



Up to 6,700 SF Retail  
3,600 SF • 1,900 SF • 1,200 SF

# RETAIL FOR LEASE

Stunning Corner Location at one of  
Downtown's busiest intersections

Newly completed facade & renovations

Over 1.4M visits annually within 250ft (placer ai)

JOIN:



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**CHAINLINKS**  
RETAIL ADVISORS

**HANNA COMMERCIAL REAL ESTATE**

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[HANNACRE.COM](http://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 Real Estate 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.



DOWNTOWN PITTSBURGH

# RETAIL FOR LEASE

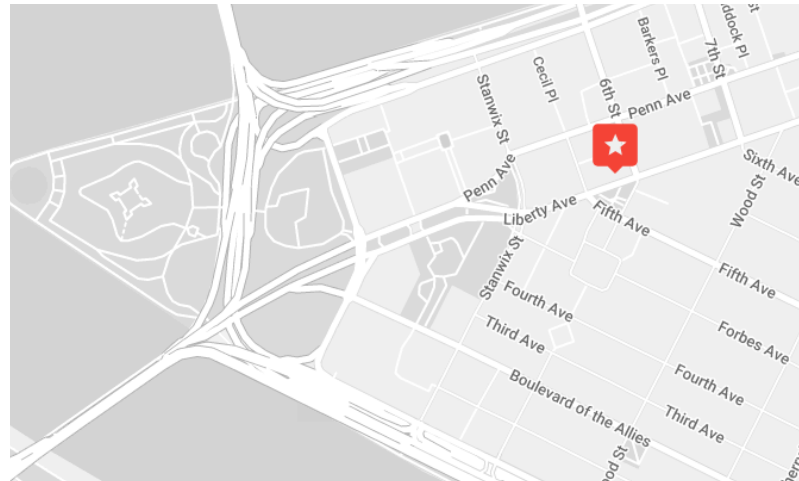


545-547 LIBERTY AVENUE, PITTSBURGH, PA 15222

## PROPERTY OVERVIEW

Core Downtown location in the Cultural District at the base of the Sixth Penn Parking Garage directly across from Heinz Hall. This is a corner location in one of Downtown's busiest intersections with three contiguous retail storefronts containing up to 6,700 SF and over 223' of combined frontage. Join neighbors Starbucks, Tako, Gaucho, Redbeard's, and Con Alma and be a part of Downtown's most active restaurant scene! Mezzanine and basement space also available. Immediate access to 500-car parking garage.

Transit oriented location with multiple Port Authority bus stations and the proposed \$230 million Downtown-Uptown-Oakland-East End Bus Rapid Transit (BRT).



## LOCATED IN PITTSBURGH'S CULTURAL DISTRICT

- Heart of the city's art and entertainment scene
- Directly across from Heinz Hall
- Five major performing arts theaters, and other significant venues including galleries, nightclubs, and the David Lawrence Convention Center
- "Penn Avenue Corridor" is downtown Pittsburgh's nightlife center
- 2M Patrons annually visit the Cultural District
- Walking distance to Pittsburgh's three professional sports teams
- Part of the Greater Downtown Pittsburgh area, walking to all of CBD within 10 min.
- Immediate access to parking garage
- New facade renovation nearly completed

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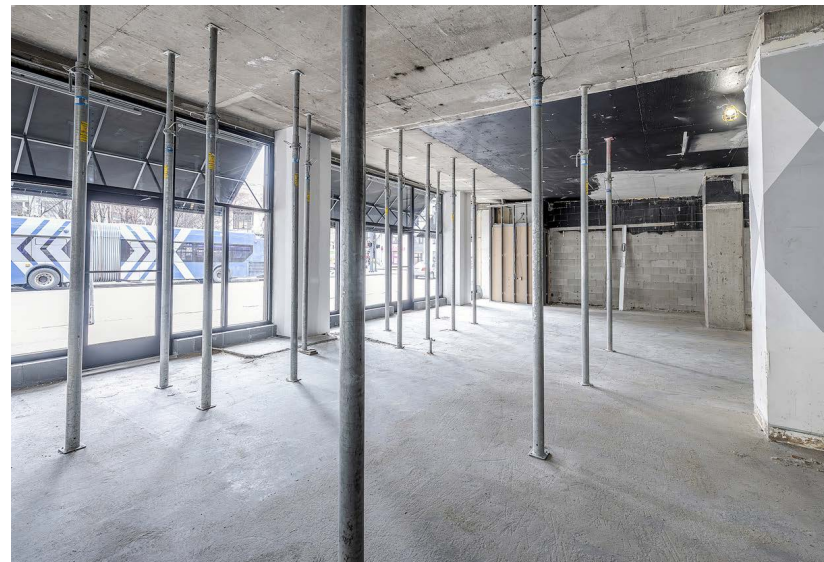
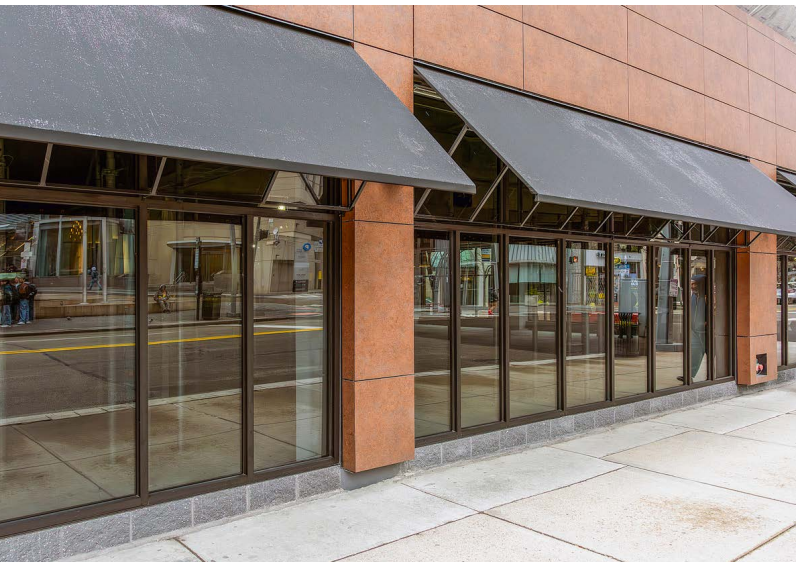
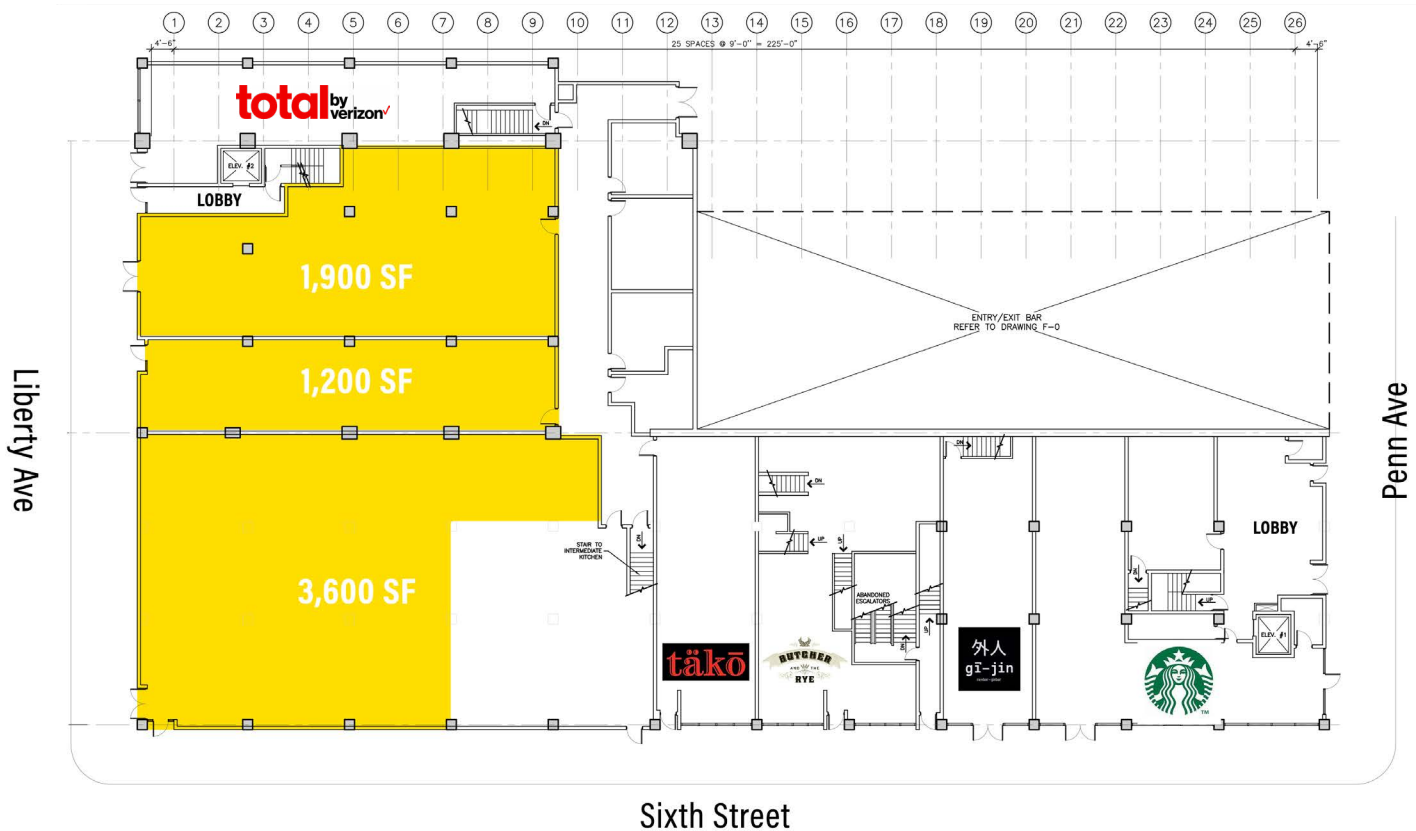
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## FLOORPLAN



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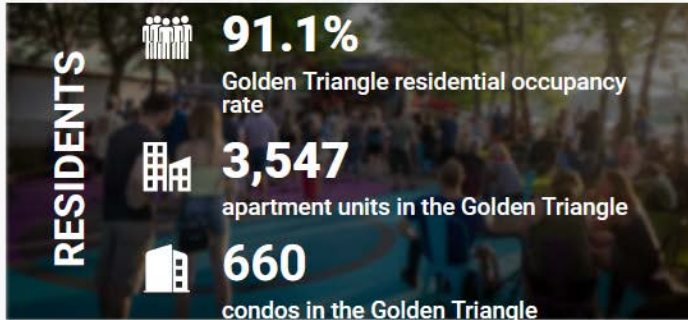
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## RECENT DOWNTOWN ACTIVITY



[CLICK HERE FOR FULL REPORT](#)



PITTSBURGH  
DOWNTOWN  
PARTNERSHIP

## DOWNTOWN RENT ABATEMENT PROGRAM

**The Downtown Rent Abatement Program (DRAP)** aims to foster the development of new, independent businesses in Downtown Pittsburgh, building on existing retail destination clusters or filling needed gaps in retail offerings. Businesses must have a potential location identified and be in active lease negotiations at the time of submitting the application.

### About the Program

This program is designed to assist new businesses that are actively pursuing a location within Downtown Pittsburgh by offering a rent subsidy. This competitive program accepts applications on a rolling basis, and not all applicants are guaranteed funding. The program provides a subsidy of up to 50% of the monthly rent, capped at a maximum of \$2,000 per month for 12 months, with a multi-year lease.

[CLICK HERE FOR MORE INFO](#)

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## PITTSBURGH CBD



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## WALKING MAP



### DOWNTOWN DESTINATIONS

- |                                 |                           |  |
|---------------------------------|---------------------------|--|
| 1 707-709 Penn Avenue Galleries | 9 Carnegie Science Center | 18 Rivers Casino   |
| 2 Andy Warhol Museum            | 10 Fort Pitt Museum       | 19 Senator John Heinz Pittsburgh Regional History Center |
| 3 Arcade Comedy Theater         | 11 Harris Theater         | 20 SPACE Gallery   |
| 4 August Wilson Center          | 12 Heinz Field            | 21 Stage AE  |
| 5 Benedum Center                | 13 Heinz Hall             | 22 Wood Street Galleries                                 |
| 6 Bricolage Production Company  | 14 Highmark Stadium       |  |
| 7 Byham Theater                 | 15 O'Reilly Theater       |  |
| 8 Cabaret at Theater Square     | 16 PNC Park               |  |
|                                 | 17 Pittsburgh Playhouse   |  |

For shops, restaurants, events, and more, go to [DowntownPittsburgh.com/Visit](http://DowntownPittsburgh.com/Visit)

### DOWNTOWN CONSTRUCTION

- |   |   |   |
|---|---|---|
| 1 Lower Hill Redevelopment Project (Ongoing) Predevelopment work  | 5 I-579 "Cap" Urban Connector Project (2019-2021) Park connector project linking Downtown & the lower Hill District     | 8 Forbes Avenue Sidewalk Extension Project (2019) Sidewalk extension between Market Square and Wood Street.                             |
| 2 I-279 Parkway North Improvement Project (2017-2019) Northbound ramp closures, mainline I-279 restrictions, crossovers | 6 9th and Penn Garage Redevelopment (Ongoing) Demolition and reconstruction of the public parking garage                | 9 Boulevard of the Allies (2019-2020) Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements. |
| 3 Rachel Carson Bridge Rehabilitation (9th Street Bridge) (2019-2020) Complete closure repair & rehabilitation.         | 7 Grant Street Reconstruction Project (2019-2020) Replacement of all bricks & damaged portions of the concrete subbase. |   |
| 4 10th Street Bridge Paving (2016-2019) Paving the bridge deck & completion of painting                                 |   |   |

For current info, go to [DowntownPittsburgh.com/Construction](http://DowntownPittsburgh.com/Construction)

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