



**FREE
RENT!**



THE MUTUAL BUILDING

FOR LEASE

**816 Fifth Avenue
Pittsburgh PA 15219**

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PROPERTY HIGHLIGHTS

FEATURES:

- Four Story Brick Office Building within close proximity of County Court House and City Office Buildings
- Large parking garage across from the Mutual Building
- Large windows, interior brick walls, high ceilings, and full service restaurant on the first floor.
- Located on major bus line
- Newly replaced elevator - 2023
- Newly installed front entrance doors-2025
- New video surveillance cameras installed both inside/outside



BUILDING SIZE:

23,000 square feet

AVAILABLE SPACE:

5th Floor: 1,778 rsf

6th Floor: 3,198 rsf

7th Floor: 1,627 rsf



RENTAL RATE:

\$13.00 psf + janitorial

Reduced Rental Rate:

\$10.00 psf + janitorial

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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	22,605	159,897	390,679
Median HH Income	\$66,138	\$52,270	\$60,865

