



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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DOWNTOWN PITTSBURGH

# RETAIL FOR LEASE

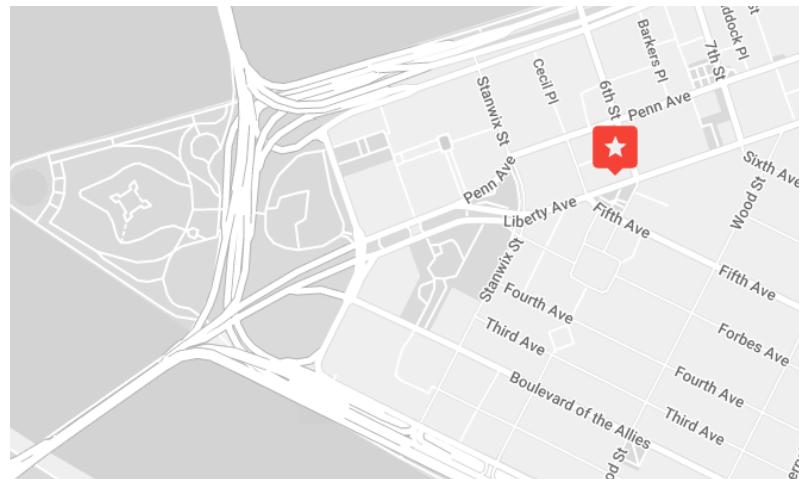
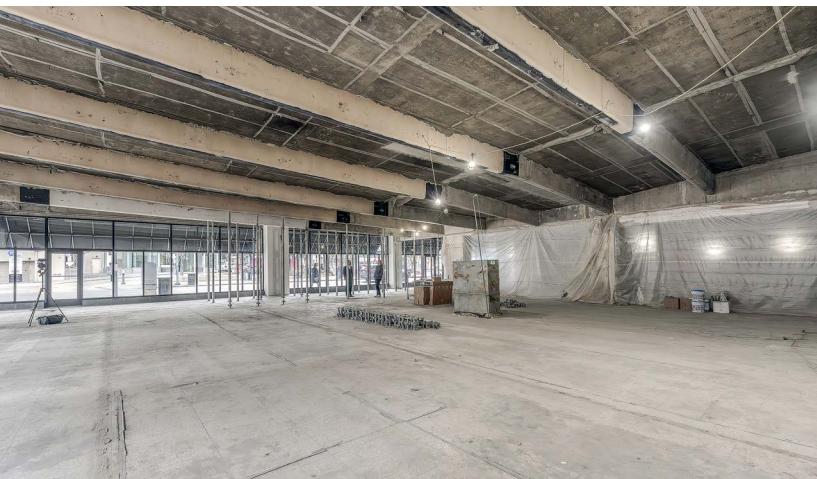
545-547 LIBERTY AVENUE, PITTSBURGH, PA 15222



## 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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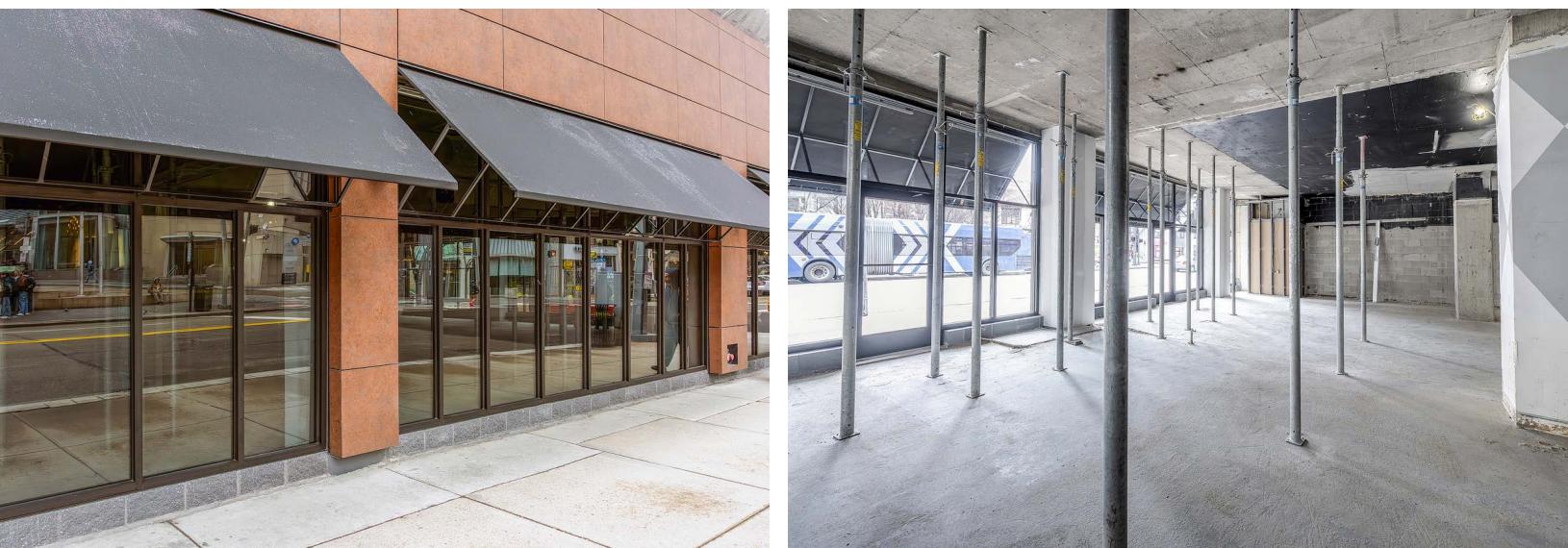
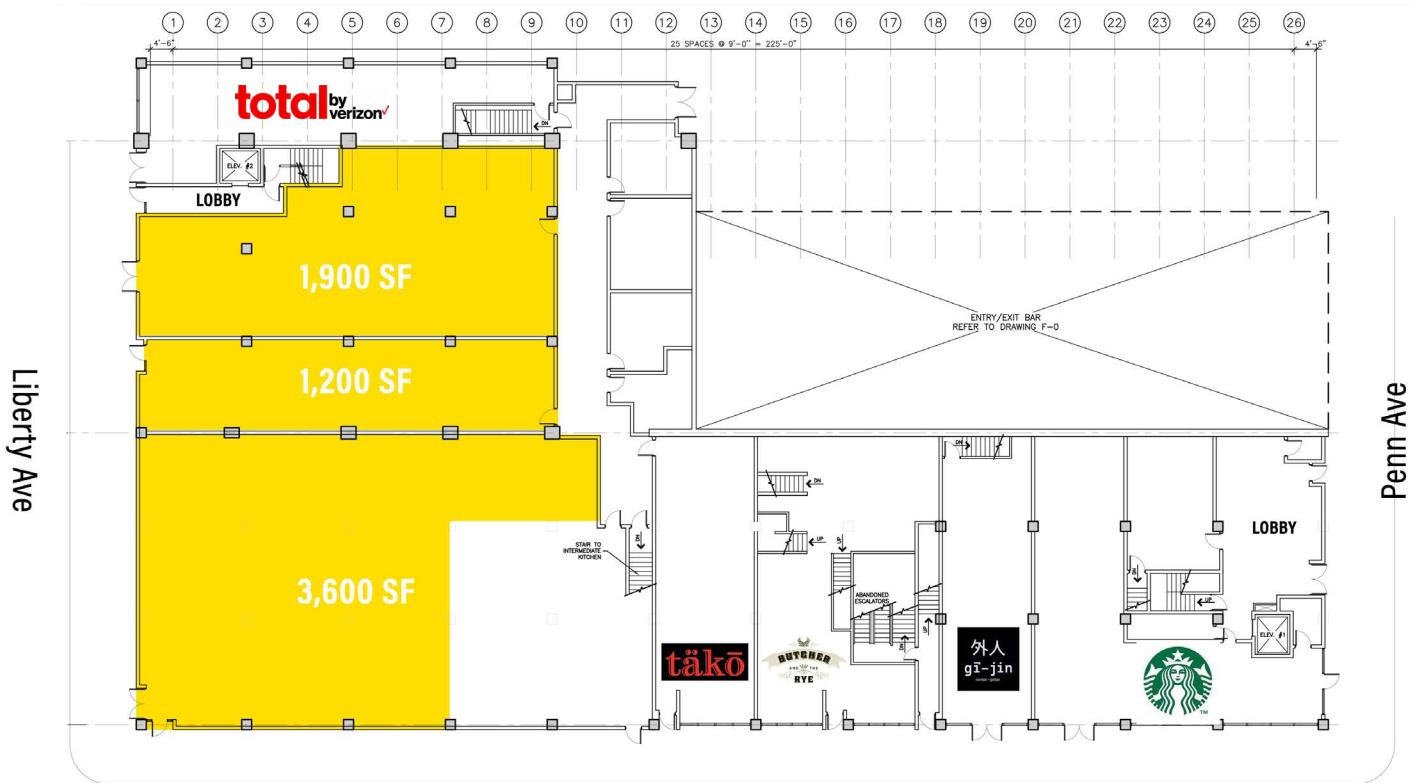
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## FLOORPLAN



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## RECENT DOWNTOWN ACTIVITY

### RESIDENTS



### EMPLOYEES



### HOSPITALITY



### RETAIL



[CLICK HERE FOR FULL REPORT](#)



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

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
- 2 I-279 Parkway North Improvement Project (2017-2019) Northbound ramp closures, mainline I-279 restrictions, crossovers
- 3 Rachel Carson Bridge Rehabilitation (9th Street Bridge) (2019-2020) Complete closure repair & rehabilitation.
- 4 10th Street Bridge Paving (2018-2019) Paving the bridge deck & completion of painting
- 5 I-579 "Cap" Urban Connector Project (2019-2021) Park connector project linking Downtown & the lower Hill District
- 6 9th and Penn Garage Redevelopment (Ongoing) Demolition & reconstruction of the public parking garage
- 7 Grant Street Reconstruction Project (2019-2020) Replacement of all bricks & damaged portions of the concrete subbase.
- 8 Forbes Avenue Sidewalk Extension Project (2019) Sidewalk extension between Market Square and Wood Street.
- 9 Boulevard of the Allies (2019-2020) Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements.



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