



309 Smithfield Street

309 Smithfield St, Pittsburgh, PA 15222



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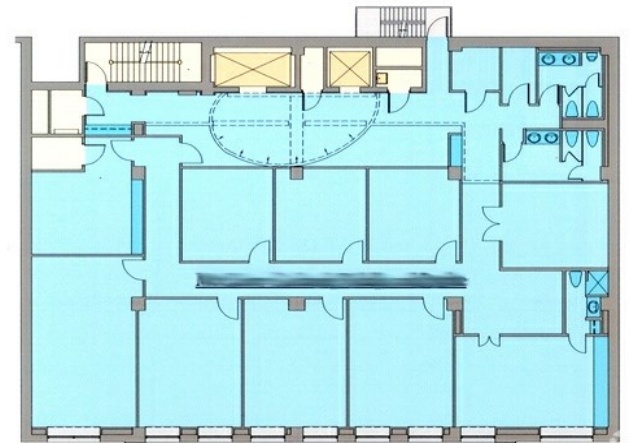
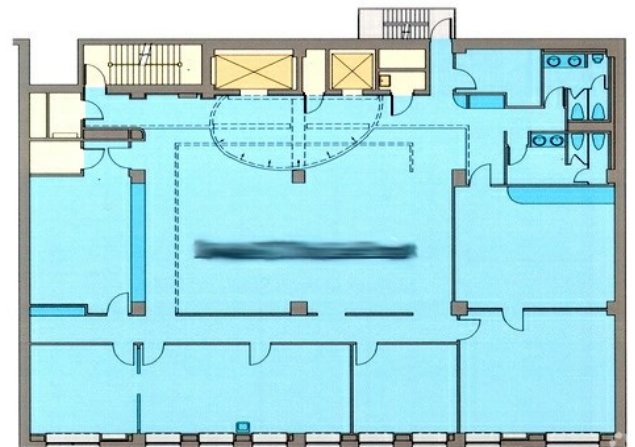
309 Smithfield Street

\$12.00 /SF/Yr

- Free parking with longer lease term
- Large meeting/conference room with kitchen available for use
- Opportunity for exterior building signage
- Within two blocks of a half dozen parking garages
- Short walk to Courthouse as well as other professional office buildings
- Current tenants range from Doctor's office to real estate firms and lawyers

For more information visit:

<https://www.loopnet.com/Listing/309-Smithfield-St-Pittsburgh-PA/20517579/>



Rental Rate: \$12.00 /SF/Yr

Min. Divisible: 750 SF

Property Type: Office

Building Class: B

Rentable Building Area: 30,174 SF

Year Built: 1980

Walk Score ®: 98 (Walker's Paradise)

Transit Score ®: 100 (Rider's Paradise)

Rental Rate Mo: \$1.00 USD/SF/Mo

1st Floor

Space Available	750 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1

2nd Floor

Space Available	945 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2

3rd Floor

Space Available	2,000 - 5,037 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Option for a 3,000 SF suite or a 2,000 SF space.

3

5th Floor

Space Available	3,381 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	February 01, 2021
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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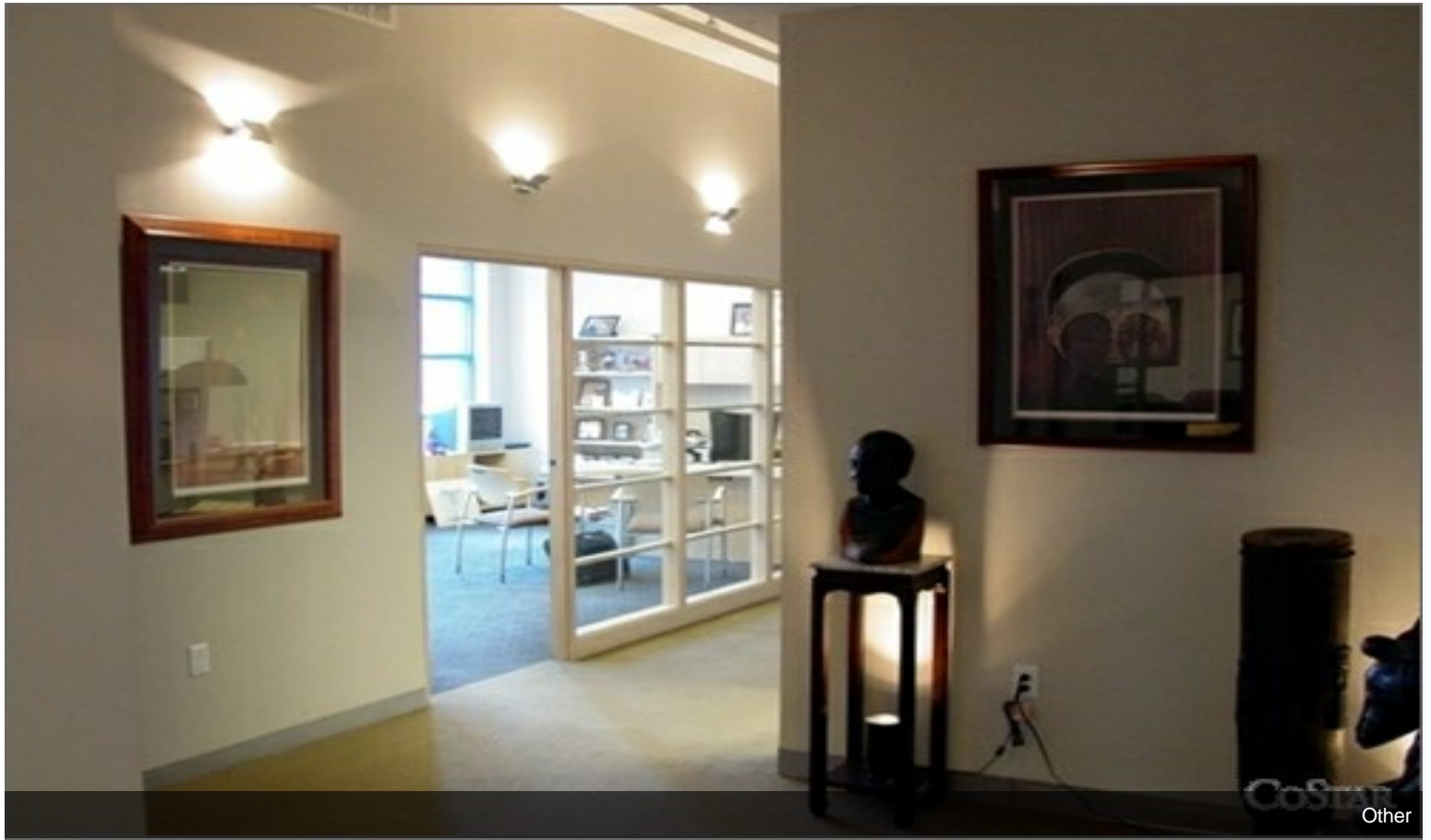
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Boulevard Deli	1,400	
Creative Coffee Supply	2,011	
Edward L Kochuba	4,729	
Lynx Technology Partners, Inc	3,977	
Maknoon & Assoc LLC	300	
Smithfield Medical, P.C.	2,514	
SVN: Three Rivers Commercial Advisors	3,000	
Three Rivers Commercial Advisors	2,029	

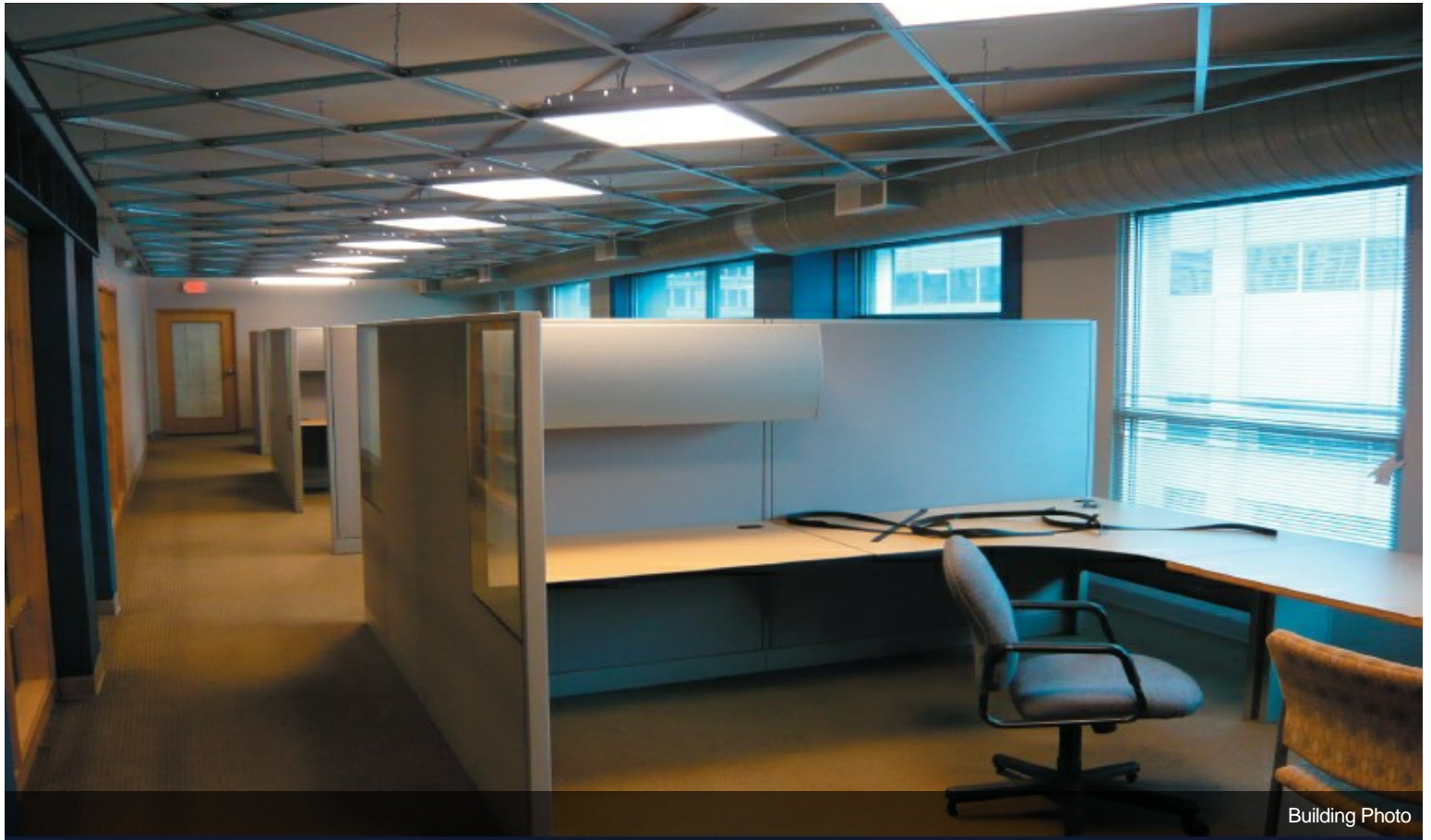


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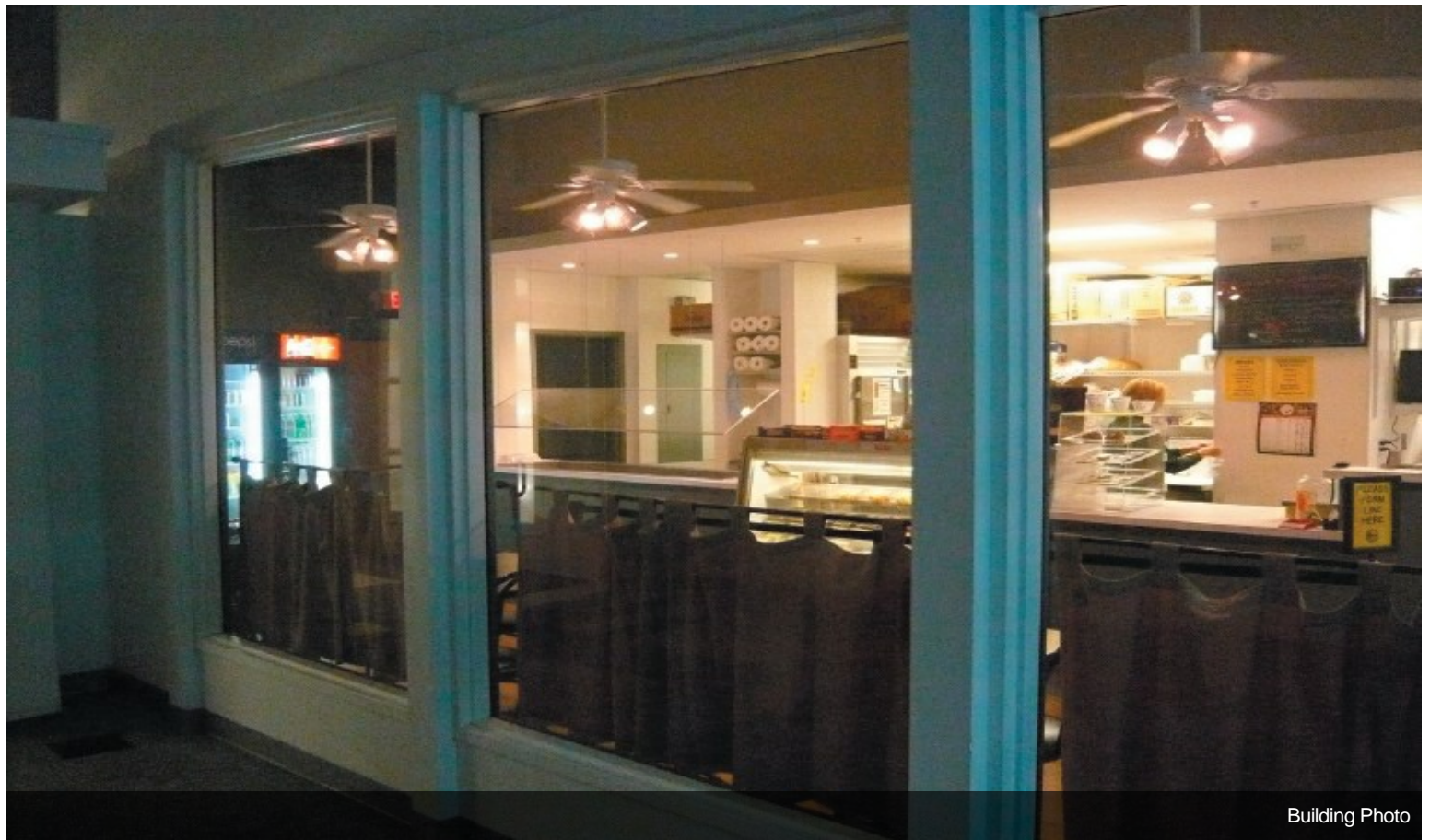
Property Photos



Property Photos



Property Photos



Building Photo



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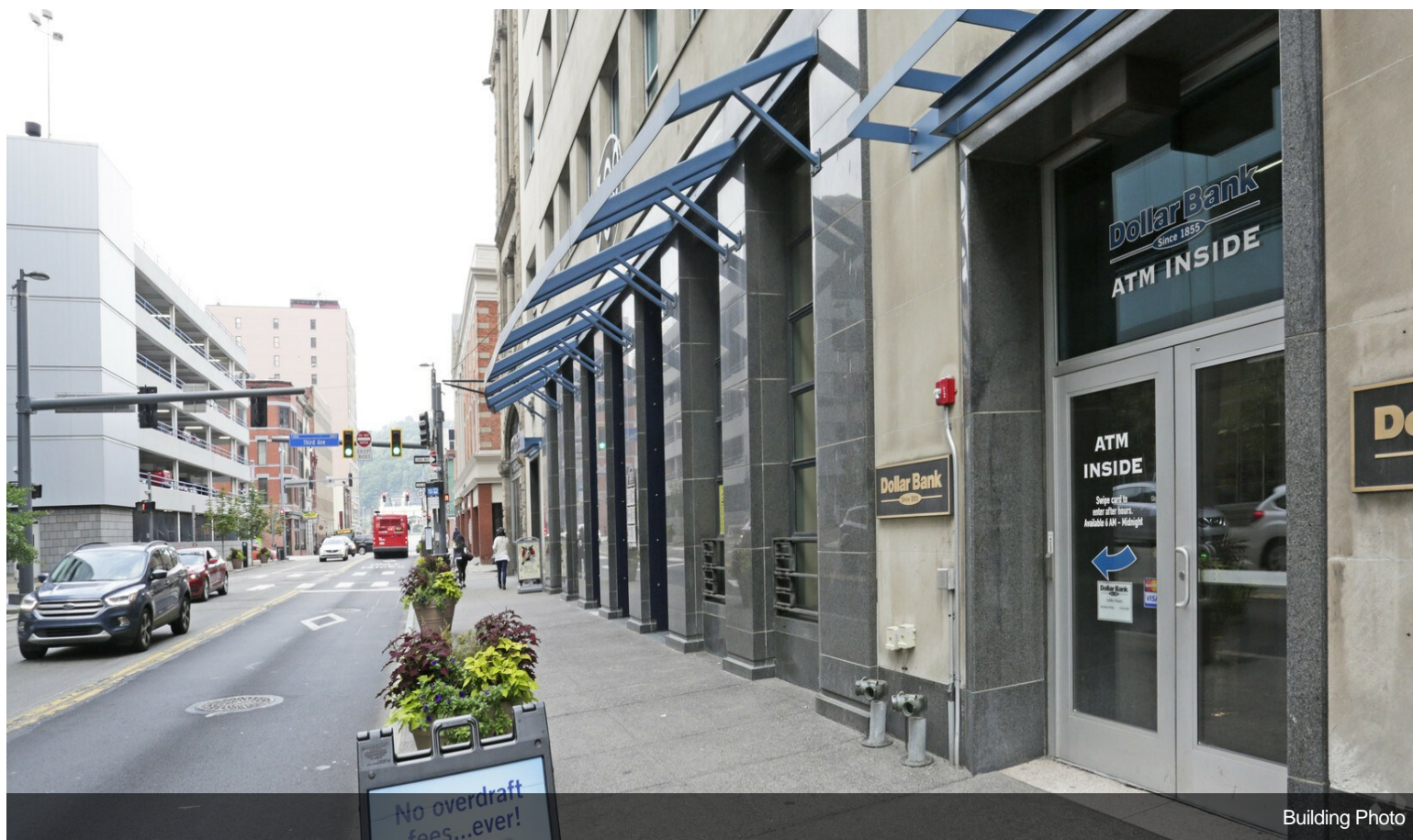


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Building Photo

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