

FOR LEASE

915 LIBERTY AVE.

Pittsburgh, PA 15222



PROPERTY OVERVIEW

- 1750 SF on Liberty Ave in the Cultural District
- Recently remodeled building bringing new mechanicals to the space
- Renovated bathroom already in place
- High ceilings, Terrazzo Floors, exposed brick walls
- Rear Delivery / service door
- **Lease Rate - \$19.50 / SF**
- **Year 1 - \$1,500/Month with PDP Rent Abatement Program**

CULTURAL DISTRICT HIGHLIGHTS



Attracts over 2,000,000 people annually, generating an estimated annual economic impact of \$303 million.



Hosts more than 1,500 events annually including performances, festivals, art galleries, etc.

**trustarts.org*

KEANE GEORGE

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**SVN**
THREE RIVERS
COMMERCIAL ADVISORS

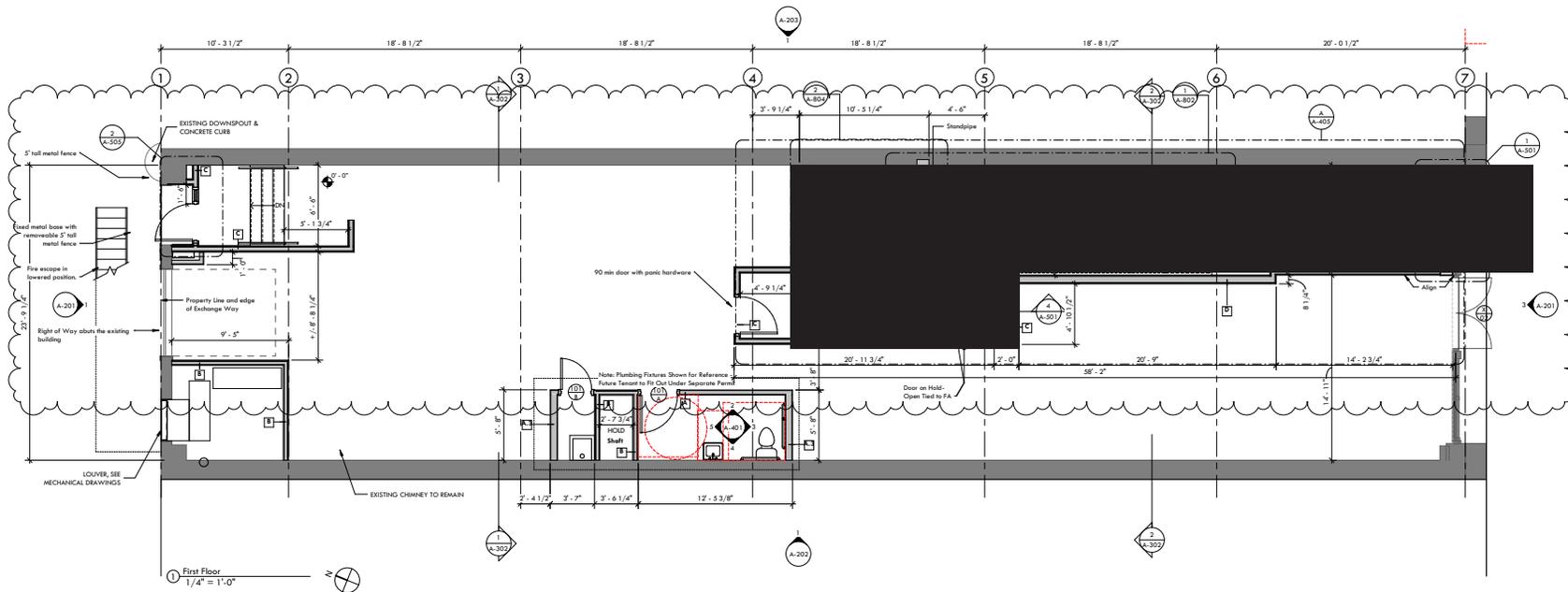
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



DESMONE ARCHITECTS

PITTSBURGH: ONE DOUGHBODY SQUARE
3400 BUENIA STREET
PITTSBURGH
PENNSYLVANIA, 15201
TEL: 412.683.3330
FAX: 412.683.3363

MORGANTOWN: 265 HIGH STREET
SUITE 7
MORGANTOWN
WEST VIRGINIA, 26505
TEL: 304.402.7880
FAX: 304.212.5393

www.desmone.com

Existing Conditions
Maginn Building Lofts
915 Library Avenue, Pittsburgh, PA 15222

Seal:

Drawn By: BC Edited By: KW Checked By: JB

- Revisions:
- 05.11.20 Permit Revisions #1
 - 05.26.20 Permit Revisions #3
 - 12.02.22 As-Built
 - 05.25.23 Amended Permit
 - 07.06.23 Amended Permit
 - 08.08.23 Amended Permit Comments
 - 10.12.23 Amended Permit Comments

Date: 10.23.2020

Project Number: 4727

Owner / Client: Day 3 Design

Drawing Title: First Floor Plan

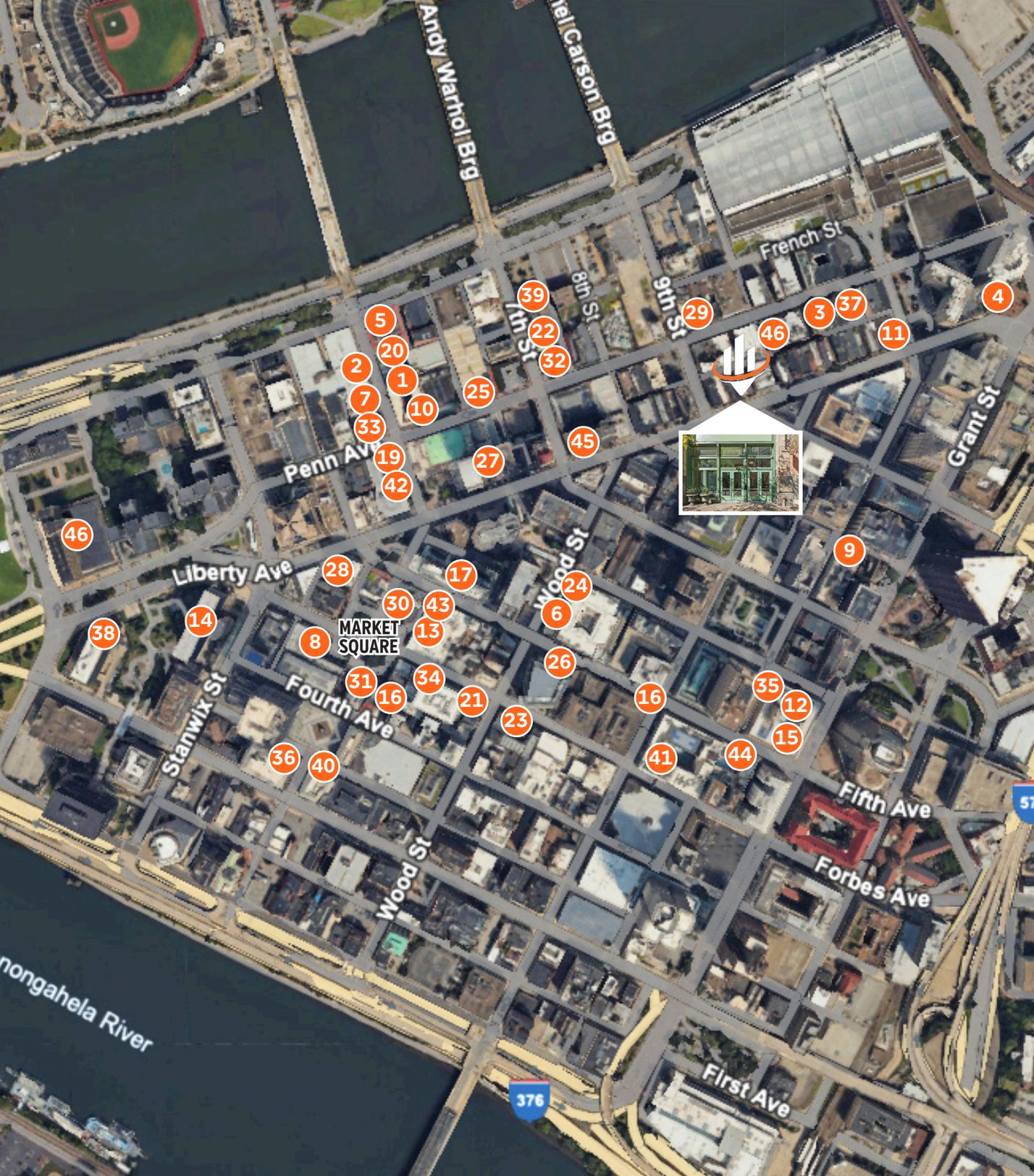
Scale: 1/4" = 1'-0"

Drawing Number: A-101

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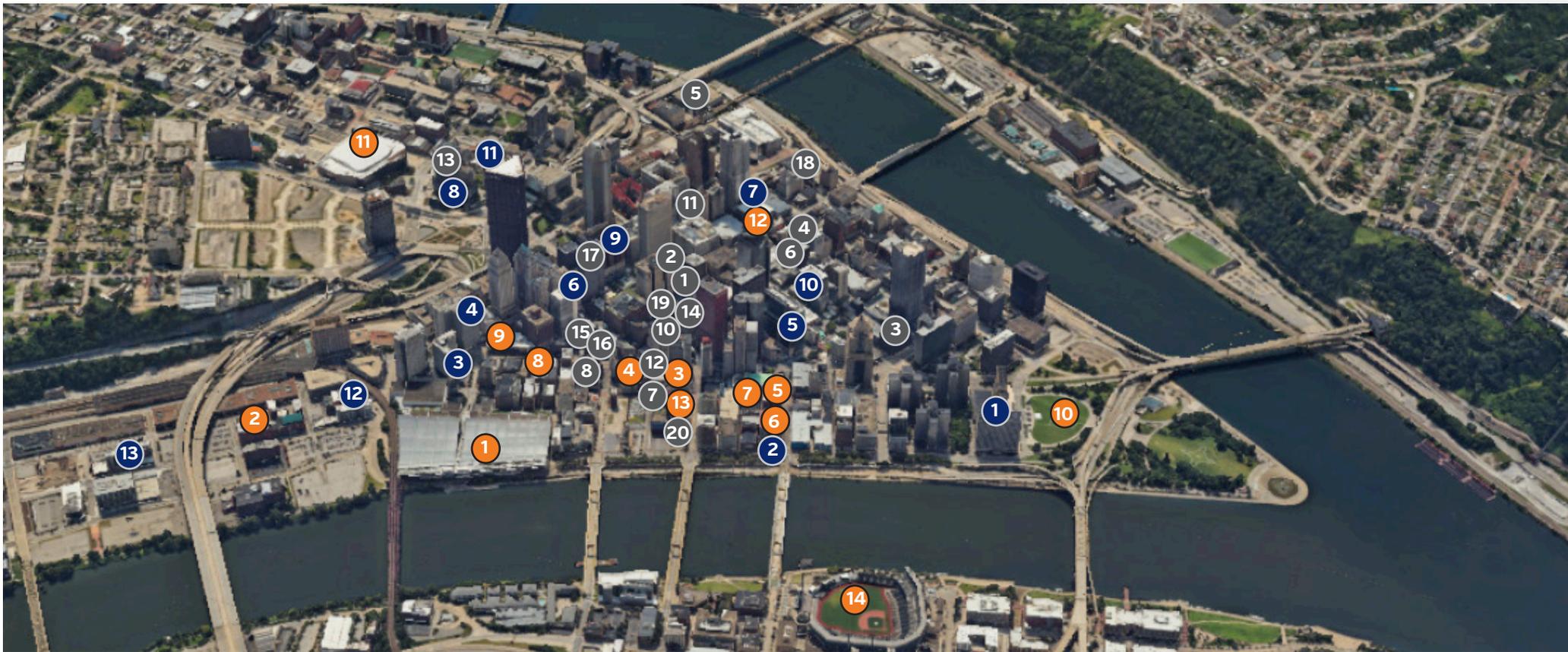
03.2020 10/23/2020 10:11:36 AM C:\Users\desmone\OneDrive\Documents\Projects\4727\4727.dwg (1) Desmone Architects

DOWNTOWN PITTSBURGH RESTAURANT MAP



- 1) Alihan's Coffee and Breakfast
- 2) Alihan's Mediterranean Cuisine
- 3) Bakersfield
- 4) Bill's Bar & Burger
- 5) Braddock's Rebellion
- 6) The Capital Grille
- 7) Christos Mediterranean Grille
- 8) City Works
- 9) The Commoner
- 10) Con Alma
- 11) Condado Tacos
- 12) Del Frisco's Double Eagle Steakhouse
- 13) DiBella's Subs
- 14) Eddie Merlot's
- 15) Eddie V's Prime Seafood
- 16) Ephesus Pizza
- 17) fl. 2
- 18) Fogo de Chao
- 19) Gi-Jin
- 20) Giovanni's Pizza & Pasta
- 21) Hello Bistro
- 22) Howl At the Moon
- 23) La Gourmandine
- 24) McCormick & Schmick's Seafood
- 25) Meat & Potatoes
- 26) Milkshake Factory
- 27) Morton's the Steakhouse
- 28) Nicholas Coffee & Tea Co.
- 29) Nicky's Thai Kitchen
- 30) Original Oyster House
- 31) Primanti Bros.
- 32) Proper Brick Oven & Tap Room
- 33) Redbeard's Sports Bar & Grill
- 34) Revel
- 35) Ritual House
- 36) Ruth's Chris Steak House
- 37) Sienna Mercato
- 38) Sly Fox Taphouse
- 39) Social House 7
- 40) So Fresh
- 41) The Speckled Egg
- 42) tākō
- 43) Vallozzi's
- 44) Waffles, INCaffeinated
- 45) The Warren Bar & Burrow
- 46) Barcelona Wine Bar

DOWNTOWN PITTSBURGH HOTSPOTS



ATTRACTIONS

- 1 Convention Center
- 2 Heinz History Center
- 3 Benedum Center
- 4 Harris Theater
- 5 Heinz Hall
- 6 Byham Theater
- 7 O'Reilly Theater
- 8 Arcade Comedy Theater
- 9 August Wilson Center
- 10 Point State Park
- 11 PPG Paints Arena
- 12 Point Park Playhouse
- 13 707 Penn Avenue Gallery
- 14 PNC Park

HOTELS

- 1 Wyndham Grand
- 2 Renaissance Pittsburgh
- 3 The Westin Pittsburgh
- 4 Drury Plaza Hotel
- 5 Fairmont Pittsburgh
- 6 Kimpton Hotel Monaco
- 7 Joinery Hotel
- 8 Pittsburgh Marriot
- 9 Omni William Penn Hotel
- 10 Hilton Garden Inn
- 11 DoubleTree by Hilton
- 12 AC Hotel Pittsburgh
- 13 Homewood Suites

RESIDENTIAL APARTMENTS

- 1 Lumiere at 350 Oliver | 86 Units
- 2 Kauffman's Grand | 311 Units
- 3 Etage Executive Living | 62 Units
- 4 Keystone Flats | 88 Units
- 5 Terminal 21 | 205 Units
- 6 Commonwealth Building | 140 Units
- 7 Presshouse Apartments | 42 Units
- 8 The William | 44 Units
- 9 The Venue | 83 Units
- 10 Clark Building Apartments | 239 Units
- 11 Allegheny Building | 174 Units
- 12 Eighth & Penn | 140 Units
- 13 The Washington at Chatham | 174 Units
- 14 LiveWell Apartments | 253 Units
- 15 Penn Garrison Lofts | 150 Units
- 16 Lando Lofts | 27 Units
- 17 The Alcoa Building | 241 Units
- 18 1st Ave Lofts | 35 Units
- 19 Clark Building | 239 Units
- 20 Aria Lofts | 40 Units