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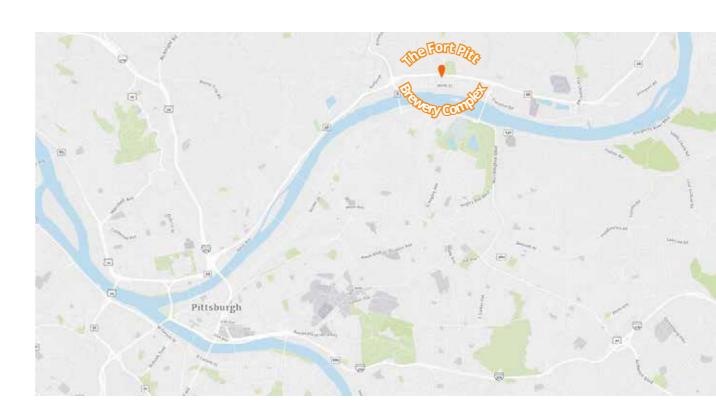
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Executive Summary

1601 MARYS AVENUE, 1600 MARYS AVENUE, 229 MARYS AVENUE, 202-206 5TH STREET, & 1605 NOBLE STREET SHARPSBURG, PA 15215

Colliers is pleased to present the opportunity to acquire the fee simple interest in the Fort Pitt Brewery Complex.

This multi-building complex is situated along Marys Avenue in the heart of Sharpsburg, PA, offering nearly 155,000 square feet of office and clean industrial/flex space, five lots utilized for tenant parking, as well as three single family homes. This dynamic opportunity allows for a potential investor to exercise their imagination and implement strategies for continued operations, or reposition the asset to take advantage of this emerging submarket in conjunction with local government and economic devel opment programs.

Recent improvements to the town's infrastructure, including roads and pedestrian friendly sidewalks, are helping to modernize Sharpsburg while maintaining its historic charm. The area has been selected as the site of the new Allegheny Shores: a multi-million dollar mixed-use development spanning 50 acres along Sharpsburg's waterfront, connecting neighboring towns.



Fort Pitt, That's It: your chance to own a piece of history.

Integrate your business with one of the region's most historically iconic namesakes: **Fort Pitt.** 1600 and 1601 Marys Avenue are two of Fort Pitt Brewing Company's original sites of operation, previously home to the dominating beer distributor's office space and bottling warehouse.



Sign CA for full document access.





Investment HIGHLIGHTS



155,607 SF of Flex Space

Properties provide an investor the opportunity to acquire 155,607 SQFT of flex space that is 90% occupied with accredited tenants such as Deeplocal, who was acquired by world-renowned advertising agency WPP in 2017.



Development Opportunity

The single family homes and surrounding parking lots are zoned as M: Mixed-Use District, which permits apartment, retail, and mixed-use development.



Value-Add Opportunity

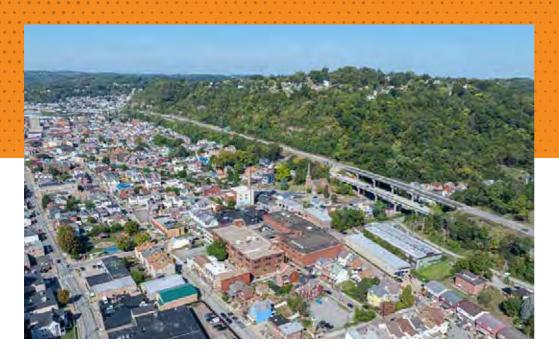
A potential investor will be able to capture additional revenue on top of the in-place NOI by leasing the remaining vacant suites.



Qualified HUBZone

Properties are located in an area eligible for the U.S. Small Business Administration's HUBZone program benefits.







Property HIGHLIGHTS



Unique Interior Details

The Fort Pitt Brewery building at 1601 Marys Avenue offer tenants a blend of Modern and Art Deco style office interiors.



Industrial Chic Aesthetic

The Brewery Workshop Lofts at 1600 Marys boasts open ceiling designs, exposed brick and ductwork, drop lighting, and concrete flooring.



Ample & Maintained Parking

Dedicated, paved, offstreet parking (150+ spaces between two adjacent lots) is available to 1600 and 1601 Marys Avenue building tenants.



Three Single Family Homes

202-206 15th Street, 1605 Noble Street, and 229 Marys Ave. were acquired for the additional parking they provide. The parking lots can be subdivided from the homes for redevelopment purposes or continue in their current use.



Exciting Mix of Amenities

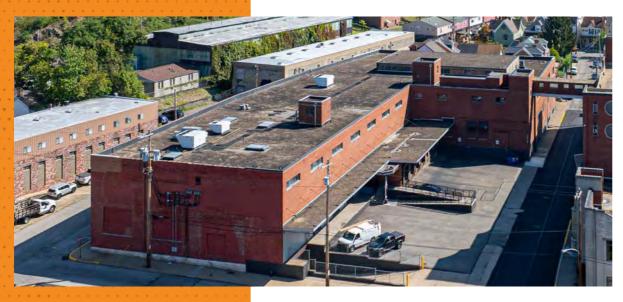
Sharpsburg is home to a diverse range of artistic, food, beverage, professional, retail, and light industrial businesses - and ready for more.



1600 Marys Avenue (Bldg. B)

SHARPSBURG, PA 15215

The Brewery Workshop Lofts is a newly renovated, high-bay, light industrial space that offers flexible designs for tenants requiring loft-style workshops for creative and manufacturing purposes. This building offers an ADA accessbile entrance, common kitchenette with dishwasher, refrigerator and storage space, as well as new men's and women's restrooms, in addition to a unisex bathroom with shower.







THE BREWERY WORKSHOP LOFTS Occupancy Rate 81,450 SF **Building Size** Stories 3 Year Constructed 1955 Year Renovated 2015 Number of Tenants 13 Lot Size 1.8 AC Parking 150+ parking spaces Zoned M Mixed-Use District

ADDITIONAL FEATURES		
8'x10' Dock High Doors	3	
8'x8' Dock High Doors	7	
Freight Elevator	(1) 6,000#, (1) 4,000# capacity	

1600 Marys Avenue

LOWER LEVEL FLOOR PLAN & TENANTS





Full lease abstracts at end of locument.

1600 MARYS AVENUE Tenants

Full lease abstracts at end of document.

1600 Marys Avenue

FIRST STORY FLOOR PLAN & TENANTS



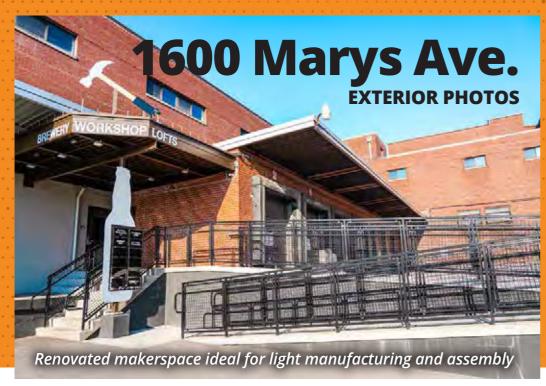
1600 Marys Avenue

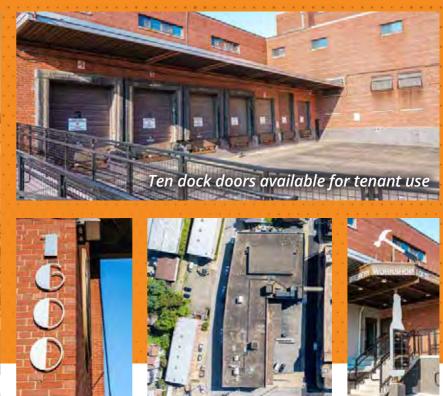
SECOND STORY FLOOR PLAN & TENANTS





Full lease abstracts at end of locument.























1601 Marys Avenue (Bldg. A) SHARPSBURG, PA 15215

The historic Fort Pitt Brewery Building is an ideal location for creative companies, offering a variety of square footage options across suites decorated in both Modern and Art Deco styles, providing inspirational work environments that feature open ceiling designs, tiled and marble accent walls, exposed brick, and decorative ductwork.







THE FORT	PITT BREWERY
Occupancy Rate	Sign CA for full document access.
Building Size	62,374 SF
Stories	3
Year Constructed	1955
Year Renovated	2015
Number of Tenants	7
Lot Size	0.55 AC
Parking	150+ parking spaces
Zoned M	Mixed-Use District

ADDITIONAL FEATURES		
8'x10' Dock High Doors	1	
Drive In Doors	4	
Passenger elevator and freight elevator available		

1601 Marys Avenue

FIRST STORY FLOOR PLAN & TENANTS





1601 MARYS AVENUE Tenants

Full lease abstracts at end of document.



1601 MARYS AVENUE Tenants

Full lease abstracts at end of document.

1601 Marys Avenue

SECOND STORY FLOOR PLAN & TENANTS



1601 Marys Avenue

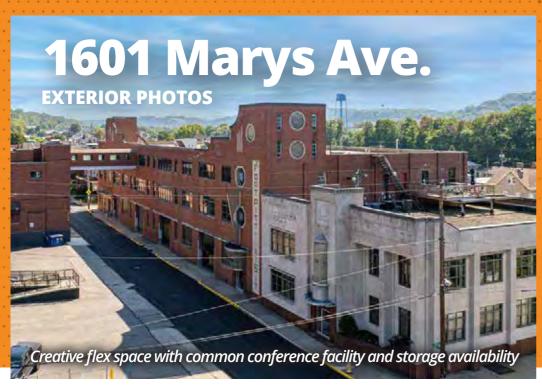
THIRD STORY FLOOR PLAN & TENANTS





1601 MARYS AVENUE Tenants

Full lease abstracts at end of locument.



























Regional Overview

INVESTING IN THE STEEL CITY

Pittsburgh is a secondary real estate market within a midwestern group of vibrant U.S. cities, boasting high liquidity, a large and diversified economy, and globally renowned brand recognition.

Over the past few decades, Pittsburgh's metro area of approximately 1.7 million has transformed itself into a international hub for the healthcare, life sciences, technology, and robotics industries. A global leader within the healthcare sector, Pittsburgh is home to expansive medical providers such as the University of Pittsburgh Medical Center, while cutting-edge research and innovation is pioneered by the city's Carnegie Mellon University.

Apple, Google, Bosch, Meta, Uber, Nokia, Amazon, Microsoft and IBM are among 1,600 technology firms within the region generating \$20.7 billion in annual Pittsburgh payrolls. The nation's eigth-largest bank, nine Fortune 500 companies, and six of the top 300 U.S. law firms have made their global headquarters in the area, while BNY Mellon, RAND Corporation, Nova, FedEx, and Bayer have established regional bases that have contributed to Pittsburgh's recent accolade as being the sixth-best U.S. metropolitan area for job growth.

Abundant employment, cultural, and educational opportunities draw talent, business, and visitors to Pittsburgh from all around the world, making the Steel City an opportune location for your investment.

Recent City ACCOLADES





Climate resiliency

USA Today ranked Pittsburgh #6 out of 96 of the U.S.'s most populous and climate-resilient cities.



Cost of living

Smart Asset placed Pittsburgh in the top 25 "most liveable cities" in the United States.



Job opportunities

LinkedIn listed Pittsburgh as #7 on a list of 15 best U.S. cities to launch a career in.



Attracting talent

Niche named Pittsburgh #14 on a list of 229 best cities in America for young professionals.



Pittsburgh DEMOGRAPHICS

Median Age

Median HH Income

\$63K

BA Degree+

Management **Occupations**

Education Instruction & Library Occupations

Business & **Financial** Operations Occupations

Health Diagnosing & Treating Practitioners & Other Technical Occupations

Computer & Mathematical Occupations

Architecture &

Number

Office & **Administrative Support Occupations**

Food Preparation & Serving Related Occupations

Occupations

Sales & Related **Occupations**

Healthcare Support

Personal Care & Service Occupations

5 Extraction

Most Populated Pittsburgh JOB GROUPS

(2022 Stats)



Households 136,444





Average (1BD APT)

\$1,300



Area Economy

Pittsburgh offers a multitude of employment opportunities across many high-earning industries, including healthcare, life sciences, technology, energy, financial services, and advanced manufacturing. In 2023, 174,500 jobs were recorded by the CES in Pittsburgh's MSA, with average weekly wages in Allegheny County topping \$1,400 per week. As of August 2024, the unemployment rate fell to 3.4%, with 1,212,000 persons comprising the area's civilian labor force.

Pittsburgh Based COMPANIES

















ading Employers

UPMC Health System 59,100 employed

Highmark Health 24,000 employed

U.S. Government 18,912 employed

Commonwealth of PA 14,959 employed

University of Pittsburgh 14,108 employed

ECONOMIC DRIVERS



Renowned Educational Institutions

The Pittsburgh region is home to over 30 colleges and universities, but most notably the University of Pitsburgh, Carnegie Mellon University, and Duquesne University: these prestigious academic institutions are globally and nationally ranked, harboring a community of 234,000 students that directly funnel into an increasingly educated and skilled local workforce.

Pitt, UPMC, and Carnegie Mellon employ nearly 80,000 people and account for over \$11 billion in local salries throughout the region.



Small-Scale Silicon Valley

Fast-growing tech businesses in Pittsburgh have attracted billions of dollars in private funding, much of the activity springing from Al and technologies pioneered at Carnegie Mellon University and the University of Pittsburgh.



A Robust Life Sciences Scene

Pittsburgh recorded 6,800 life sciences jobs in 2018, with an average wage in the industry starting at \$80,913. Since 2008, 237 company expansions occurred, 22,378 industry jobs were created, \$4B in capital investment was secured, and \$714M NIH grants were awarded to the region.

Transportation & Infrastructure

Pittsburgh offers a combination of assets and a strategic, central location that distinguishes it from other metros: the region houses the Pittsburgh International Airport, which offers domestic and international direct flights, the nation's third-busiest inland port, and an interstate highway system that makes transportation logistics a breeze.



Airlines

- Pittsburgh Intl. Airport serves 60 destinations with nonstop flights
- Four runways with available capacity
- Extensive air cargo facilities with direct runway access
- 24 general aviation arports throughout the region



Rail

- Over 1,300 miles of freight railway serve the Pittsburgh region.
- Three Class 1 railroads service the area: CSX, Norfolk Southern, and Bessemer & Lake Erie.
- Norfolk Southern offers one intermodal terminal within the region.



Rivers

- Pittsburgh houses the second-largest inland port in the United States
- The Port of Pittsburgh is the nation's third-busiest inland port, processing over 35 milltions of freight annually
- 22 river terminals are located throughout the region



Highways

- Four major interstate highways run through the city: I-70, I-76, I-79 and I-80
- I-68 is located just south of the region
- PennDOT oversees policies and programs affecing highways, urban and rural public transit, airports, ports, railroads, and waterways.

COMMUTING IN PITTSBURGH



By bus:

Pittsburgh's fleet of 700 buses operates 365 days a year, servicing over 7,000 stops in Allegheny County.



By rail:

The area's light rail cars serve 27 stations from the South Hills to Pittsburgh's North Side.



By car:

Once you're Downtown, you're within a 5-minute drive from I-279,I-376, I-579, Rt. 65, and Rt. 19

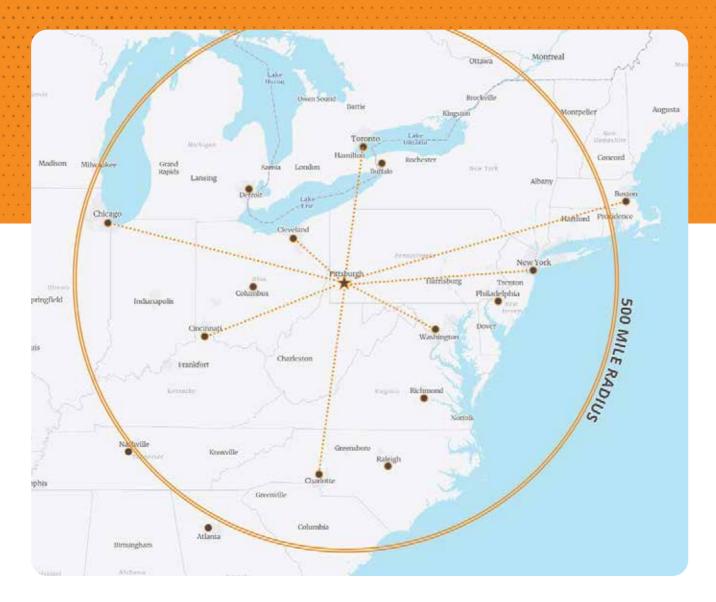


Data sourced from DATA USA

Market Access FROM PITTSBURGH

IT'S EASY TO DO BUSINESS FROM A CENTRALIZED LOCATION.

That's why Pittsburgh's airport offers direct flights to prominent nearby markets, ensuring you're within a 4-hour flight time of 40% of the nation's population at *any given moment*.



When you're in Pittsburgh, you're within 500 miles of:

48% of U.S. businesses

45% of U.S. and Canada populations

63% of national industry output

53% of U.S. buying income

45 markets exceeding \$5 billion in sales each



The Triboro Ecodistrict

SHARPSBURG, MILLVALE, & ETNA DEVELOPMENTS

Located along Route 28 to the north of Pittsburgh, the Boroughs of Sharpsburg, Millvale, and Etna together form the Triboro Ecodistrict: a coordinated and sustainable community development initiative.

Formerly dense, urban, and industrial communities, the Sharpsburg, Millvale and Etna boroughs are experiencing a shift as the localization of infrastructure and transformative use of prior industrial spaces revitalize areas on the northern side of the Allegheny river. These Allegheny River Towns share similar demographics and a blue-collar history, are comprised of a combined 10,000 residents and span nearly six miles of riverfront combined.

The Triboro Ecodistrict has committed to redevelopment through the lenses of six collaboratively selected criterion: equity, food, water, energy, air quality, and mobility. Economic growth has followed in the wake of environmental initiatives as a noticeable influx of younger residents has boosted the borough's populations over the past few years, with affordable and accessible community planning being credited as the primary draw. Subsuquently, An increase in existing storefront redevelopment has been witnessed across the small business districts.

As Sharpsburg's Allegheny Shores development breaks ground and Etna becomes home to an 87,420-square-foot Westinghouse facility, the Triboro District is increasingly well-poised for further investment.



Sharpsburg

Sharpsburg completed its Community Vision Plan in 2019, and gained EcoDistrict Certification in 2021. The borough has committed to a decade-long focus on leveraging new development while preserving affordability, and is revitalizing its riverfront and the Pine Creek, Main & Canal, Eastern, and Industrial Districts.



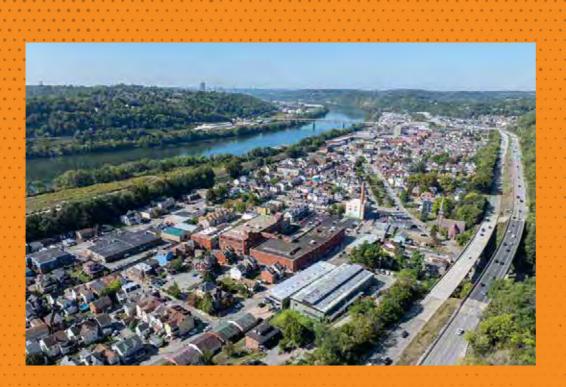
Millvale

Millvale created its EcoDistrict Pivot 1.0 Plan in 2012 with the primary goal of becoming a "foodie paradise" and known for hyper local production; in the past three years, a dozen bars, breweries, restaurants, and a grocery store have been established in the area. Multimodal transportation and area access are other areas of focus.



Etna

Etna is the world's first certified EcoDistrict, and has undergone a grassroots revival with planned focus on environmental stewardship, social equity, and community resilience. Etna has implemented green infrastructure to mitigate stormwater challenges, and is re-imagining its Grant, Crescent, Bridge St., and Butler St. Districts.



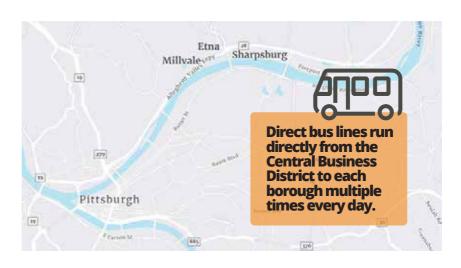
A resurgence in PITTSBURGH'S RIVER TOWNS

IN THE LAST DECADE, MILLIONS IN FUNDING HAVE BEEN PUT INTO THE TRIBORO AREA.

Benefiting from recently completed construction on the bustling Route 28, enhancements to the Highland Park Bridge, notable move-ins from big-time tech and industrial companies, and an upward trajectory of redevelopment projects, the Sharpsburg, Millvale, and Etna communities are now primely positioned for further commercial and residential growth.

Excellent Area Access

Sharpsburg, Millvale and Etna are all positioned along Route 28, offering residents, companies and visitors to conveniently access each borough with ease. I-279 and Route 8 are within a 10-minute drivetime from each town, while popular Pittsburgh's Lawrenceville and East End neighborhoods are just across the river via the 40th Street, 62nd Street, and Highland Park bridges. Sharpsburg, the east-ern-most borough of the three, is just a 15-minute drivetime from Downtown and the North Shore.



DrivetimesTO DOWNTOWN

15 mins.

BOROUGH OF **Sharpsburg**

15 mins.

BOROUGH OF **Etna**

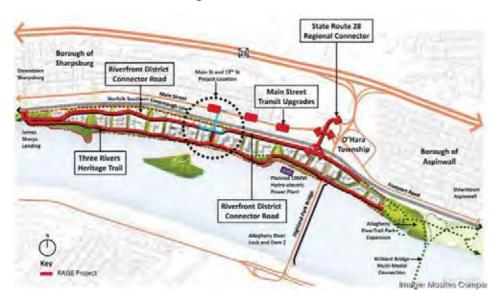
13 mins. BOROUGH OF **Millvale**

Notable Triboro Investments

Recent additions to the NORTH SIDE



Sharpsburg will be home to the largest Triboro investment so far: The Allegheny Shores development, undertaken by Mosites Company, will span 50 acres along the borough's riverfront from the Aspinwall Riverfront Park to Sharpsburgh's 13th Street. This mixed-use development, which received \$25M in federal funding in 2024 alone, will add commercial spaces, a marina, and village district to the river's shoreline - as well as several hundred new residents in affordable housing units.



Westinghouse IN ETNA

Westinghouse, a nuclear power pioneer, announced in 2023 it signed an 87,420 SF lease at 51 Bridge Street in Etna. The \$18M facility will serve as the HQ for eVinci, and also manufacture the batteries' heat pipes.





Community known & locally grown: THE MILLVALE MARKET

After decades without a local grocer, Millvale ended its status as a "food desert" in 2023 after the Millvale Market moved into the community: located in the heart of the town, this freshly established grocery shop offers handpicked products from local farms and retailers. Additionally, the Millvale Market runs a cafe out of its corner store, attracting locals and visitors with an eclectic menu of locally-sourced menu and drink items.



Neighborhood Overview

ALLEGHENY RIVER'S NORTHERN BANK COMMUNITY

Located just five miles north of Downtown Pittsburgh, Sharpsburg is enjoying a revitalization prompted by investment in commercial and residential real estate, as well as its Allegheny Shores development.

The architectural legacy of Sharpsburgh borough's industrial past is being repurposed as investors and developers innovatively turn prior factory spaces into modern, mixed-purpose properties that blend residential, office, and retail uses that align with the area's growing vibrancy while preserving the charming and historical backdrop of the neighborhood.

A key feature of the town's revitalization is the emergence of new businesses - particularly breweries, artisan shops, and restaurants - that are drawing in a growing number of visitors to the area while servicing local demographics. Sharpsburg has embraced public art and cultural activities to further its renaissance, building a community identity through murals, art installations, street festivals, and local markets.

Possibly the largest area activation expected to boost Sharpsburg's popularity over the next decade, however, is the Allegheny Shores development: a 50-acre, mixed-use development spanning 1.5 miles of the neighborhood's riverfront, offering bike trails, commercial spaces, and affordable housing. The project will connect Sharpsburg to the neighboring Aspinwall, and has so far received millions in local and federal funding.





Population

3,189



Size

0.63 Sq. Miles



Households 1,597



Area Businesses

386

While the town is modernizing, there's also a concerted effort to preserve its rich industrial & cultural history. Some of the revitalized spaces retain their historic character, blending the old with the new.

Area Attractions

Being less than 1.5 miles long, Sharpsburg boasts an easily walkable community peppered with plenty of eateries, bars, and mom-and-pop shops. The neighborhood's Main Street homes Cafe on Main, Brother Tom's Bakery, D&E Collectibles, and is host to multiple community events and festivals throughout the year. Sharpsburg's First Friday events are a noticeably increasing draw for the community, growing in vendor count and attendees each month.



The Allegheny Shores **DEVELOPMEN**1



While the project has only just broken ground, Sharpsburg's Allegheny Shores development will bring river walkways, affordable housing, commercial space, and green areas to a 52-acre former industrial riverfront site.



Dancing Gnome Brewery

A wildly popular local brewery with an permanent onsite food truck, offering a huge selection of IPAs, ales, and DIPAs.



Hitchhiker Brewing Co.

Another brewery staple offering IPAs, shandies, and ales in a busy taproom just down the street from the Fort Pitt Brewery Complex.



Sugar Spell Scoops

Vegan ice cream joint with creative flavors and pints on the go.



Redhawk Coffee

A go-to cafe that offers locally roasted coffee beans.



Second Harvest Thrift

A community thrift store that sells a wide variety of second-hand goods.



James Sharp Landing

Free boat launch and local river hangout spot: onsite kayak and jetski rentals are available for 1 or 2 hour slots in the summertime!



The Brinery Restaurant

A visitor-drawing fast casual restaurant offering scratch made smash burgers and sandwiches, as well as free BYOB service.

Amenities & ACCESS

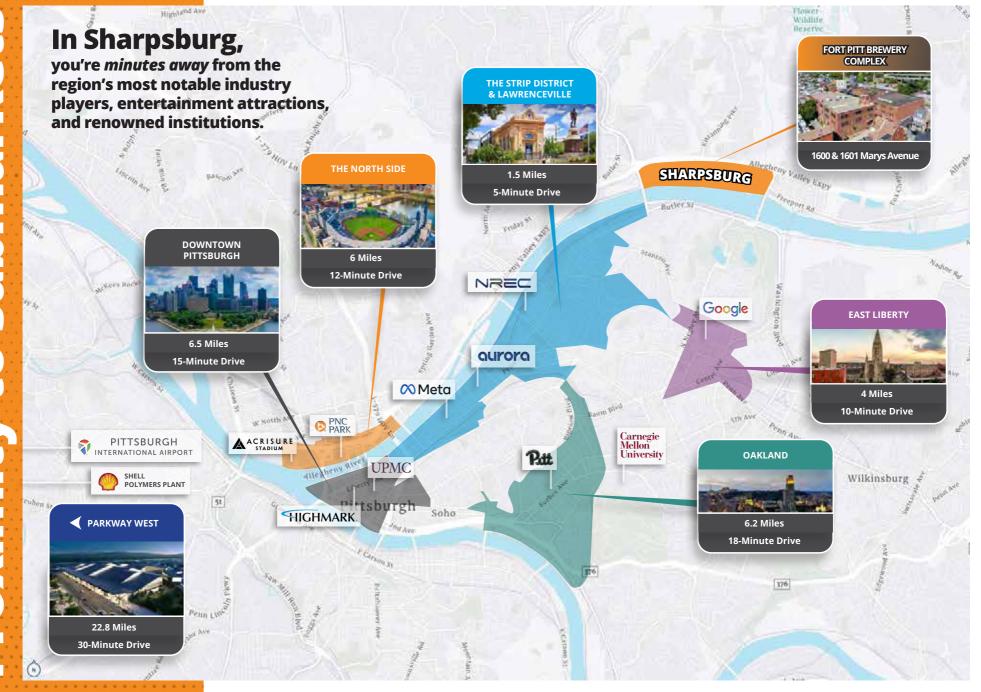
The Fort Pitt Brewery Complex offers plenty of walkable restaurant, pub, and shopping options within a mile radius of the site, as well as near-direct access to Routes 8 and 28.

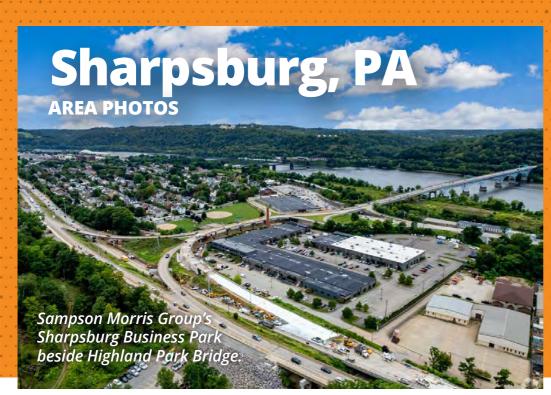
Down the Road:

The Fort Pitt Brewery Complex is just 2 miles from the Waterworks Shopping Plaza, a super-regional mall featuring multiple notable retailers including:



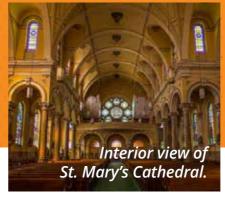
















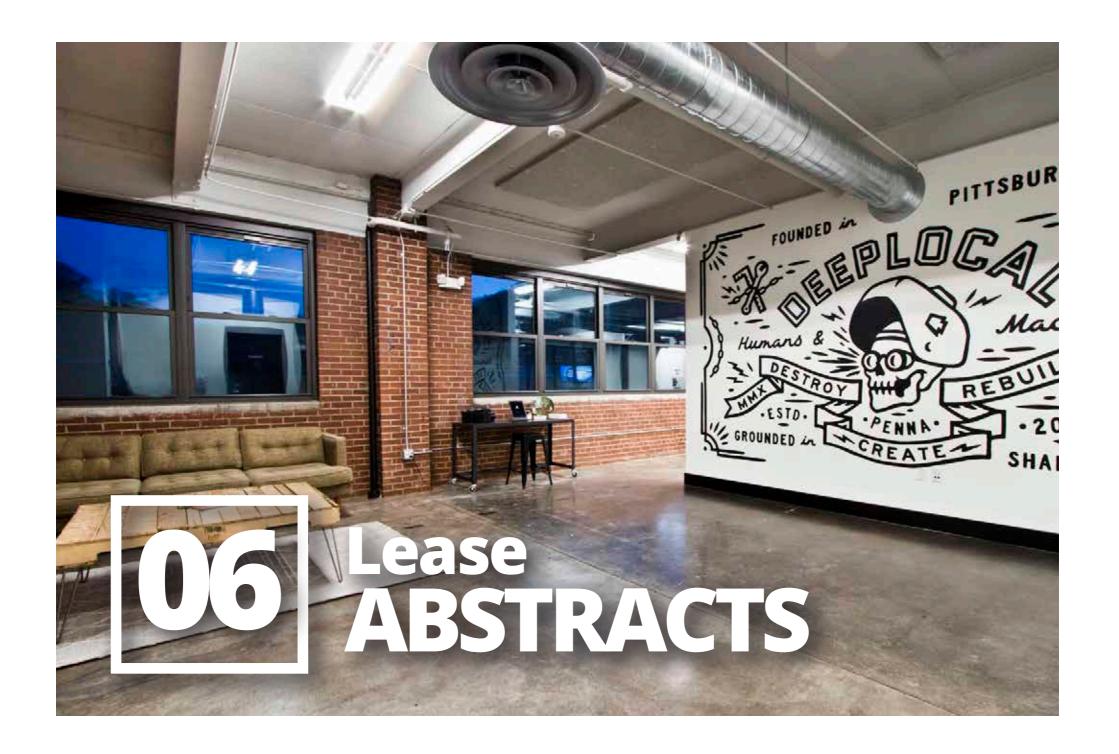




1600 Marys Avenue (Bldg. B)

1601 Marys Avenue (Bldg. A)

Single Family Homes





Investment contact information:

Get in touch with our team members for more details regarding this opportunity.

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