

**OFFERING MEMORANDUM**

# 800 Vinial St

**800 VINIAL ST**

Pittsburgh, PA 15212

**PRESENTED BY:**

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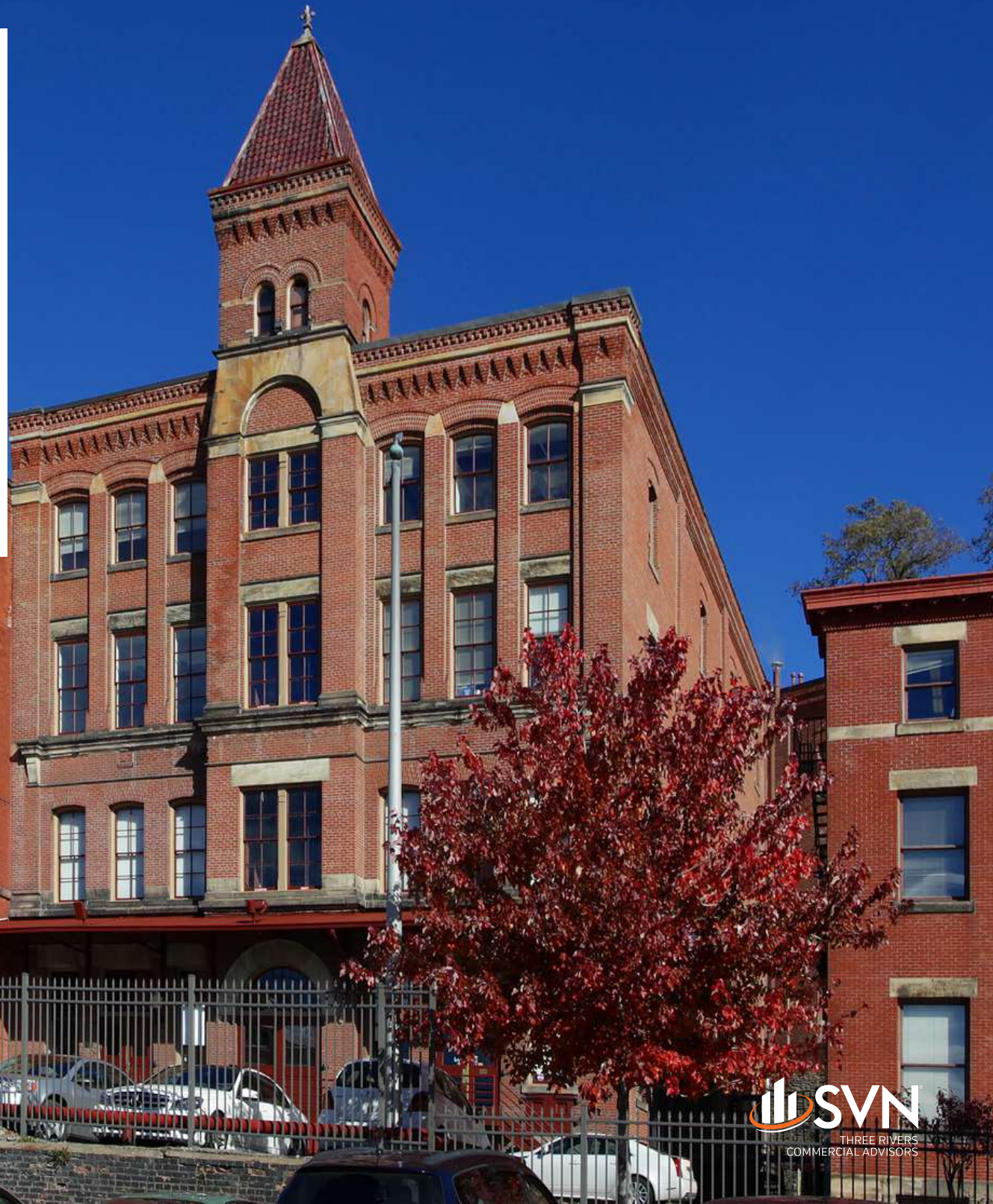
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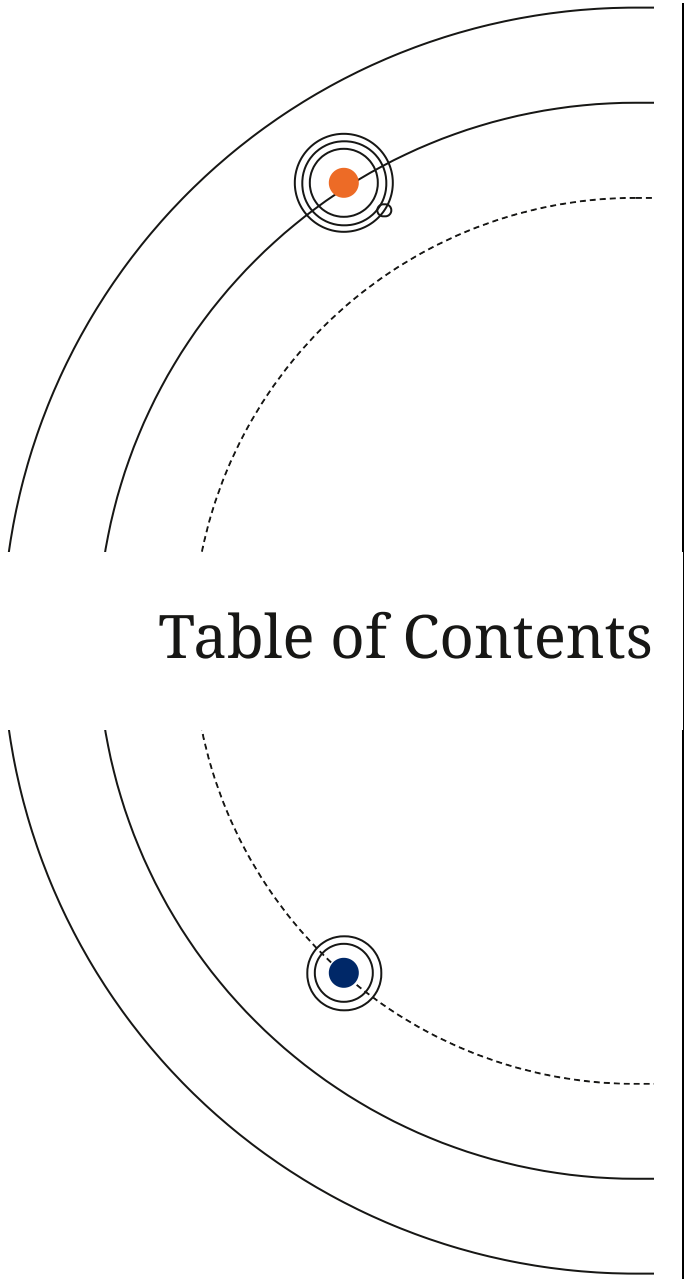
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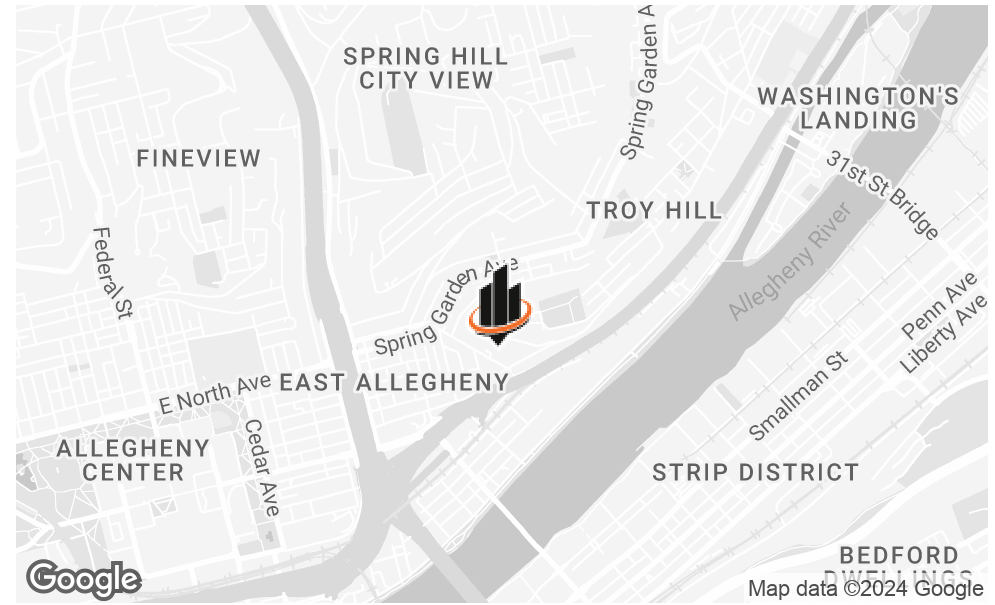
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**SECTION 1**  
Property  
Information

BERHARDT & OBER  
BREWING CO.

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$700.00 - \$2,100.00 per month (Full Service)
<b>BUILDING SIZE:</b>	65,984 SF
<b>AVAILABLE SF:</b>	100 - 894 SF
<b>LOT SIZE:</b>	2.38 Acres
<b>YEAR BUILT:</b>	1848
<b>ZONING:</b>	Neighborhood Industrial District (NDI)

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present office spaces at 800 Vinial St for lease in Pittsburgh's North Side. Boasting 376 feet of frontage on Vinial Street and 284 feet of frontage on Troy Hill Road, this property offers excellent visibility and accessibility. With one passenger elevator, one freight elevator, and 110 surface parking spaces, it is primed to accommodate diverse tenant needs.

## PROPERTY HIGHLIGHTS

- Full Service leases
- Flexible lease terms
- One passenger elevator and one freight elevator
- 110 surface parking spaces

# OFFICE SPACES

SUITE NUMBER	SIZE (SF)	RATE	NOTES
B203	566 SF	\$1,000 / month	
B206	580 SF	\$1,500 / month	
B202B	166 SF	\$700 / month	
B302	404 SF	\$1,200 / month	
B404	100 SF	\$800 / month	Single Office
B402	894 SF	\$2,100 / month	3 Offices; 1 with drop ceiling
4TH WINDOW OFFICE	415 SF	\$2,000 / month	Big single office with windows

# 4TH FLOOR CORNER OFFICE

## LEASING OVERVIEW

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SIZE	415 SF
LEASE TYPE	Full Service
RATE	\$2000 / month

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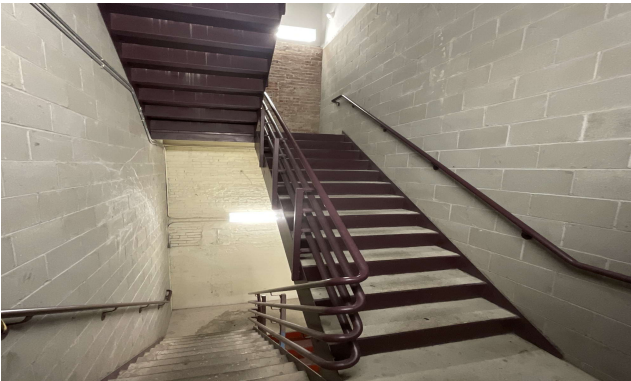
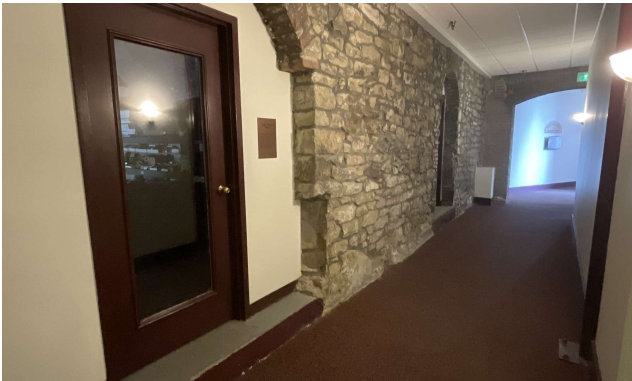


**ADDITIONAL PHOTOS**





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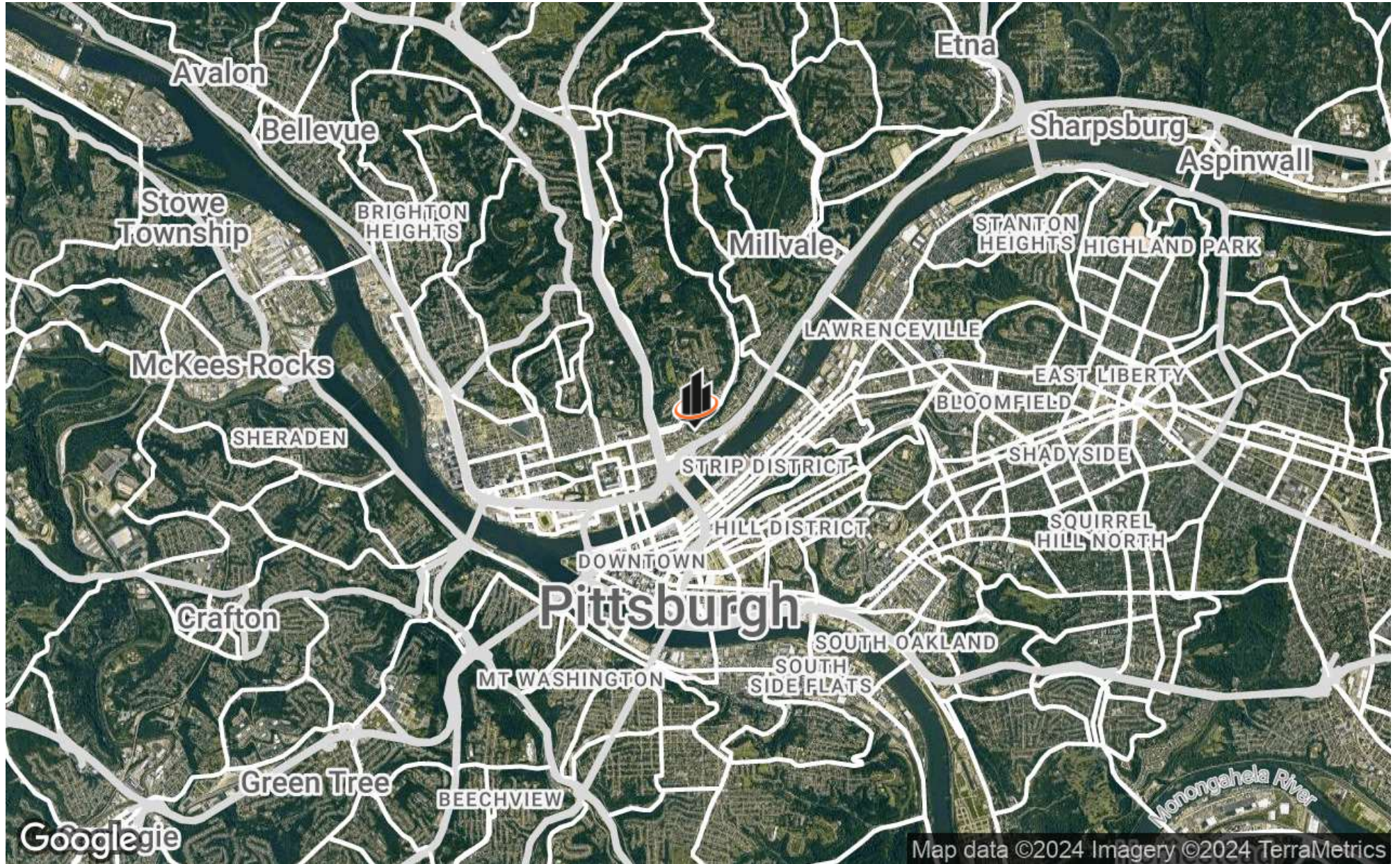




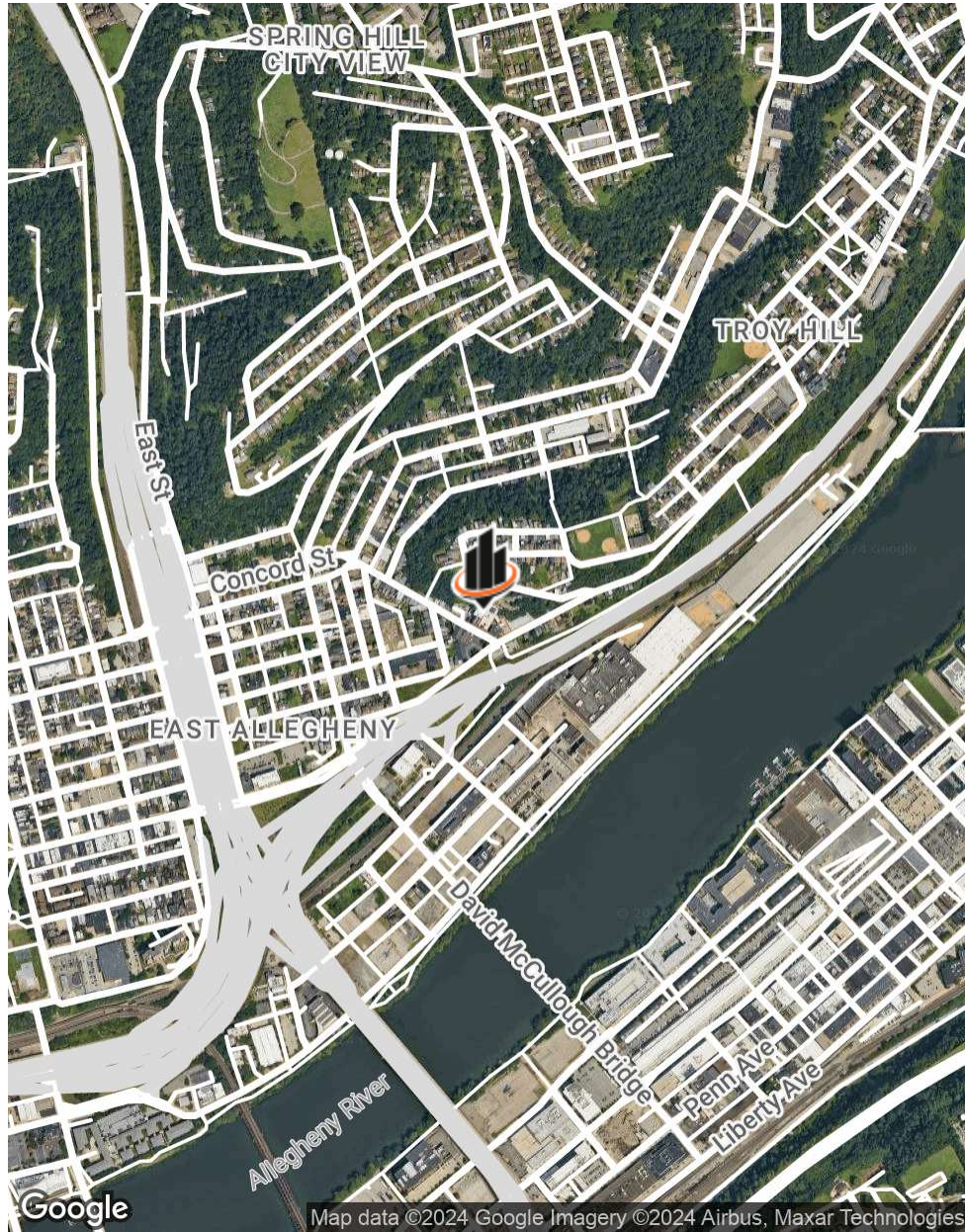
**SECTION 2**  
Location  
Information



REGIONAL MAP



# LOCATION MAPS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

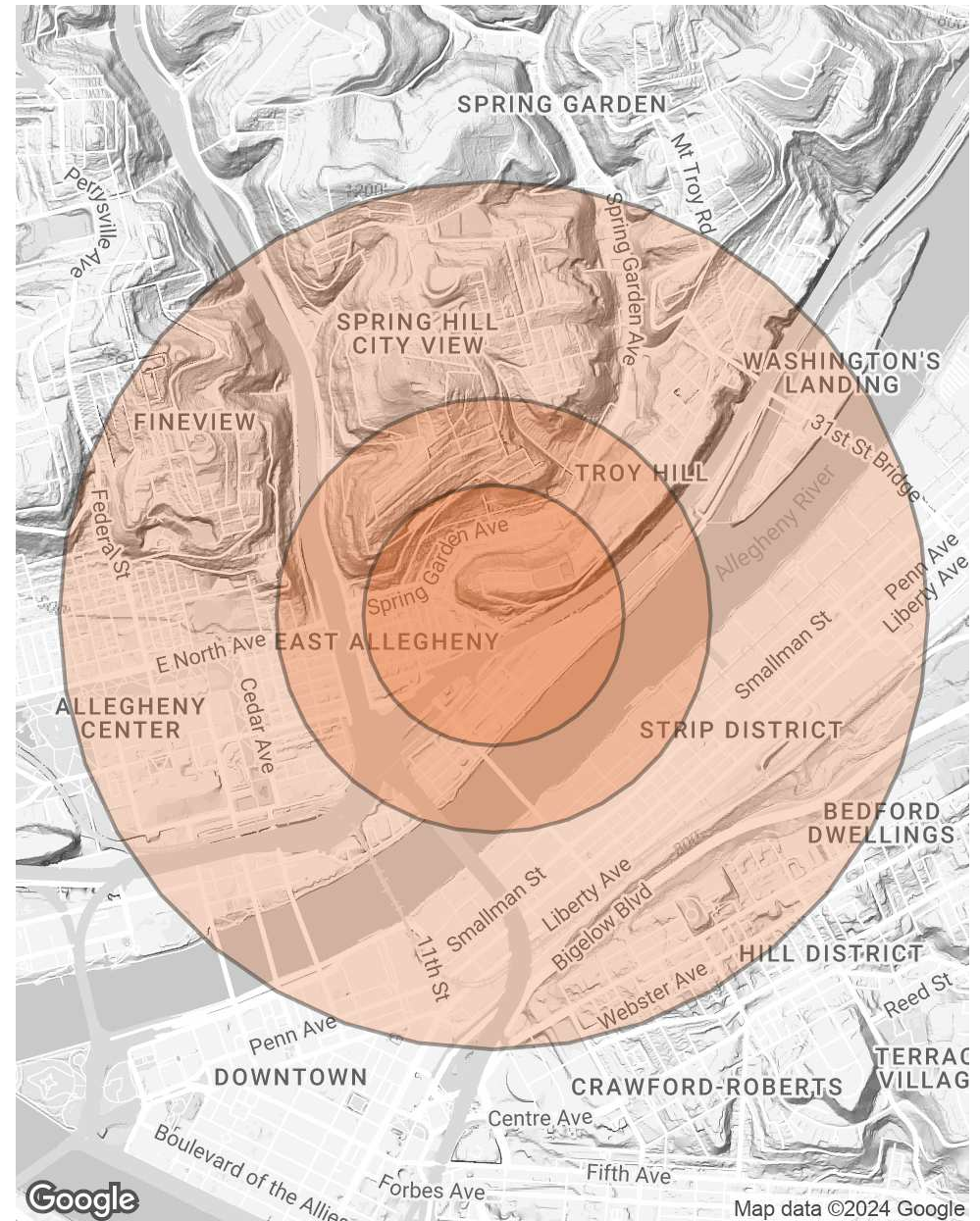
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,541	3,705	15,429
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	42	42	42

## HOUSEHOLDS & INCOME

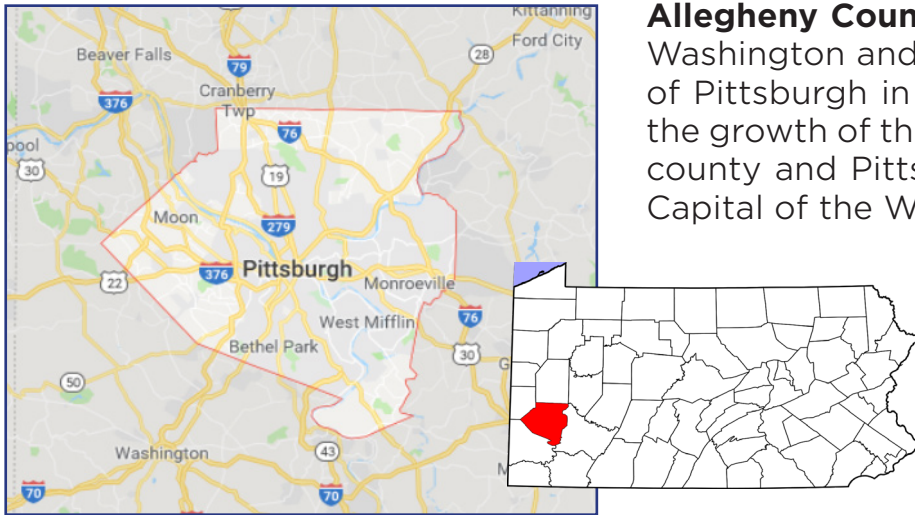
0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	837	2,098	8,801
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$91,635	\$96,828	\$87,860
AVERAGE HOUSE VALUE	\$239,104	\$318,965	\$325,516

Demographics data derived from AlphaMap



## LOCATION OVERVIEW | ALLEGHENY COUNTY



**Allegheny County** was officially founded on September 24, 1788 from parts of Washington and Westmoreland Counties. The County Seat was named the City of Pittsburgh in 1781. In the late 18th century, farming played a critical role in the growth of the area. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”.

- The County has a total area of 745 square miles, of which 730 square miles is land and 14 square miles is water.
- Three major rivers traverse in Allegheny County, The Allegheny River, The Monongahela River that converge in Downtown Pittsburgh to form the Ohio River.
- The County contains 14 colleges & universities and 19 different community, junior and technical colleges.

### TOP 10 EMPLOYERS

- UPMC** UPMC Presbyterian Shadyside
-  University of Pittsburgh
-  Federal Government
-  Allegheny Health Network Western Penn Allegheny Health
- 
-  Allegheny County
-  PNC
-  Carnegie Mellon University
-  Allegheny Health Network Allegheny Clinic
-  BNY MELLON

### COLLEGES & UNIVERSITIES



## LOCATION OVERVIEW | PITTSBURGH

The Greater **Pittsburgh** area has a population of 2.3 million, which is the 28th largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city of Pittsburgh has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been the focus of Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle of Dahntahn in eye dialect, and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

### PITTSBURGH AT A GLANCE



One of the top places to live, work, and visit in the United States



Pittsburgh is one of the nation's busiest inland ports



There are 29 colleges and universities in southwestern PA



More than 10 million people visit the Pittsburgh region annually



Travel is a \$3 billion industry providing 50,000 full-time jobs

### PITTSBURGH BASED FORTUNE 500 COMPANIES





## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### NORTH SIDE

The North Side is a group of neighborhoods located north of the Allegheny River and the Ohio River in Pittsburgh, PA. The diverse and dynamic area offers the city’s best amenities within walking distance. North Side’s top places of interest include Heinz Field, PNC Park, Allegheny Observatory, Carnegie Science Center, Children’s Museum of Pittsburgh, National Aviary, Andy Warhol Museum, Stage AE, & Rivers Casino. These amenities are tied together with restaurants, breweries, & parks in between. The North Side is also home to Allegheny General Hospital, one of the top rated hospitals in the region & part of the Allegheny Health Network.



**SECTION 3**  
Advisor Bios

## ADVISOR BIO 1



### JASON CAMPAGNA

Managing Director

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### PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

### EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

#### SVN | Three Rivers Commercial Advisors

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## ADVISOR BIO 2



### ALEXANDER DUPRE

Advisor

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### PROFESSIONAL BACKGROUND

Alexander “A.J.” Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

### EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University  
Alumni, Culver Military Academy

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## ADVISOR BIO 3



### MAX WATTERSON

Associate Advisor

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### PROFESSIONAL BACKGROUND

Max Watterson is an Associate Advisor who started working at SVN Three Rivers Commercial Advisors full time in May 2023 following his graduation from West Virginia University. He primarily focuses on tenant representation, agency leasing, and seller representation involving office, industrial, and retail properties throughout the Pittsburgh region.

Max started his commercial real estate career in 2022 as an intern research analyst at SVN, but was introduced to CRE while helping manage and maintain his family's investment properties growing up. Max graduated from the John Chambers College of Business and Economics at WVU in May of 2023 with a bachelor's degree in business administration. Max grew up in South Fayette where he still lives now. In his free time Max enjoys playing golf, making graphic designs on Photoshop, and watching the Steelers.

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