



**2008–2012 East Carson Street – Pittsburgh, PA**

## **The Landmark Building**

**10,400 SF Mixed Use Building – Retail & Residential**

**PARKING LOT**

**100% occupied**

**Extensively Renovated & Well-Maintained**

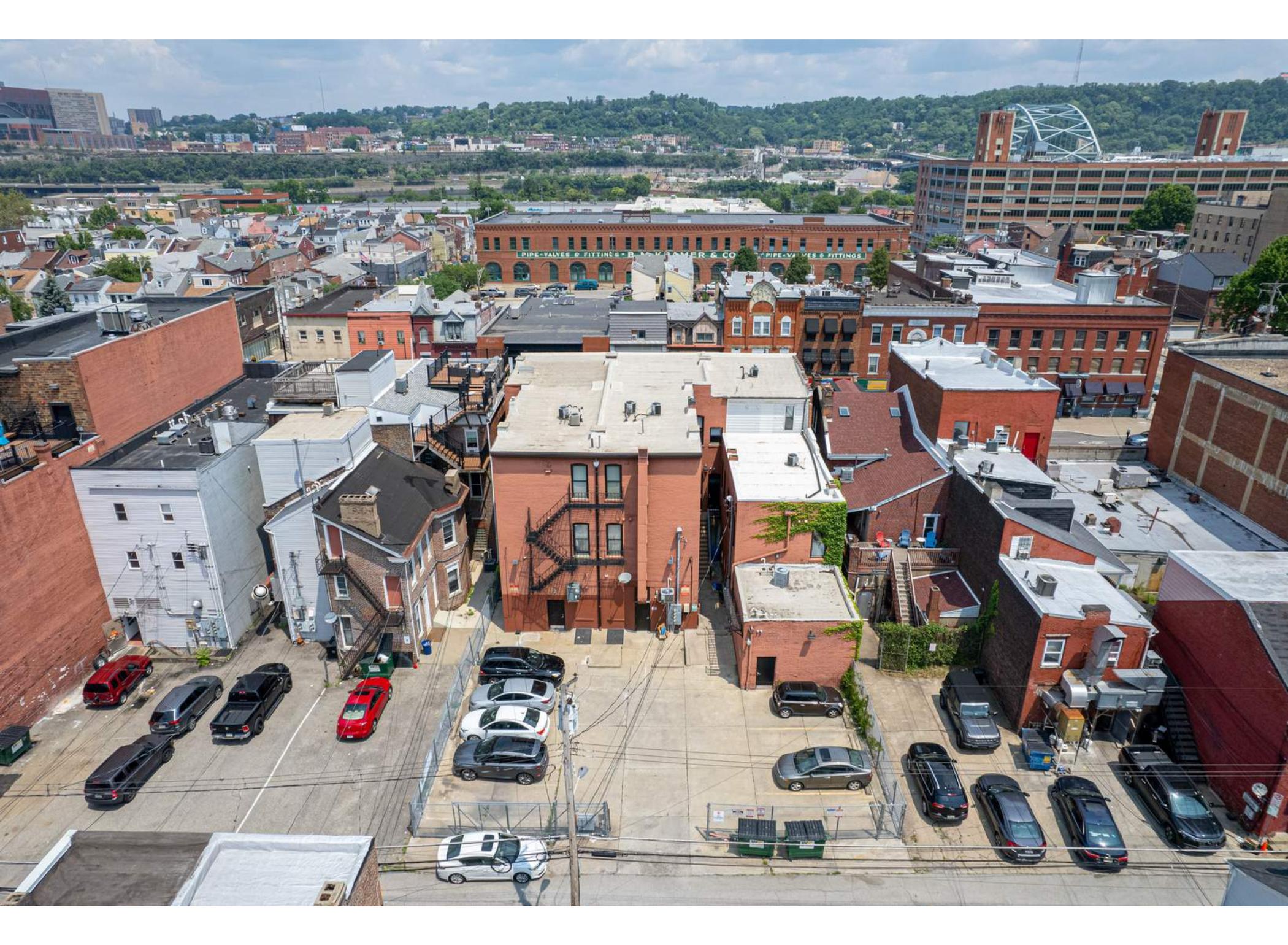


LUCY'S HANDMADE CLOTHING SHO

HIGHWAY ROBBERY STAGE

ONLY

PARKING





# Pittsburgh – One of America's Greatest Cities

**Pittsburgh**, a beautiful green city that's half-Midwest, half East-Coast... With a MSA of over 2.3 million people, Pittsburgh is renowned for its transformation from an industrial powerhouse to a national leader in **health care, education, & technology**.

**Pittsburgh** is home to large medical providers, including the University of Pittsburgh Medical Center, Allegheny Health Network, & 68 colleges and universities- including research and development leaders **Carnegie Mellon University** and the **University of Pittsburgh**.

Google, Apple, Bosch, Meta, Nokia, Duolingo, Autodesk, Amazon, Microsoft, and IBM are among some 1,600 technology firms with a presence in the city, generating \$20.7 billion in annual **Pittsburgh** payrolls.

**Pittsburgh's** diverse population is seen in its dozens of thriving neighborhoods, its sports (The City of Champions), a wonderful arts & and cultural community, nationally recognized restaurants & chefs, and much more!

**The South Side** is a thriving neighborhood close to Downtown Pittsburgh and all the major universities with a bustling business district, dense population, & strong real estate fundamentals.

**The South Side** is a highly desirable place to live, work, and play, and has a "Great American Main Street" – **Carson Street**, that features 15 blocks of Victorian architecture and boutiques, excellent restaurants, art galleries, iconic bars, theater & live music venues- all within walking distance.

# Pittsburgh – Countless Accolades

**One of the Most Livable Cities in the World** | *Global Liveability Index*

**A Must Visit City** | *Esquire Magazine*

**One of the Top 10 Cities Techies Should Consider Moving to** | *Huffington Post*

**One of the Most Underrated Cities** | *Conde Nast Traveler*

**One of the Top 25 College Towns in the Nation** | *Wallethub*

**Zagat's Top Food City of 2015** | *Zagat*

**The Best Housing Market for Baby Boomers** | *Forbes*

**A Best Opportunity City** | *Forbes*

**One of the Top Three Best Cities in the U.S. For First-time Homebuyers** | *Lending Tree*

**One of the Most Affordable Cities to Retire** | *Livability.com*

**One of the Coolest Cities in the World** | *National Geographic*

**One of the Best Cities for Millennials** | *Niche.com*

**A Top U.S. Destination for Good Food** | *Yelp*

**Top City for Employee Satisfaction** | *inc.com*

**One of the Best Cities for Recreation** | *Wallethub*

**The Ultimate Urban Hike in the U.S.** | *Yahoo!*

**Travel Top Three Best Opportunity Cities** | *Forbes*

**Among the Top 10 Most Affordable Foodie Cities** | *Wallethub*

**Among the 20 Best Cities for 20-Somethings** | *Greatist.com*

**Most Fun City in America** | *Wallethub*

**Pittsburgh is One of the Best Cities For Family Vacations on a Budget** | *Parade Magazine*

**One of the World's Most Resilient Cities** | *Rockefeller Foundation*

**Heinz Field the 5th best stadium in the NFL** | *The Sporting News*

**Fourth among the 10 Most Welcoming Cities in the U.S.** | *Budget Travel*

Downtown

CARLOW UNIVERSITY

Carnegie Mellon University



Oakland



Office Park

South Side





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