



RIVERTECH CENTRE
HIGH-TECH CLASS "A" OFFICE SPACE

FOR SALE

3700 South Water Street
Pittsburgh PA 15203

David Hanley • Broker • 412-261-6532 x237 • david@prudentialrealty.com

PROPERTY HIGHLIGHTS

FEATURES:

- High Tech Class “A” Three-Story Office Building with beautiful riverfront setting overlooking the majestic Monongahela River and Riverfront Walking Trails
- Adjacent to UPMC Sports Facilities, Pittsburgh Steelers and University of Pittsburgh Practice Fields
- Within minutes of Downtown Pittsburgh, University of Pittsburgh, Carnegie Mellon University, University of Pittsburgh Medical Centers, and all major highways
- Lot & Block: 30-L-76
- HVAC - Replaced in 2020
- Age of Building: 2000
- **ABUNDANT FREE PARKING ON SITE**

BUILDING SIZE:

45,000 +/- SQ FT. TOTAL

Lot Size: 36,460 sq. ft.

AVAILABLE SPACE:

3rd Floor: 776 +/- rentable sq. ft.

3rd Floor: 2,940 +/- rentable sq. ft.

Current Occupancy is 92%

SALE PRICE:

\$3,800,000

NOI: \$332,955

CAP RATE: 9%



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	11,576	167,540	393,044
Median HH Income	\$48,719	\$53,093	\$57,187

