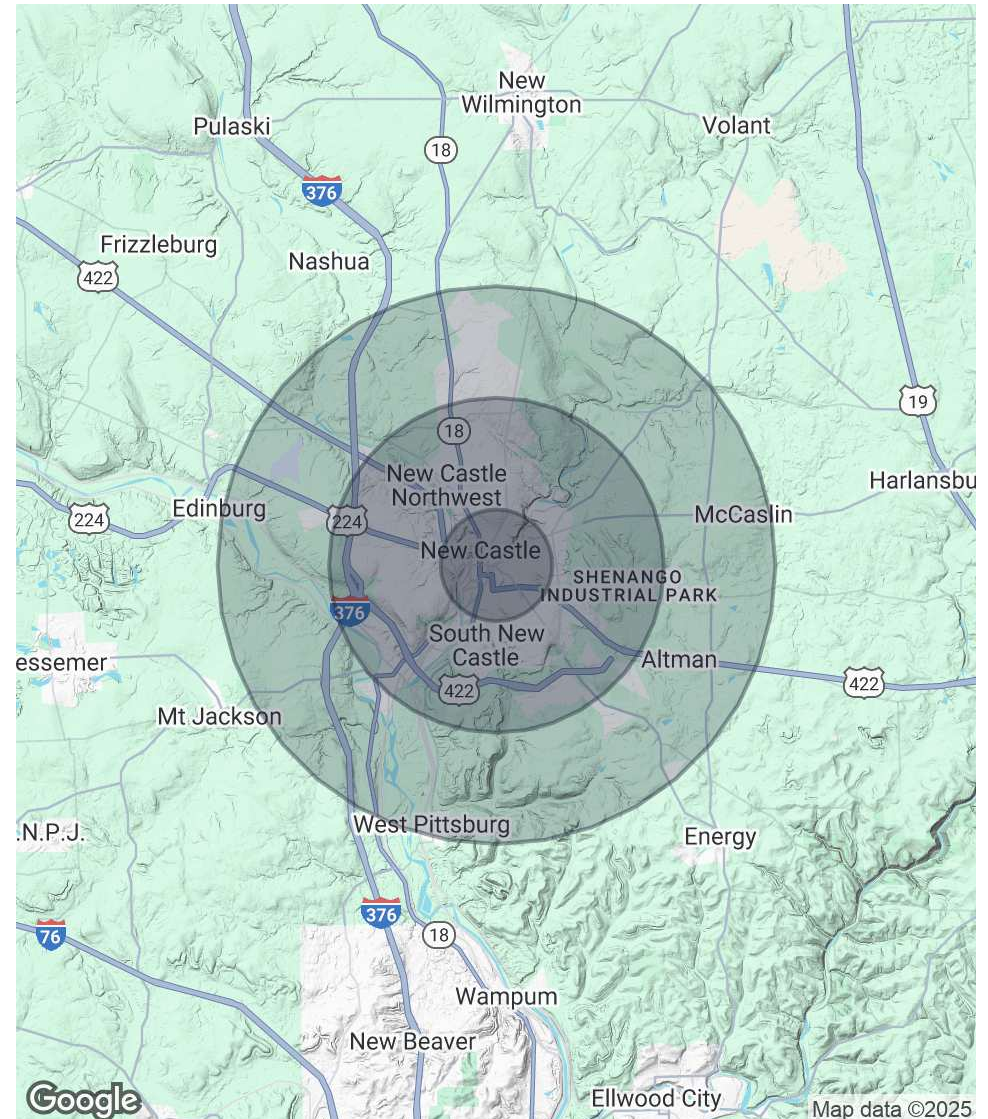


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,823	39,829	54,494
Average Age	40.9	42.8	43.5
Average Age (Male)	38.8	41.0	41.5
Average Age (Female)	42.0	44.5	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,620	16,301	22,377
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$34,154	\$43,488	\$49,402
Average House Value	\$63,628	\$94,234	\$117,581

** Demographic data derived from 2020 ACS - US Census*



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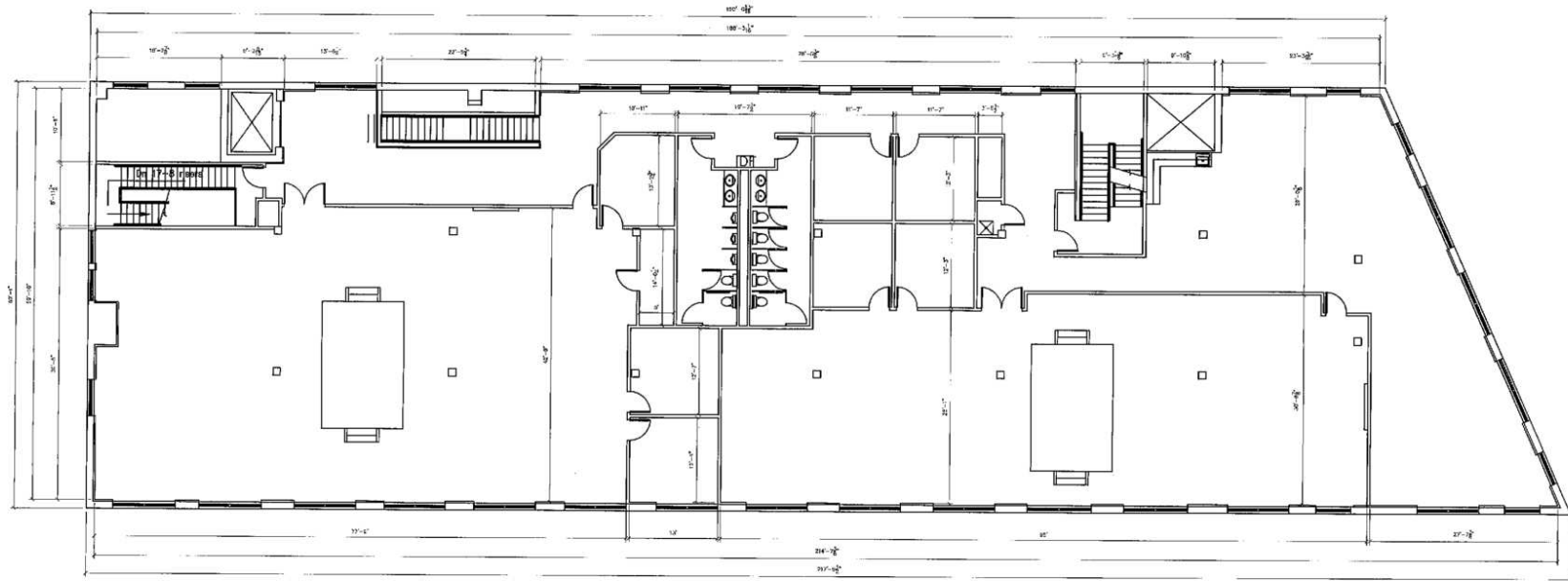
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PLANS



THIRD FLOOR PLAN

1/16"=1'-0"

date	project number	drawing	revision
9/28/16		Third Floor Plan	
sheet	project		
A-4	Pier Building Complex New Castle, PA		

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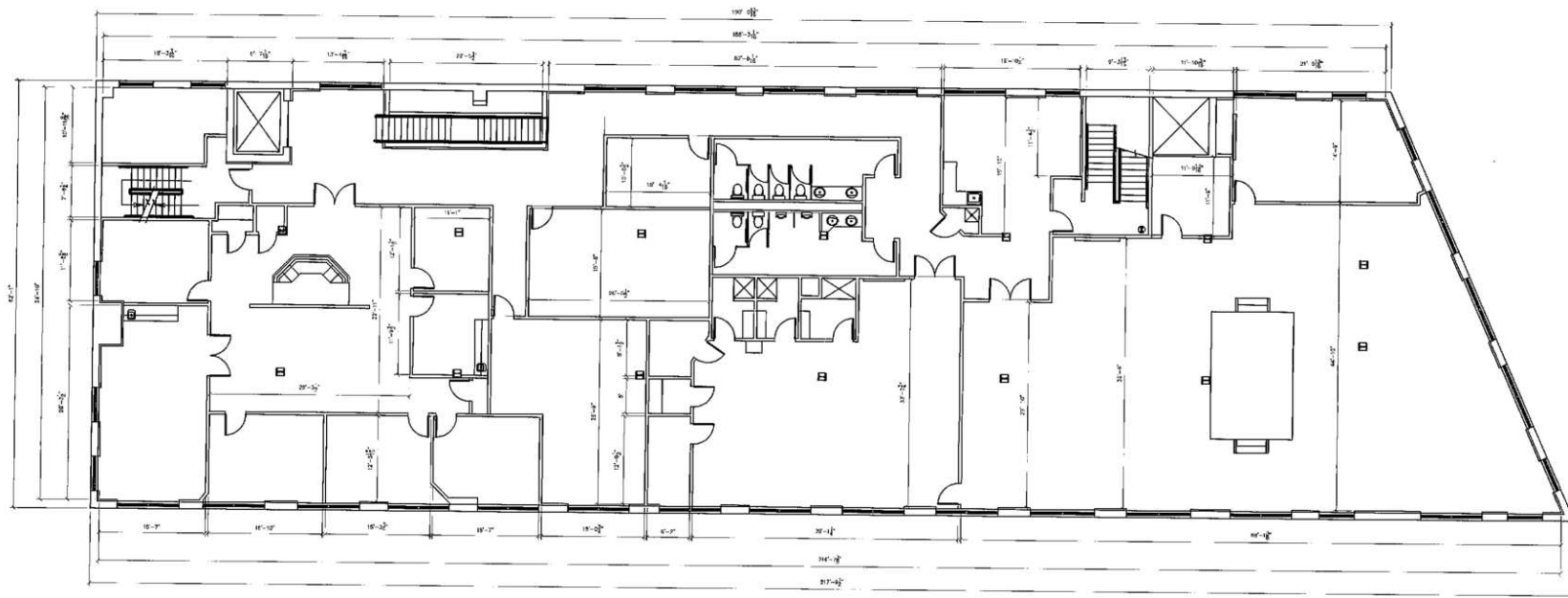
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PLANS



SECOND FLOOR PLAN
1/16"=1'-0"

date	project number	drawing	revisions
9/28/16		Second Floor Plan	
sheet	project		
	Pier Building Complex		

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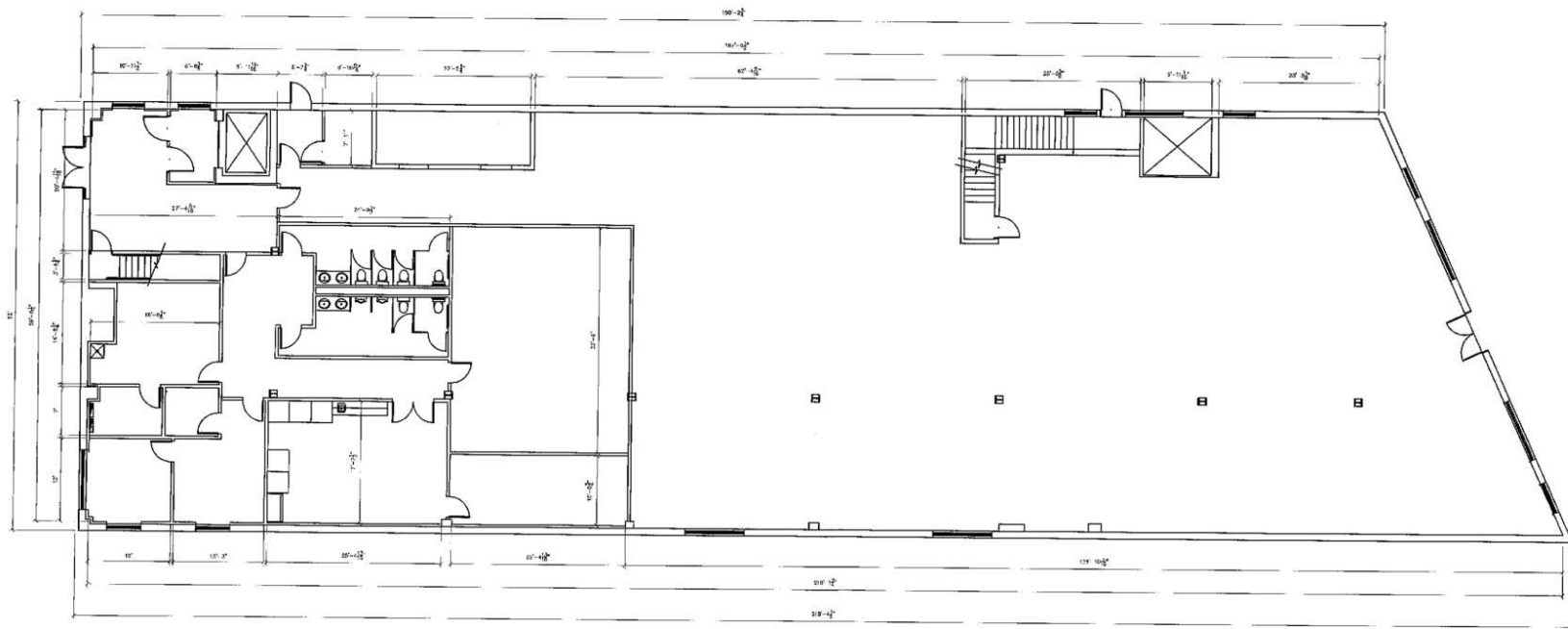
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FIRST FLOOR PLAN
1/16"=1'-0"

date	project number	drawing	revisions
9/28/16		First Floor Plan	
sheet	project		

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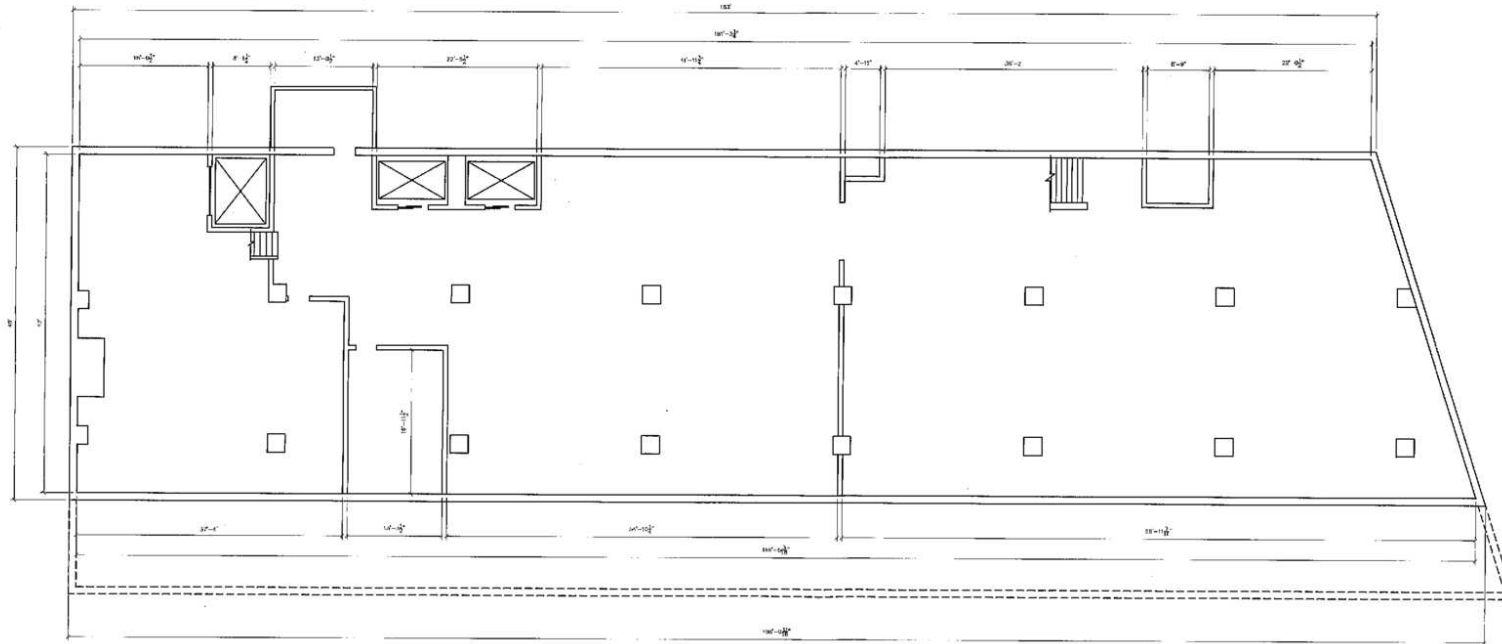
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PLANS



BASEMENT FLOOR PLAN
1/16"=1'-0"

date	project number	drawing	revision
9/28/16		Basement Floor Plan	

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