

7109

HERMITAGE STREET

PITTSBURGH, PA 15208



FORMER SCHOOL BUILDING FOR LEASE

UP TO 52,532 SF AVAILABLE

JEB BERLIN

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PROPERTY SPECIFICATIONS

Total Building Size	52,532 SF
Breakdown of Space	<ul style="list-style-type: none">• 24,700± SF - 1st Floor• 15,000± SF - 2nd Floor• Additional 12,832 SF at basement level• All spaces divisible to 5,000 SF
Parcel Size	1.78 AC
Municipality	City of Pittsburgh
Zoning	R1D-L
Opportunity Zone	Yes



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FLOOR PLANS

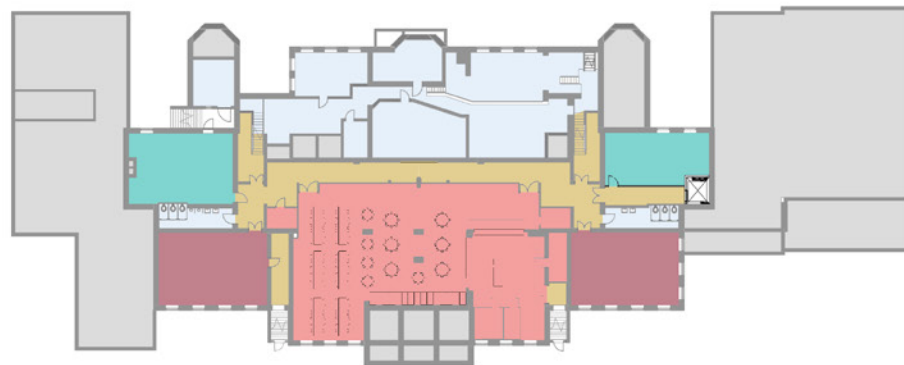
FIRST FLOOR











SECOND FLOOR



BASEMENT



LEGEND

	ADMIN		CLASSROOM CLOSET
	CIRCULATION		GENERAL
	CLASSROOM		INFILLED
	UTILITY		SPECIALTY ROOM

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LOCAL AMENITIES



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LOCATION/DRIVE TIMES

I-376 (AT MONONGAHELA AVE)
3.0 mi. / 10± min.

ROUTE 28
3.5 mi. / 10± min.

DOWNTOWN PITTSBURGH
7.7 mi. / 20± min.

PIT INTERNATIONAL AIRPORT
25.9 mi. / 40± min.



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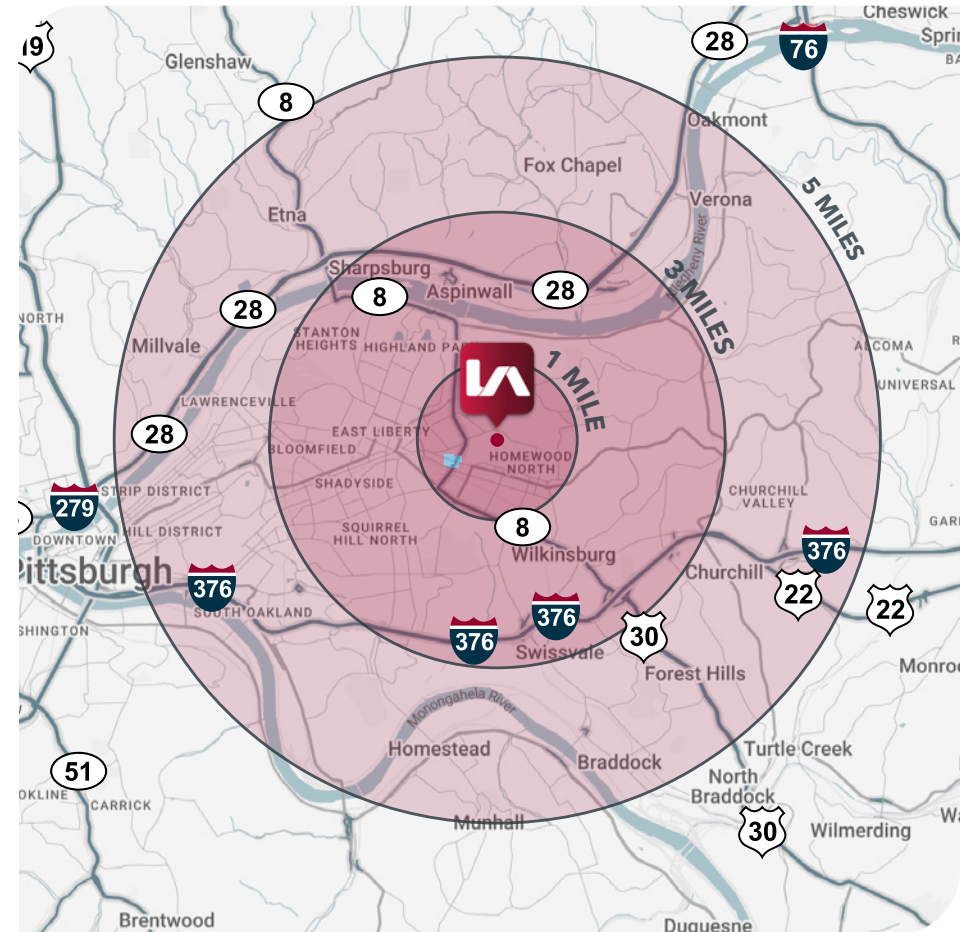
DEMOGRAPHICS

HOUSEHOLDS

	1 mi	3 mi	5 mi
2020 HOUSEHOLDS	6,302	71,370	145,226
2024 HOUSEHOLDS	7,652	71,214	146,400
2029 HOUSEHOLD PROJECTION	7,809	70,185	144,571

POPULATION

	1 mi	3 mi	5 mi
2020 POPULATION	13,647	148,496	307,120
2024 POPULATION	16,655	149,775	312,147
2029 POPULATION PROJECTION	17,002	147,887	308,584



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