

NORTH SHORE INVESTMENT OPPORTUNITY FOR SALE

1200 REEDSDALE STREET, PGH, PA



PROPERTY FEATURES:

- 129,000 Sf Office Building For Sale
- 83% Occupied
- 2.28 Acres On Pittsburgh's North Shore
- Adjacent To River's Casino, Acrisure Stadium & The Kamin Science Center
- Rare Opportunity To Purchase
- Located Steps From All North Shore Developments Including:
 - Esplanade Riverfront Development
 - North Shore Lot 10
 - 21 West Luxury Apartments



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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
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HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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PROPERTY DETAILS

| | |
|----------------------------|---|
| Property Address | 1200 Reedsdale Street, Pittsburgh, PA 15233 |
| Gross Building Area | 129,390 SF Total |
| Building Details | 107,361 SF Occupied by Mercy Behavioral 12,500 SF Available on 1st floor |
| Lot Size | 2.28 acres on six (6) parcels |
| Zoning | RIV-NS The RIV-NS North Shore Subdistrict is intended specifically to address the North Shore and its unique mix of large-scale sports, entertainment, and cultural uses. As a mixed-use district, high density residential development is also allowed. |
| Parking | Abundant, Income-Generating, Parking 0.4 acre courted front lot with over 45 spaces Property is also flanked by parking lots to the east and north that serve as additional parking as well as generate income from sporting events |



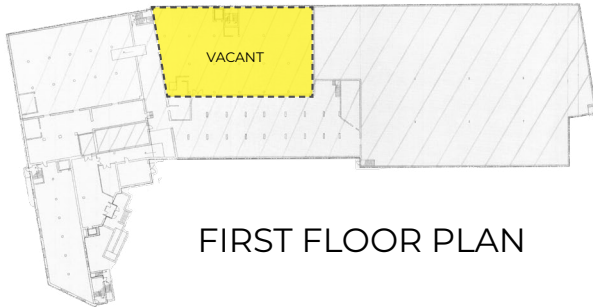
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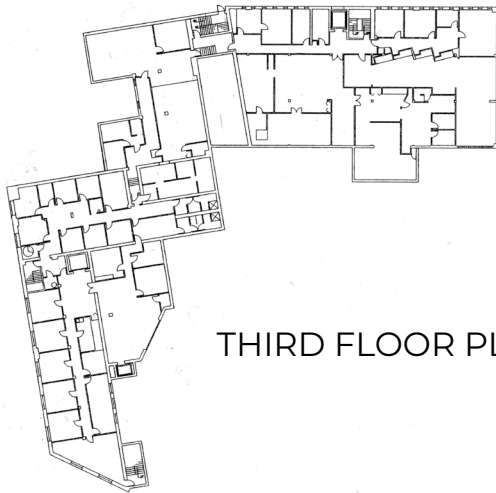
FLOOR PLANS



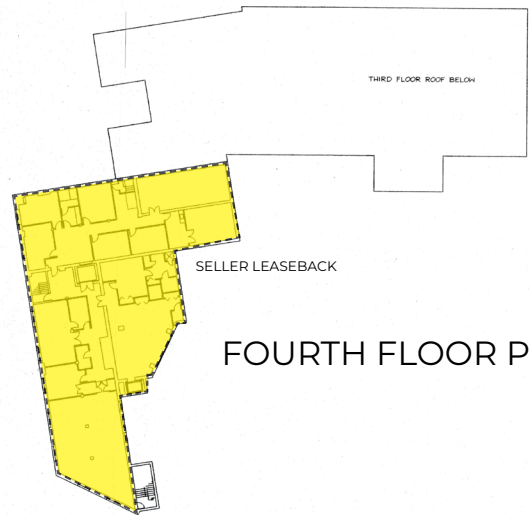
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

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