

# 450 Melwood Ave, Pittsburgh, PA 15213

12,898 SF | Commercial Office/Multi-Purpose Space



## Property OVERVIEW

450 Melwood Avenue offers a premier mixed-use opportunity in the heart of North Oakland, one of Pittsburgh's most dynamic hubs for innovation, technology, and medical advancement. The property is being reimagined as a distinctive landmark combining upscale residential living with modern commercial space.

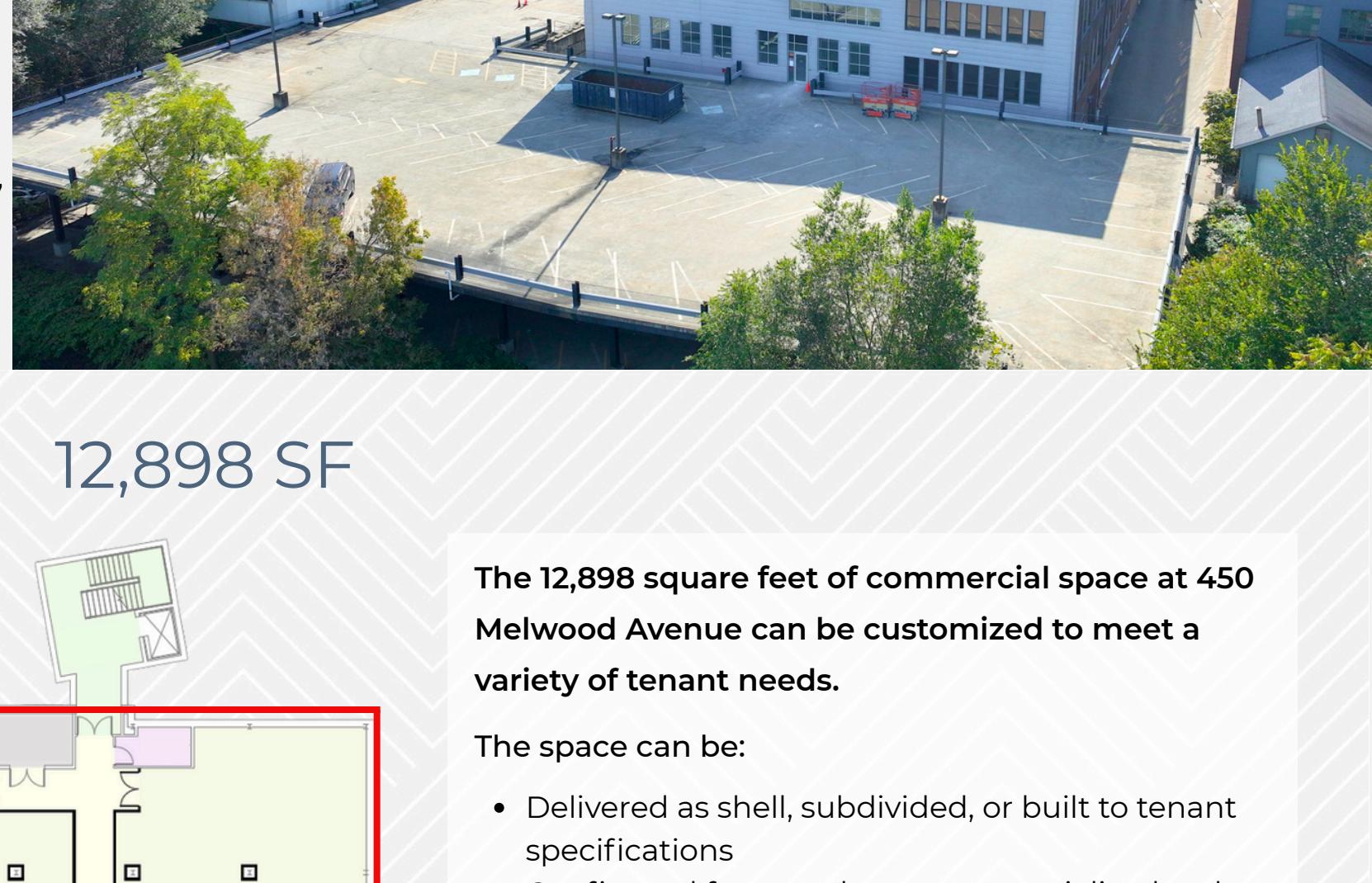
The lower level features 12,898 square feet of adaptable shell space that can be delivered as-is, subdivided, or fully built out to tenant specifications based on lease terms. Ideal for tech, robotics, research, or creative office use, the space offers flexibility to meet a range of commercial needs.

Above, the upper floors are being thoughtfully transformed into 42 boutique-style apartments, blending modern design with high-end finishes to create an elevated living experience in a well-connected urban setting.

Strategically positioned within minutes of UPMC, Carnegie Mellon University, and the University of Pittsburgh, 450 Melwood benefits from exceptional proximity to world-class institutions, research centers, and an extensive network of medical and tech employers. With strong visibility and accessibility to major city arteries, this mixed-use redevelopment presents a rare opportunity to locate within the core of Pittsburgh's innovation corridor.

## Property Information

Building Type	Multi-Use
Year Built	1930
Year Remodeled	2025
Ceiling Height	10'0"
Building Class	Class A/B
Parking	On-Site Garage
Electrical	1,600 Ampere 480/277 Volt Switchgear



## AVAILABLE SPACE 12,898 SF



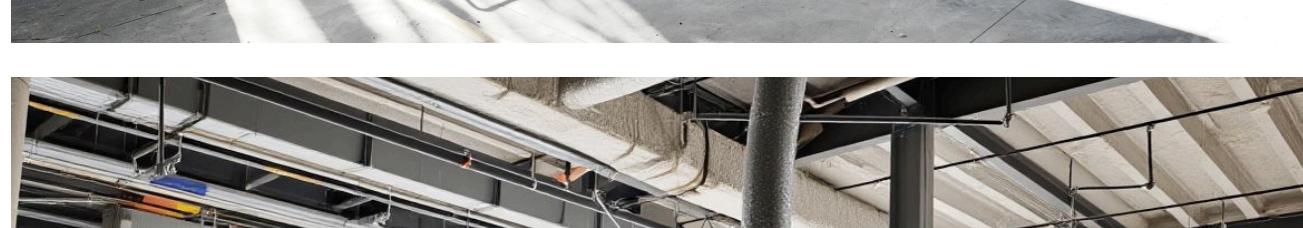
The 12,898 square feet of commercial space at 450 Melwood Avenue can be customized to meet a variety of tenant needs.

The space can be:

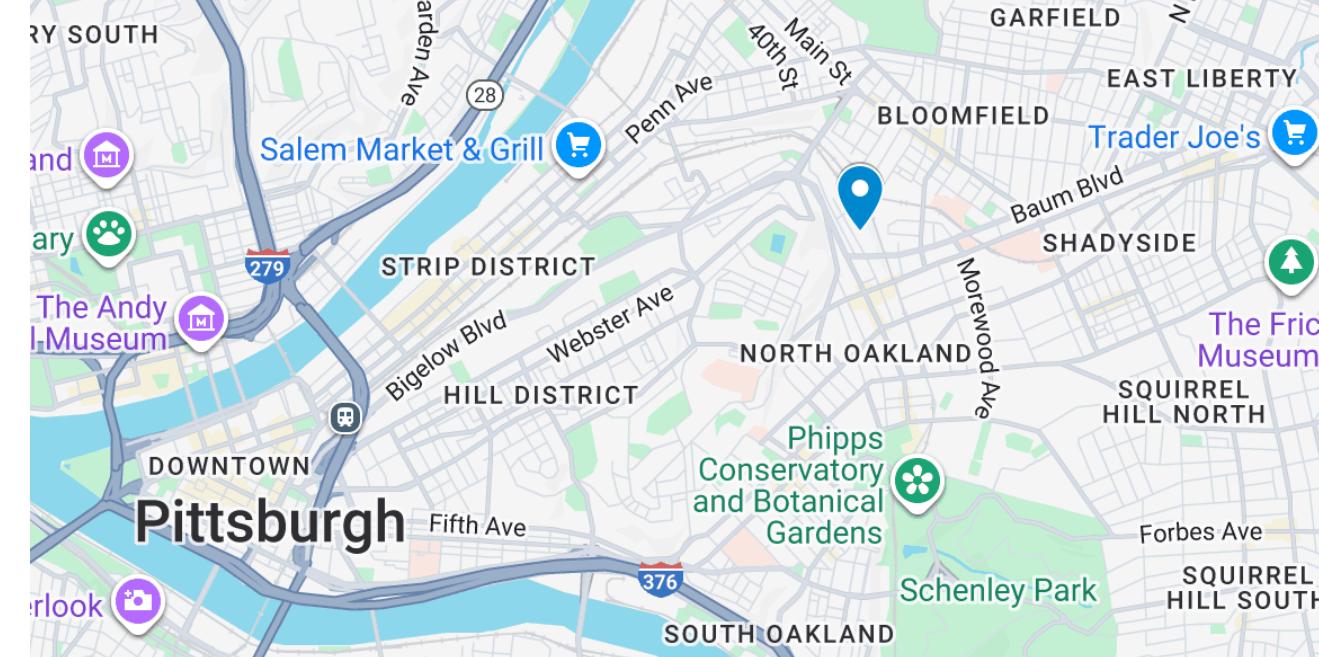
- Delivered as shell, subdivided, or built to tenant specifications
- Configured for open layouts or specialized tech and lab environments
- Designed with modern infrastructure to support advanced operations

Ideal Uses:

- Technology and robotics
- Research and development labs
- Medical or life science offices
- Creative workspaces or studios
- Educational or institutional support uses



[Matterport 3D Tour](#)



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