



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR SALE / FOR LEASE

450 Melwood Avenue

Pittsburgh, PA 15213

**AVISON
YOUNG**

Income Producing & Owner/User Investment Opportunity

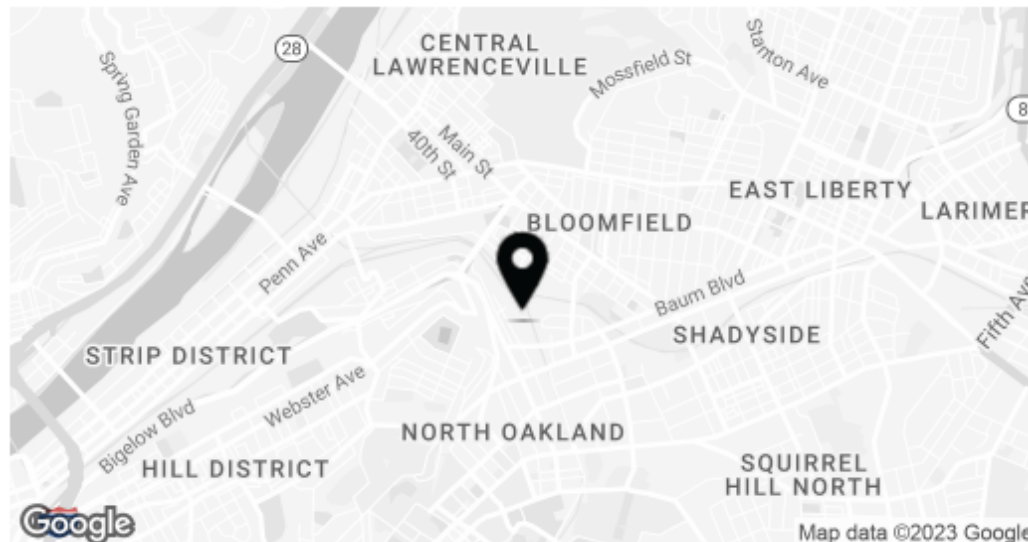
450 Melwood Avenue



Offering Summary

Sale Price:	Subject to Offer
In Place Income:	\$530,000 Annually with an Institutional/High Credit Tenant

The building was the original home to the White Motor Company Dealership as part of Pittsburgh's historically famous "Automobile Row" at the beginning of the early 1900's. 450 Melwood Avenue is located in the vibrant and diverse neighborhood of North Oakland, known for its proximity to the University of Pittsburgh, UPMC's Flagship Hospitals, and Carnegie Mellon University. The abundance of tech resources and a skilled workforce provides a significant advantage for tech, service, and creative companies looking to establish a dynamic and collaborative presence in the area. The neighborhood is home to numerous businesses, restaurants, and cultural attractions making it a hub of activity. Its central location and accessibility to major highways makes 450 Melwood Avenue a strategic choice for commercial ventures.

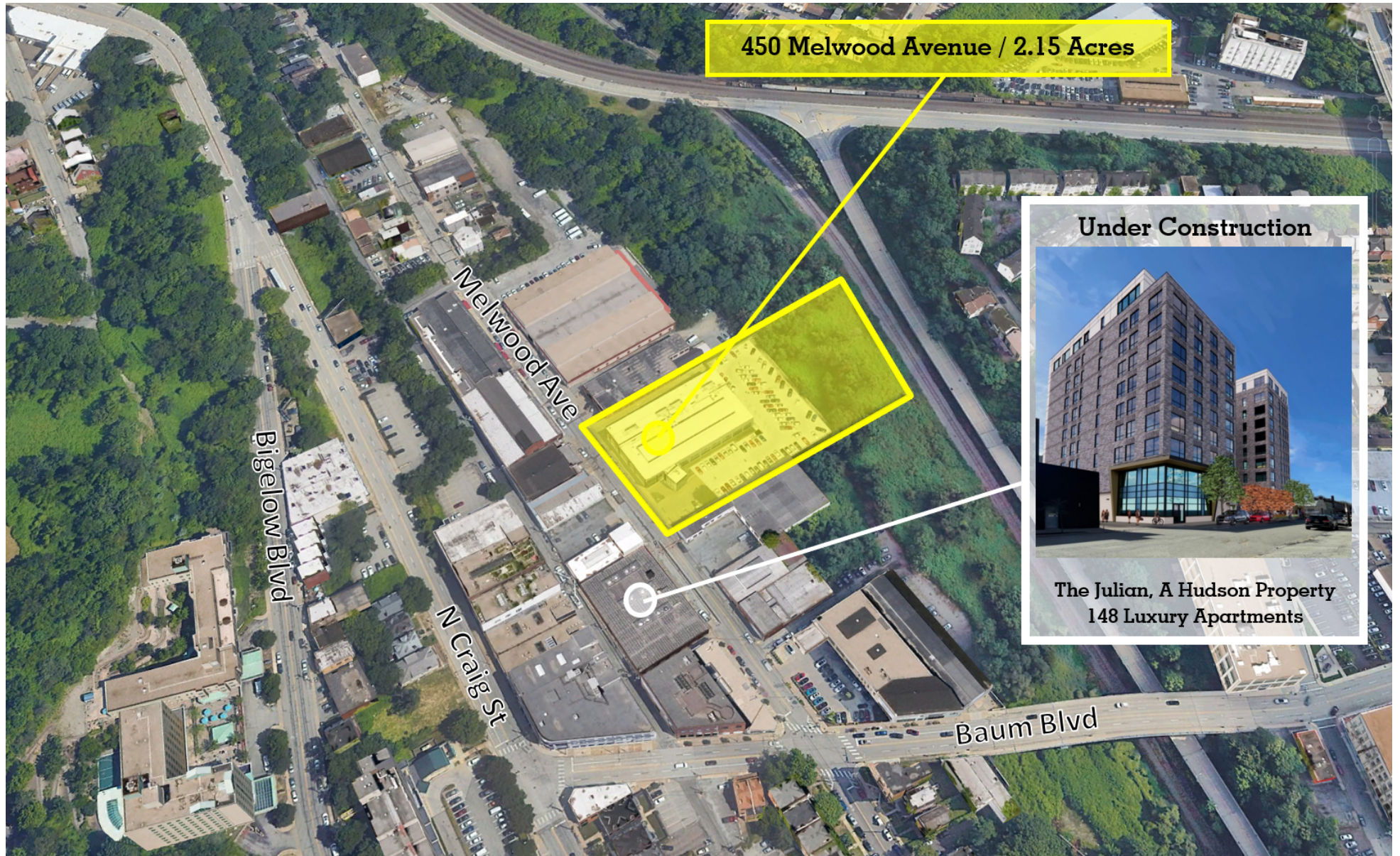


Street Address	450 Melwood Avenue
City, State, Zip	Pittsburgh, PA 15213
County	Allegheny
Market	Pittsburgh
Sub-market	Oakland
Parcel ID	0026-M-00065-0000-00
Pittsburgh CBD	9-minute drive (+/- 3 miles)
Nearest Airport	35-minute drive from Pittsburgh International Airport
Transportation	Primary Hub for Pittsburgh Regional Transit Authority Bus Service



Brad Totten
Principal & Managing Director
D 412 944 2132
brad.totten@avisonyoung.com

Ty Gradwell
Associate
D 412 944 2134
ty.gradwell@avisonyoung.com



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Building Information

450 Melwood Avenue

Building Information

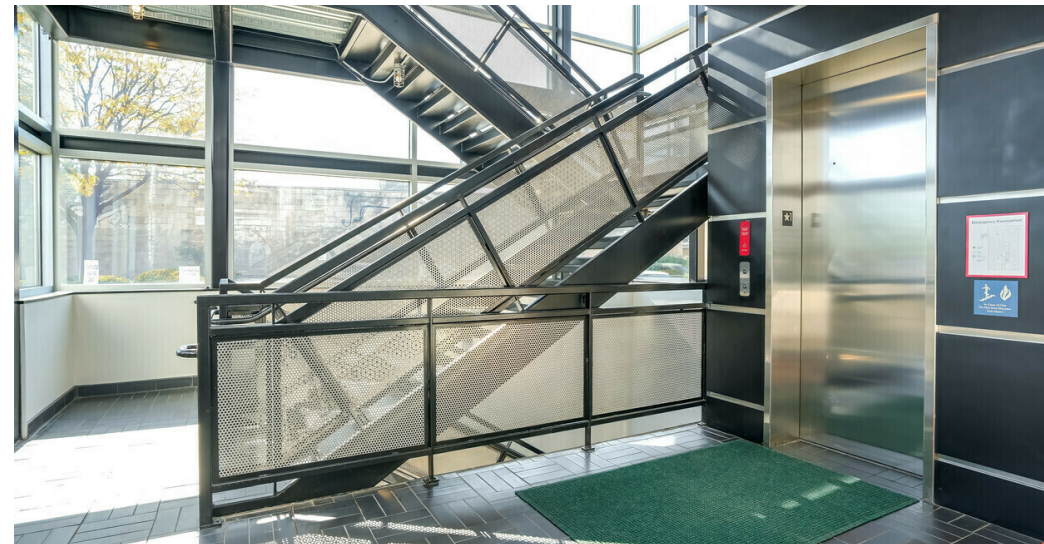
Building Size	59,093 GSF
Lot Size	2.15
Property Type	Office
Building Class	B+
Occupancy %	38.0%
Tenancy	Multiple
Number of Floors	3
Year Built	1930
Fully Renovated	2006

Utilities & Amenities

Handicap Access	Yes
Elevators	One (1) passenger elevator (2,100 lb.) and one (1) "freight" elevator (4,500 lb.)
Restrooms	Six (6)
Electrical	1,600-ampere, 480/277-volt switchgear
Fire	Wet pipe sprinkler/standpipe system

Parking & Transportation

Parking Type	Two Level Gated Parking Structure
Spaces	174
Public Transportation	Primary Hub for Pittsburgh Regional Transit Bus Service



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First Floor Availability For Lease/Occupancy

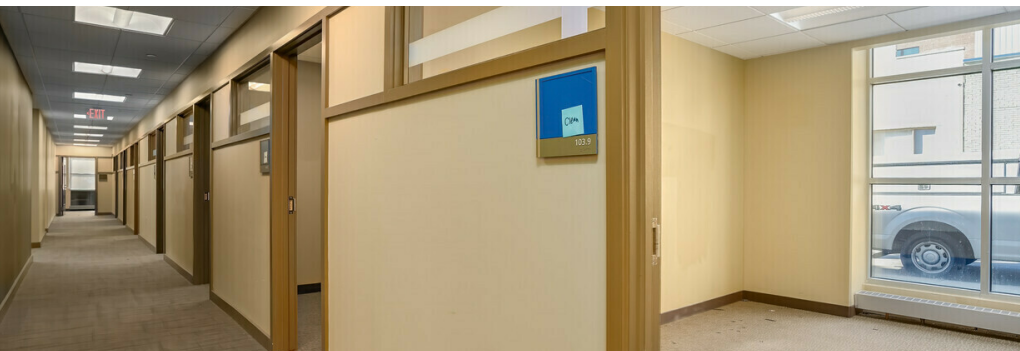
450 Melwood Avenue

Lease Information

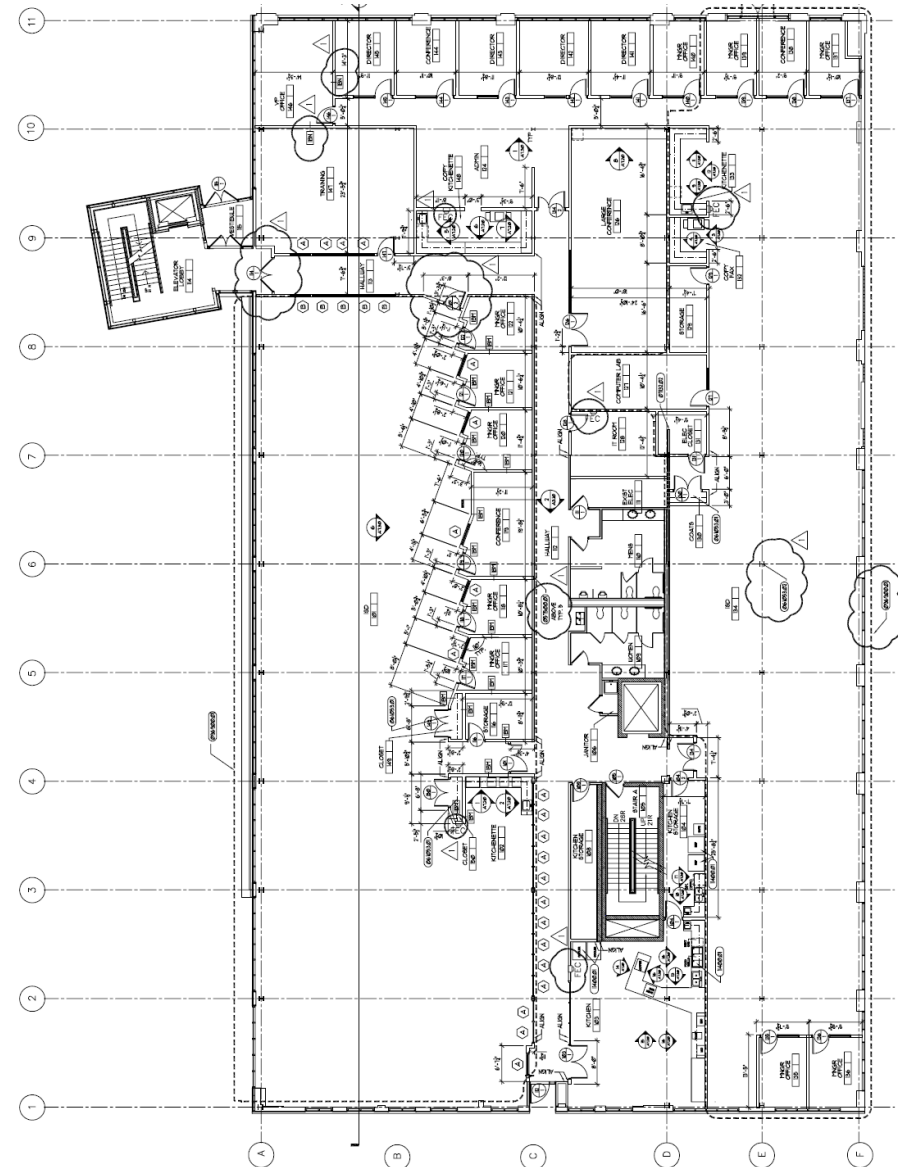
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	14,316 - 36,491 RSF	Lease Rate:	\$25.00 SF/yr

Available Spaces

Suite	Status	Size (SF)	Lease Type	Lease Rate
First Floor Space	Available	22,175 RSF	Full Service	\$25.00 SF/yr



1st Floor - Approximate As-Built Plan



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Second Floor Availability For Lease/Occupancy

450 Melwood Avenue

Lease Information

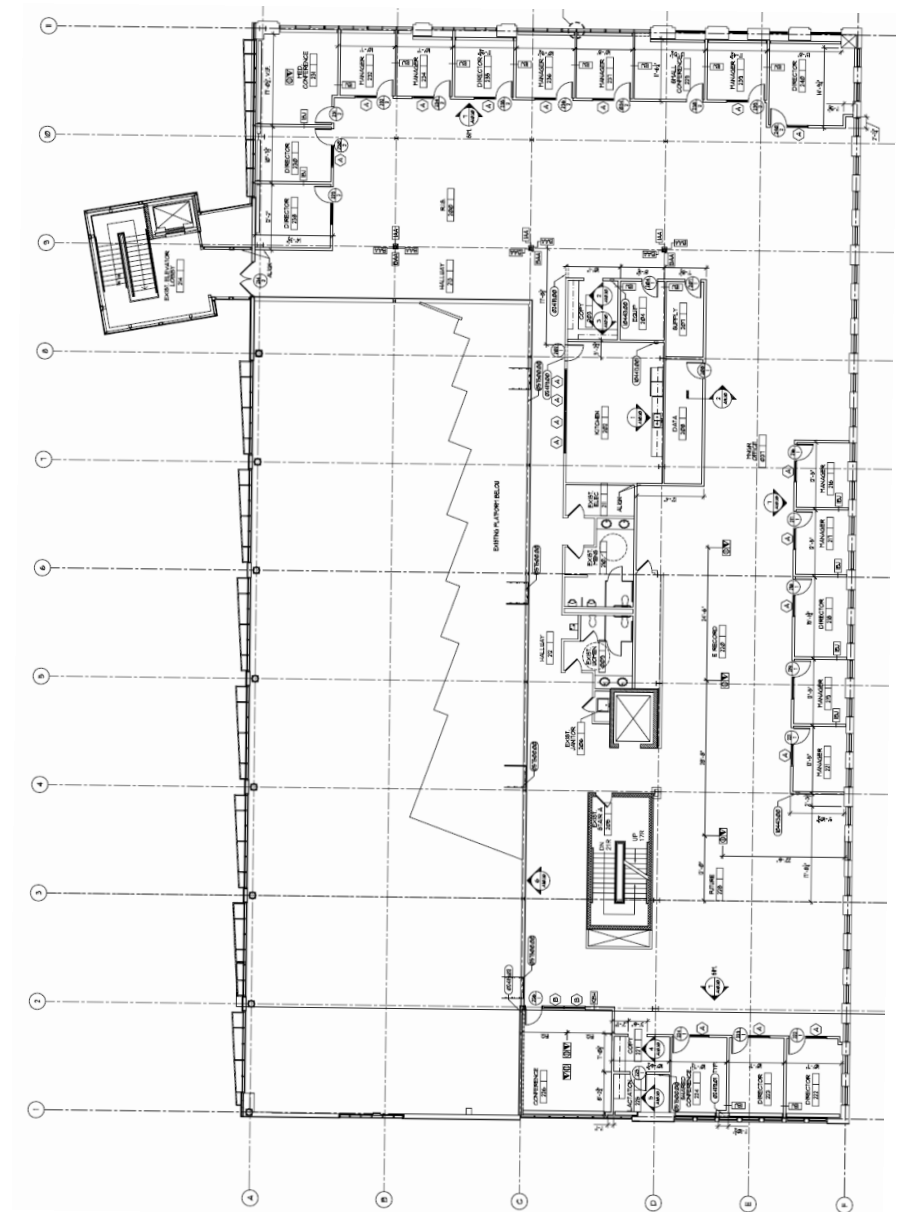
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	14,316 - 36,491 RSF	Lease Rate:	\$25.00 SF/yr

Available Spaces

Suite	Status	Size (SF)	Lease Type	Lease Rate
Second Floor Space	Available	14,316 RSF	Full Service	\$25.00 SF/yr

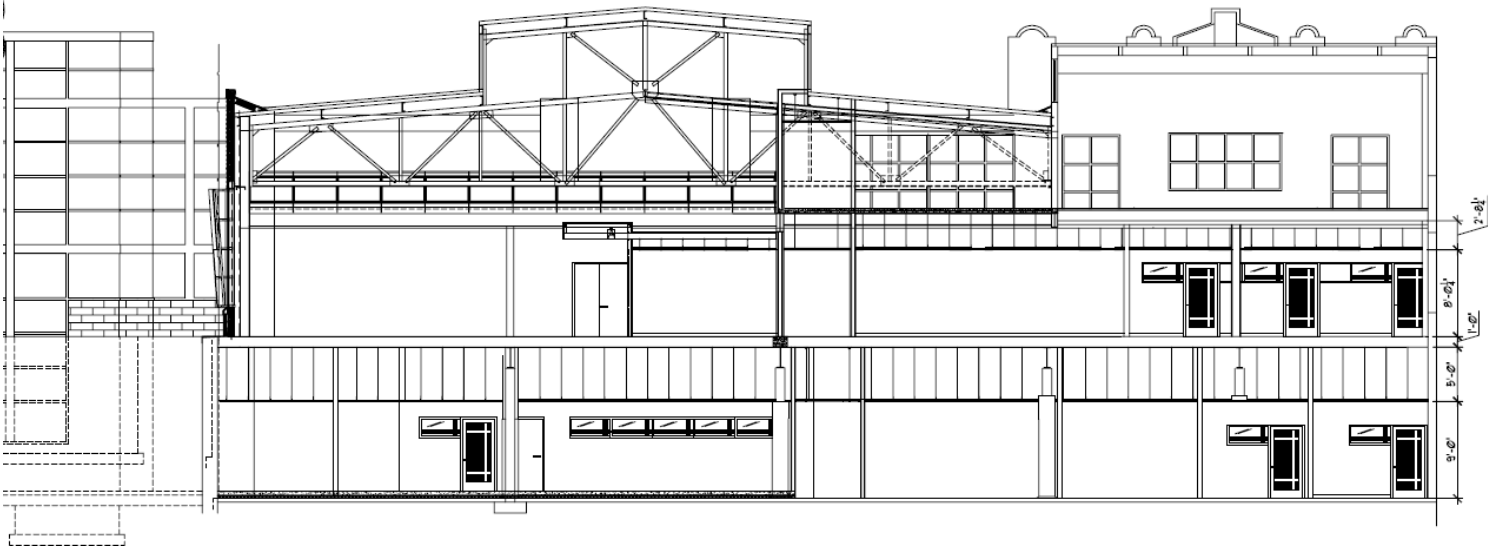
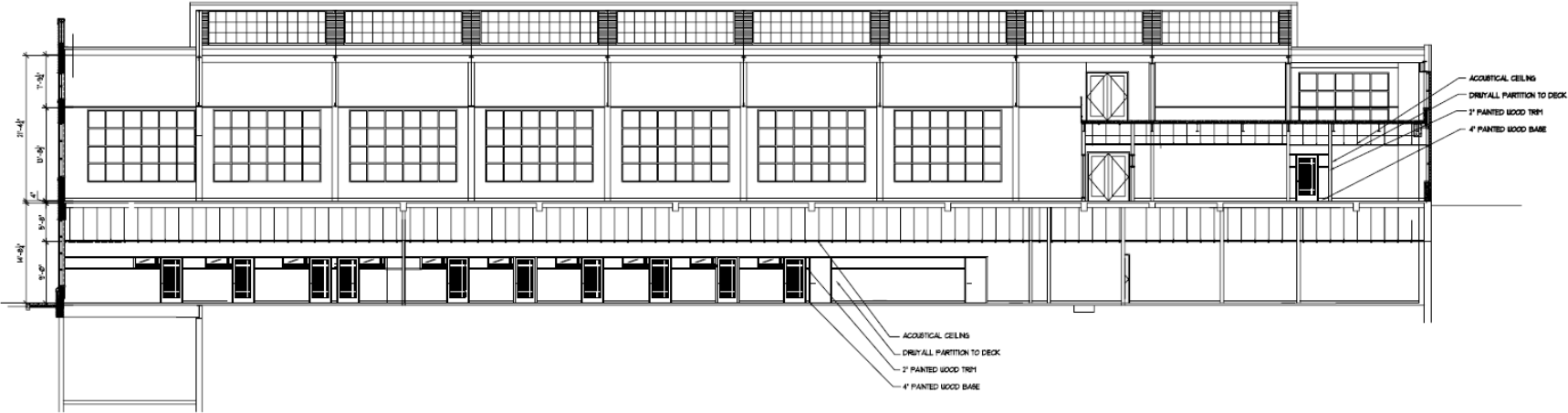


2nd Floor - Approximate As-Built Plan



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brad.totten@avisonyoung.com

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Aerial View



Parking Garage



Street View



Street/Corner View



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