

200 NORTH HIGHLAND AVE

PITTSBURGH PA 15206 | INDIGO SQUARE

EAST LIBERTY OFFICE OR RETAIL FOR LEASE



CONTACT

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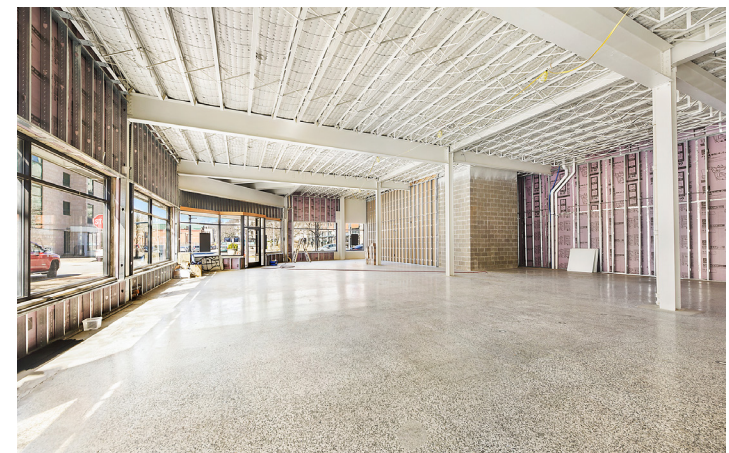
Direct (412) 491-1690

600 Grant Street • 44th Floor • Pittsburgh, PA 15219



FIRST FLOOR | ALL NEWLY BUILT OUT

- 3,700 sf or combined with 2nd floor for 8,200 sf office or retail - Great space
- Patio adjacent
- Parking lot off rear patio
- Landlord will vanilla shell
- \$27.50 per SF plus taxes (\$0.86 per SF)



SECOND FLOOR | AMAZING VIEWS!

- 4,500 SF or combine with 1st floor for 8,200 SF
- Landlord will vanilla shell
- \$20.00 per SF plus utilities
- Two ADA restrooms
- All newly built-out
- Private entrance with new elevator and stairs
- Parking lot off rear patio



LOCATION



THE NEIGHBORHOOD: EAST LIBERTY

East Liberty is undergoing a monumental redevelopment boom. Google, Duolingo and Phillips have established offices here, among others. East Liberty enjoys among the strongest demographics in all of Western Pennsylvania with revenue drawn from nearby neighborhoods such as downtown Pittsburgh, Fox Chapel, Shadyside, Highland Park, Squirrel Hill, Morningside, Lawrenceville, Bloomfield and many others, all located within a 10 minute drive from East Liberty. Whole Foods and Trader Joe's recently expanded because of the overwhelming volume of sales. Historic buildings are being rehabbed into boutique hotels. New restaurants are popping up all over. Great walkability and the "place to be" for young professionals. Within 15 minutes of 6 universities/colleges.



POPULATION

0.5 miles	12,651
1 miles	36,232
3 miles	179,227
5 miles	339,820



HOUSEHOLDS

0.5 miles	7,748
1 miles	19,613
3 miles	84,158
5 miles	157,887



AVG HH INCOME

0.5 miles	\$77,682
1 miles	\$82,733
3 miles	\$82,410
5 miles	\$79,772



DAYTIME POPULATION

0.5 miles	13,641
1 miles	40,113
3 miles	210,685
5 miles	417,478





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