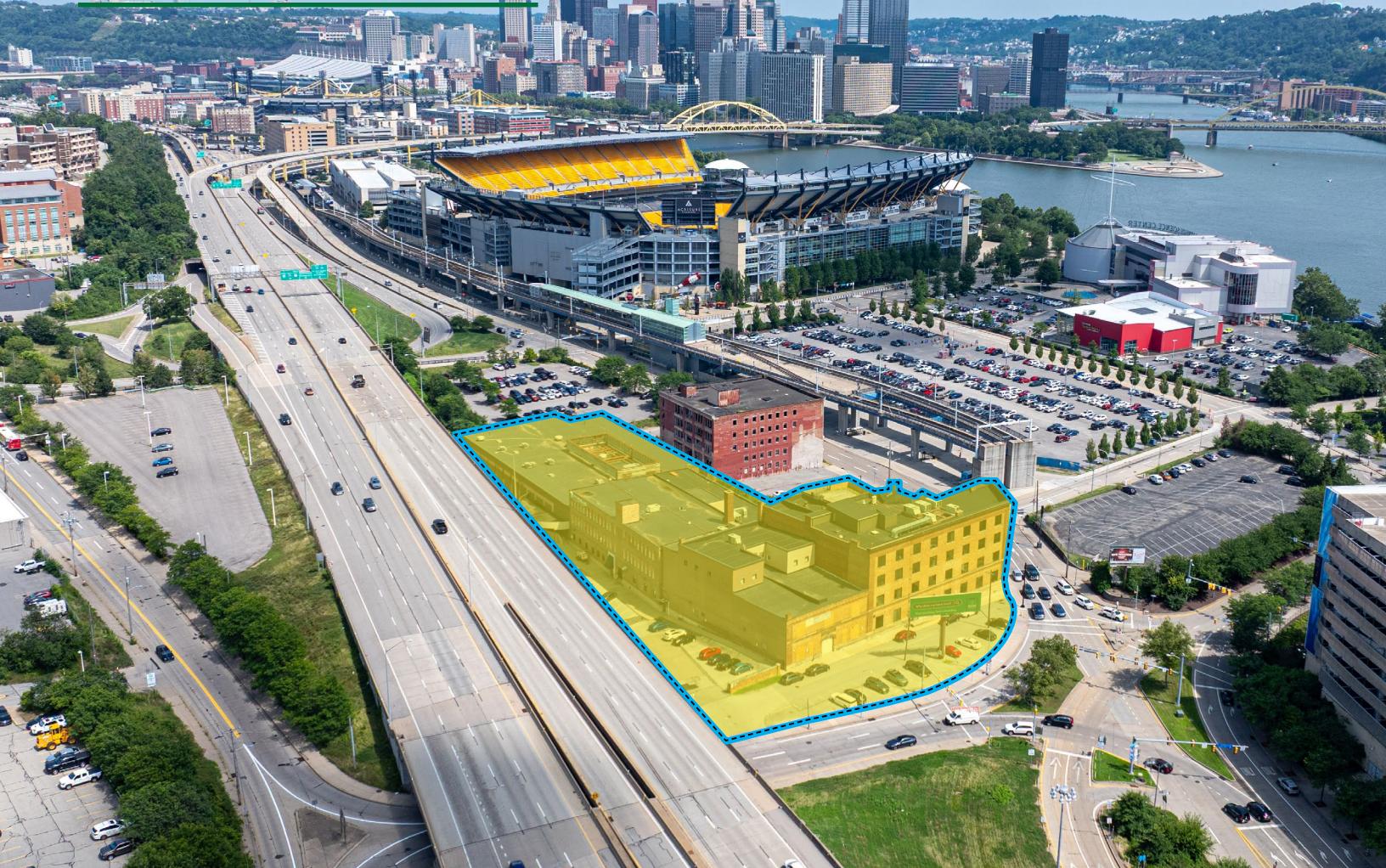


NORTH SHORE INVESTMENT OPPORTUNITY

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

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PITTSBURGH, PA 15222
HANNACRE.COM

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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

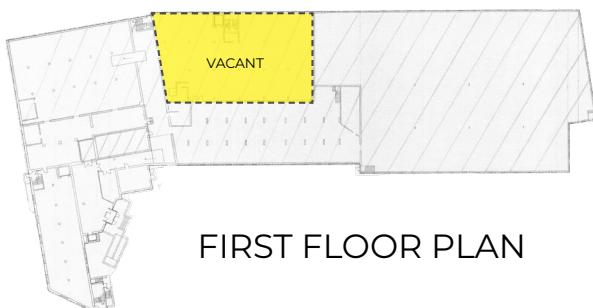

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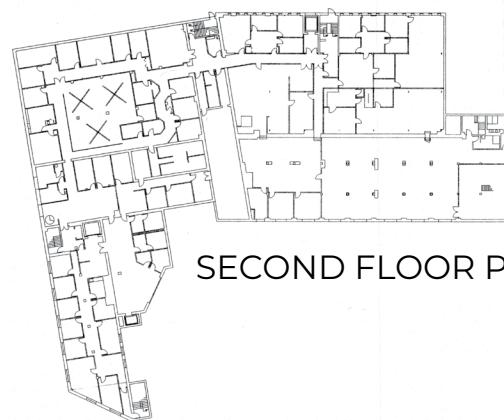
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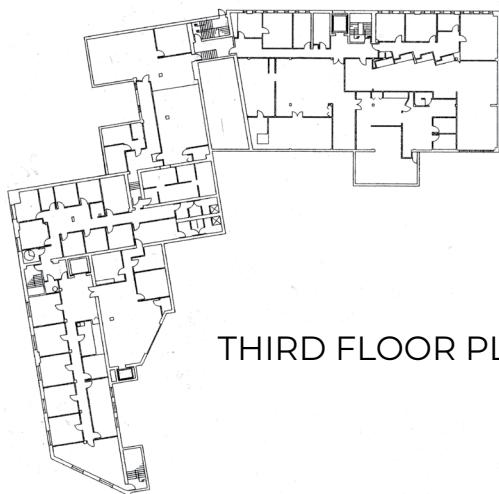
FLOOR PLANS



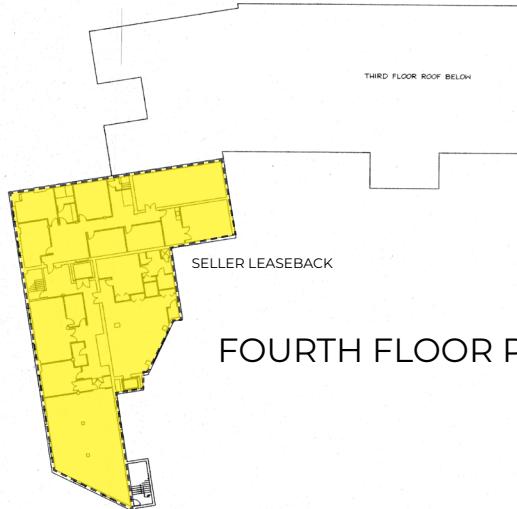
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

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