

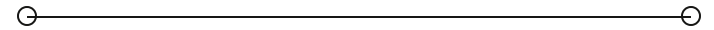


## OFFERING MEMORANDUM

# Contemporary Office Space/Creative Studio For Lease

**501 BRADDOCK AVE**

Braddock, PA 15104



### PRESENTED BY:

**NATHAN PAZSINT**

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PA #RS339099



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## DISCLAIMER

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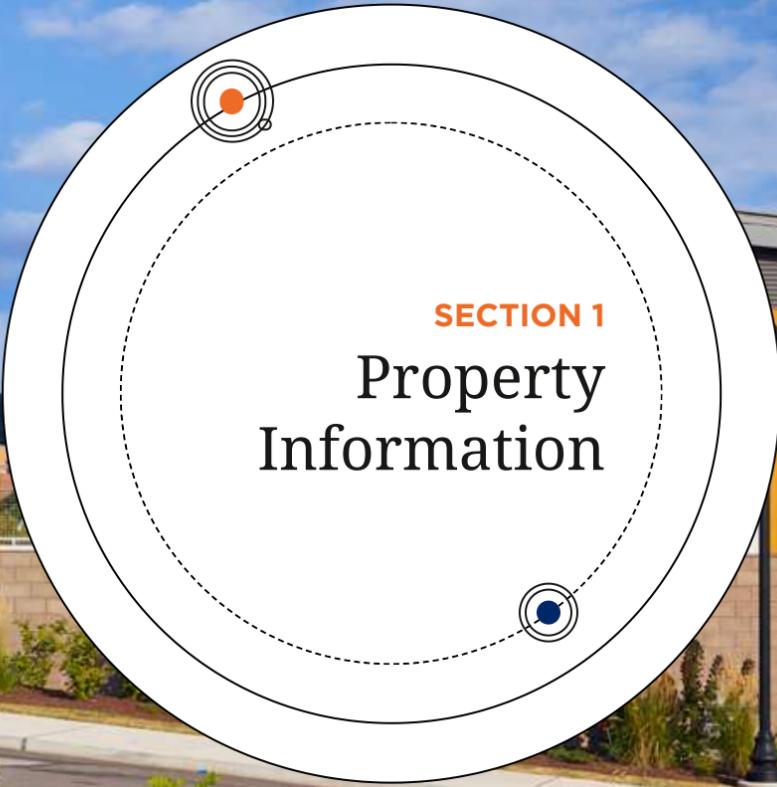
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



**SECTION 1**  
Property  
Information

PROPERTY SUMMARY



OFFERING SUMMARY

	\$1,500/mo* + electric
LEASE RATE:	*Rate does not include TI or construction allowance
BUILDING SIZE:	30,000 SF
AVAILABLE SF:	1,045 SF
MARKET:	Pittsburgh
SUBMARKET:	Parkway East Corridor Submarket

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this striking, contemporary office space or creative studio for lease located at 501 Braddock Avenue Braddock, PA.

PROPERTY HIGHLIGHTS

- Units include both ground level and upper level space
- Both single and double units available
- Units include full baths for convenience
- Build to suit available
- Minutes from The Waterfront

# LEASE SPACES

## LEASE INFORMATION

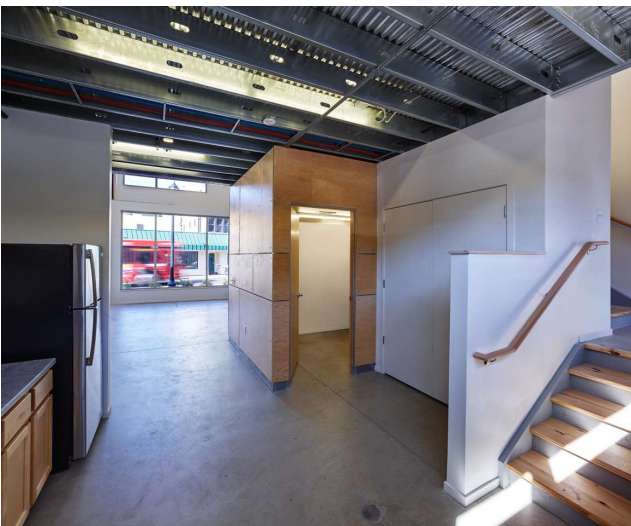
LEASE TYPE:	+ Electric	LEASE TERM:	Negotiable
TOTAL SPACE:	1,045 SF	LEASE RATE:	\$1,500.00 per month

## AVAILABLE SPACES

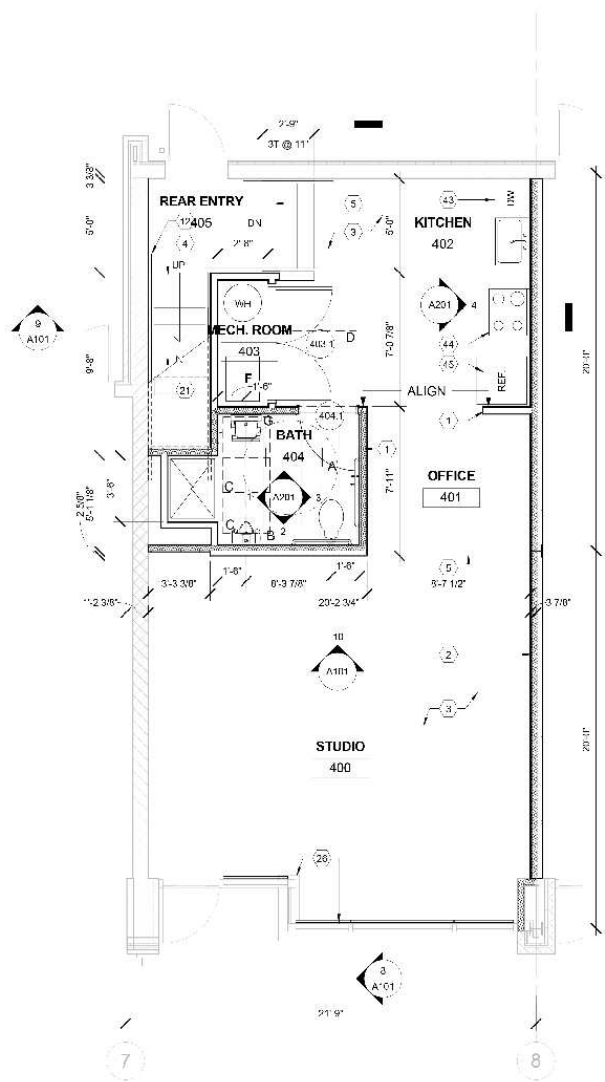
### SUITE   SIZE (SF)   LEASE TYPE   LEASE RATE   DESCRIPTION

Unit 106	1,045 SF	+ Electric	\$1,500 per month	Currently available and ready for buildout. Rate does not include TI or construction allowance.
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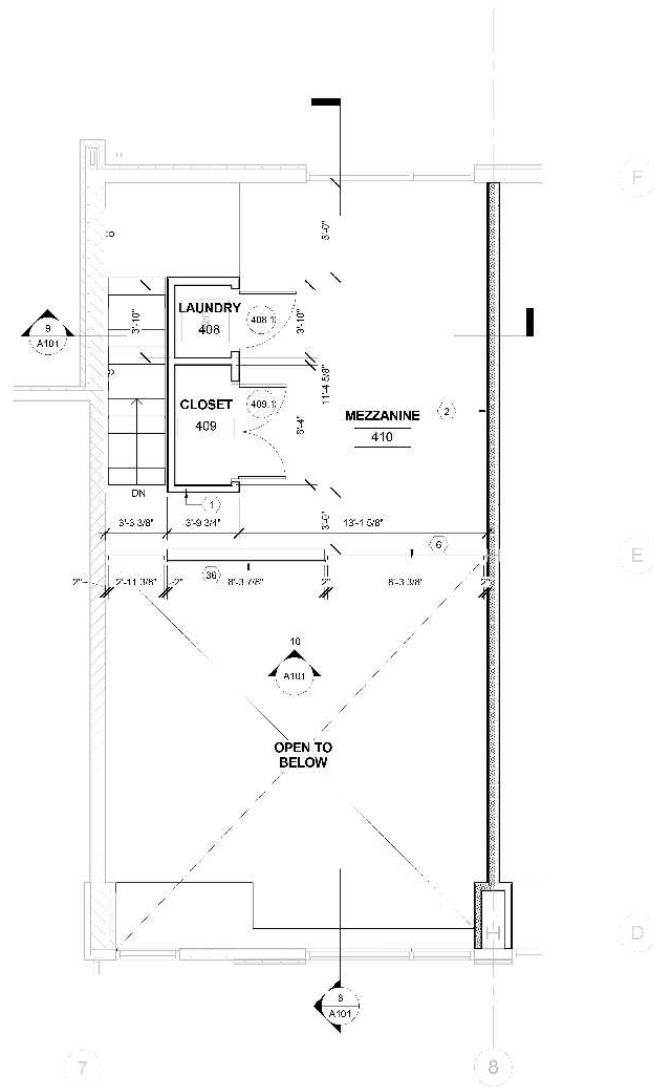
ADDITIONAL PHOTOS



BASIC FLOOR PLANS



CREATIVE STUDIO PLAN  
1/4" = 1'-0"



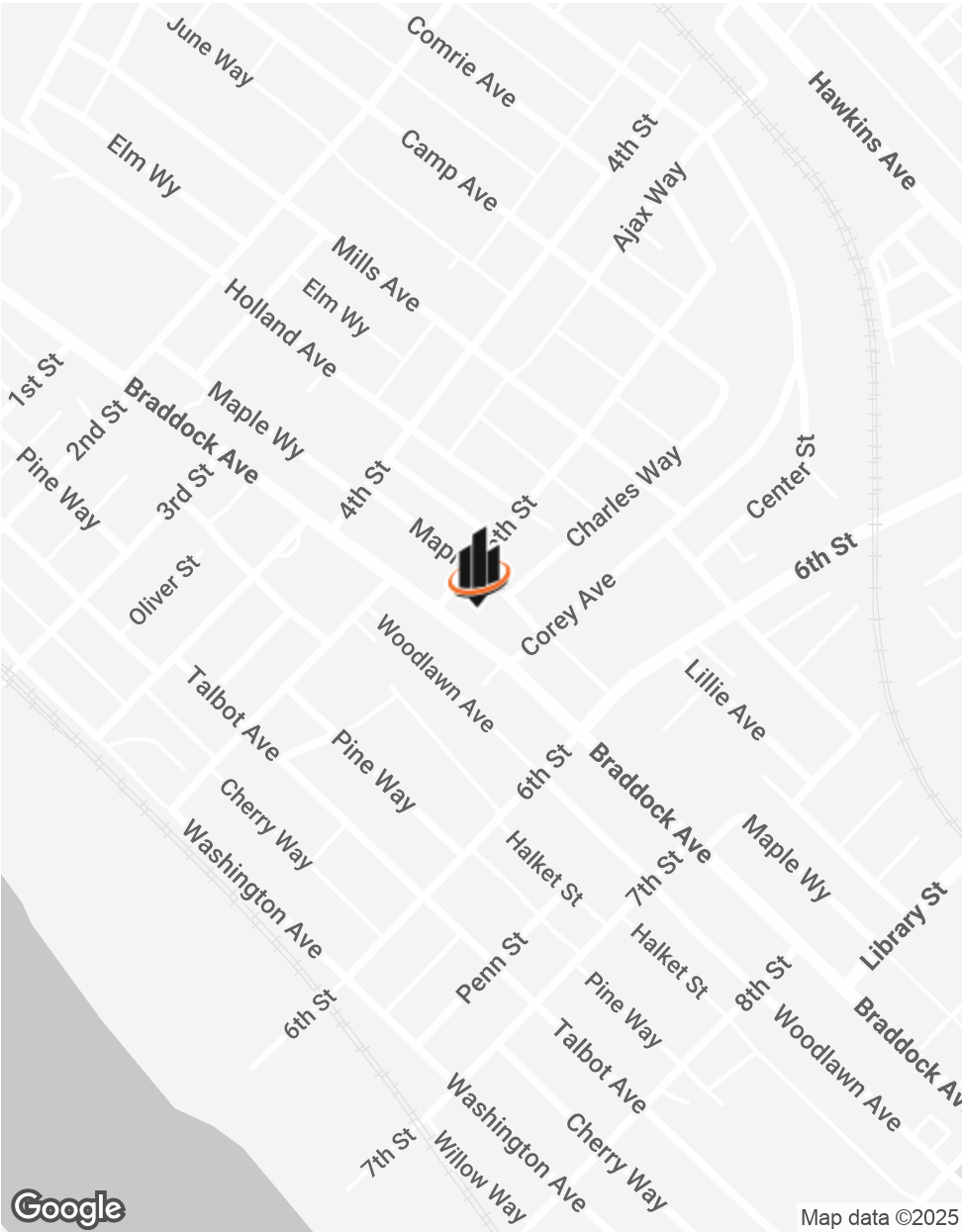
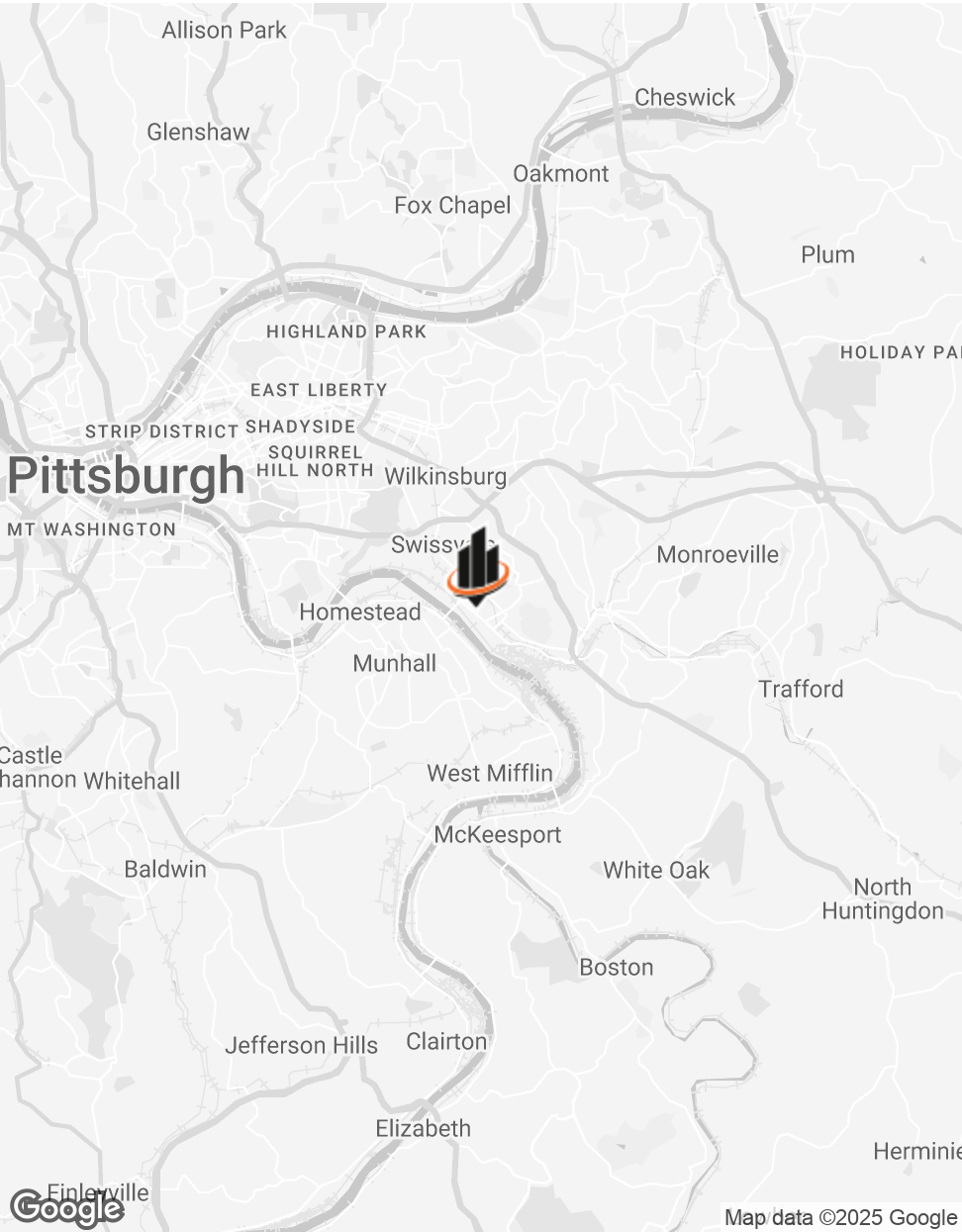
MEZZANINE PLAN  
1/4" = 1'-0"



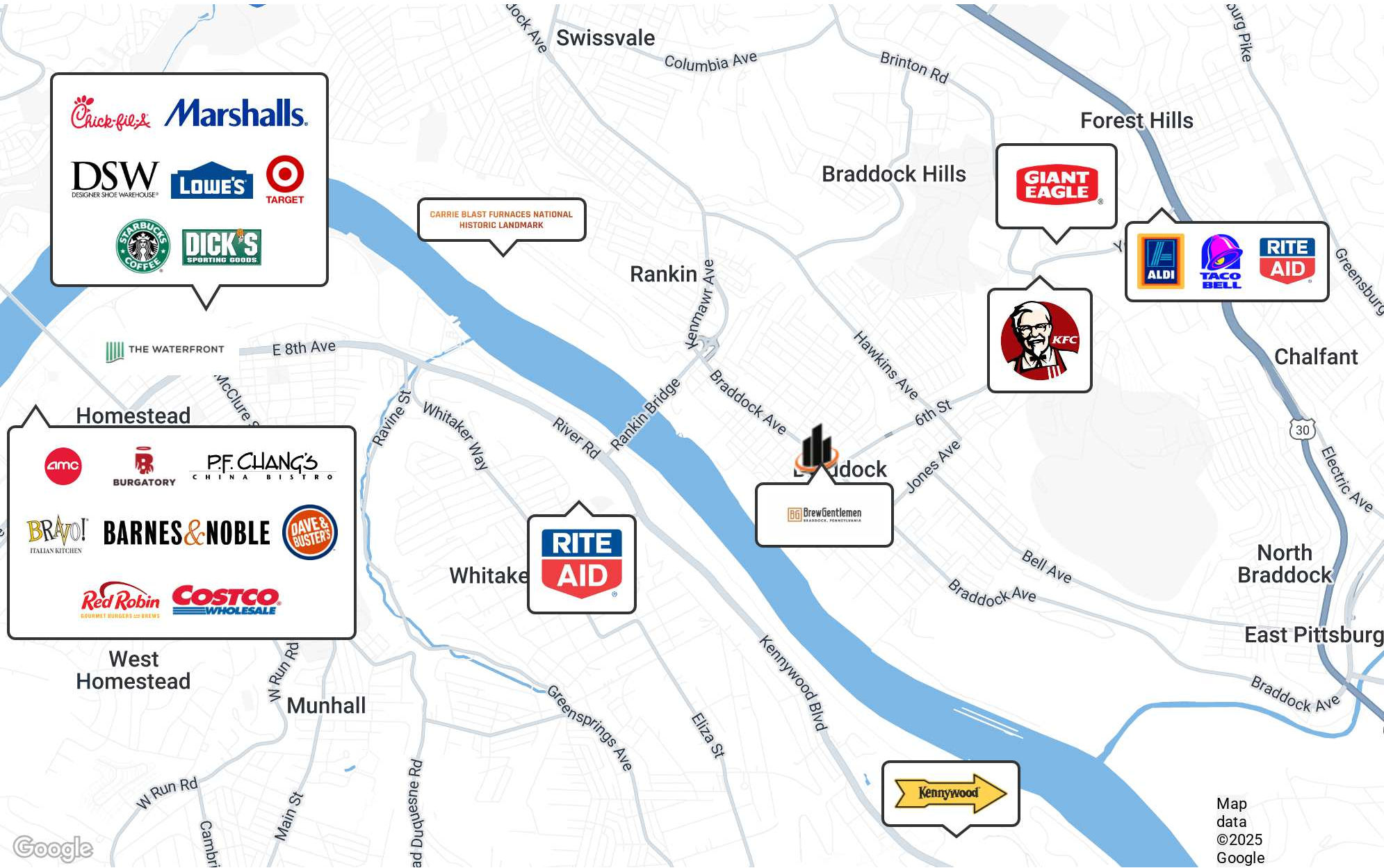
SECTION 2

# Location Information

LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

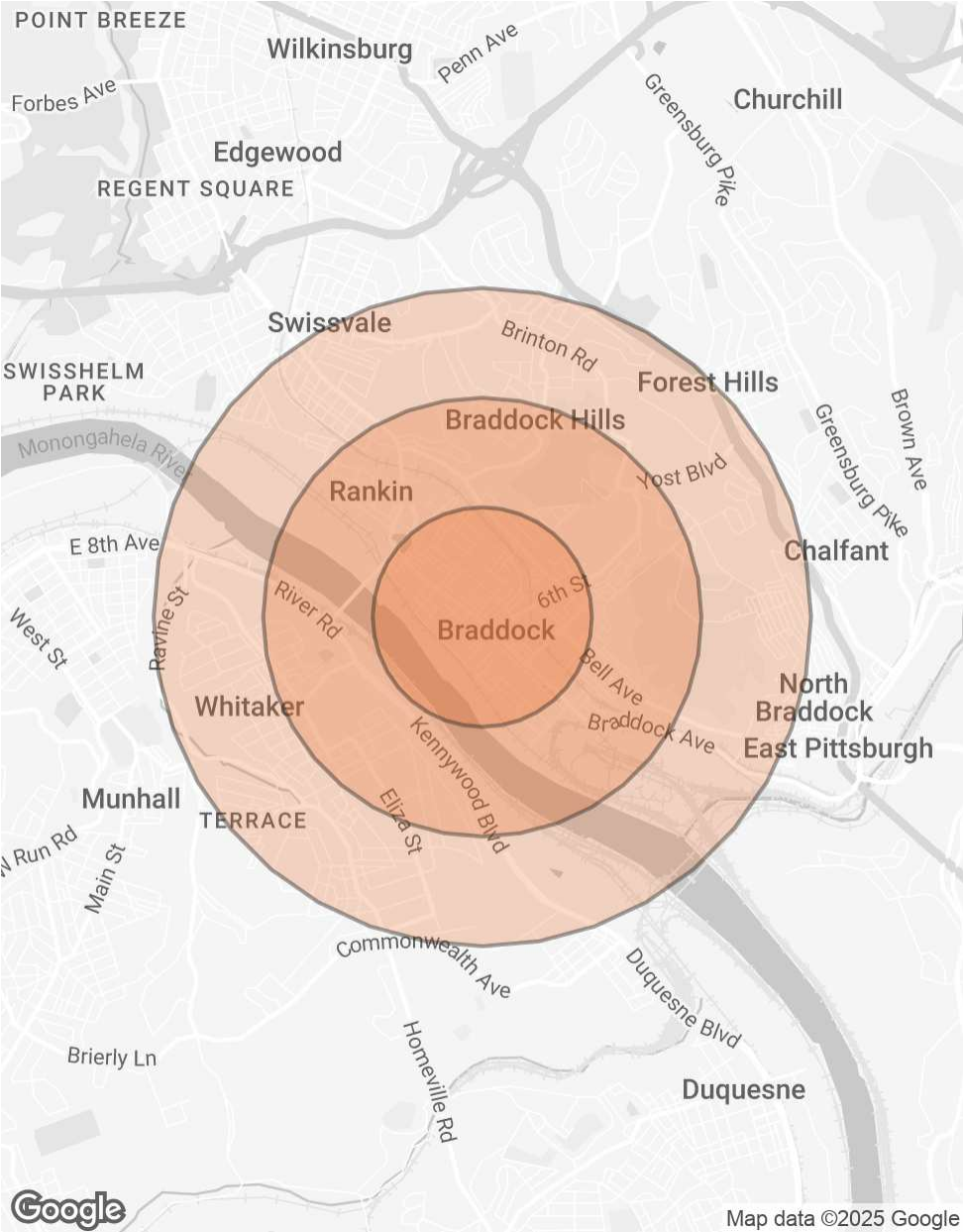
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	2,543	9,415	22,639
AVERAGE AGE	37.8	38.1	40.5
AVERAGE AGE (MALE)	33.2	34.3	36.7
AVERAGE AGE (FEMALE)	44.2	41.8	44.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	1,445	5,239	12,823
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$27,216	\$37,388	\$44,515
AVERAGE HOUSE VALUE	\$58,712	\$69,630	\$77,112

\* Demographic data derived from 2020 ACS - US Census





SECTION 3  
Advisor Bios

ADVISOR BIO 1



NATHAN PAZSINT

Senior Advisor

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PROFESSIONAL BACKGROUND

Nathan Pazsint serves as a Senior Advisor with SVN | Three Rivers Commercial Advisors. Blending his professional experience in the creative, financial and real estate industries, Nathan offers a client focused approach with unique perspective and insights.

Nathan’s market expertise allows him to provide his clients with efficient, accurate guidance for even the most complex projects and he prides himself on his service and professionalism. Taking the time to address their needs, goals and concerns are paramount in how he supports his clientele. Building long-term professional relationships is the cornerstone of his business, and fundamental to his approach.

Nathan is a native of Venango County, PA and has primarily lived and worked in the Pittsburgh region since 1994.

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