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5807 Penn Ave

Pittsburgh, PA 15206-3816

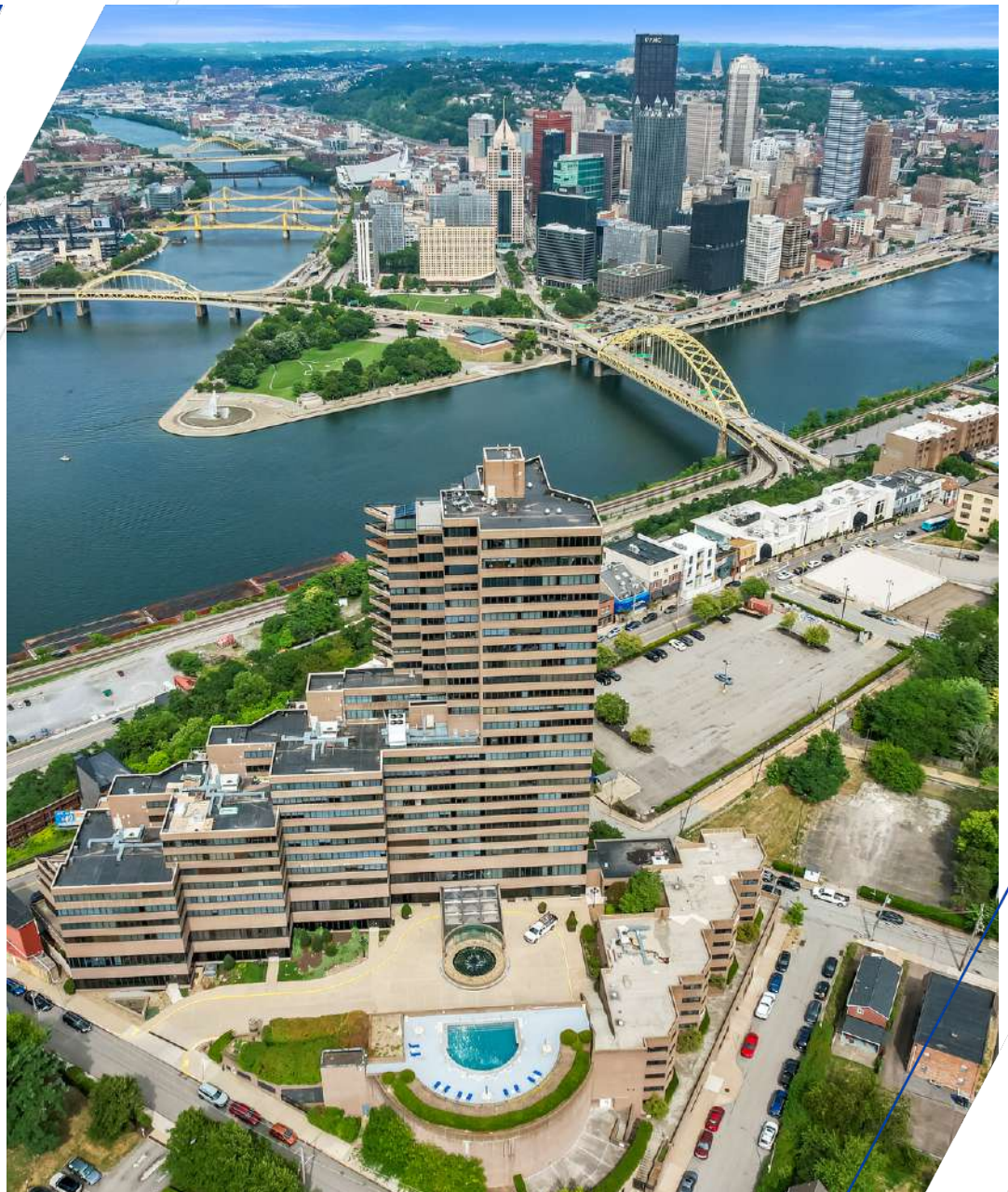
724.933.6300

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FOR SALE/LEASE | OFFICE BUILDING

# 450 TRIMONT LANE, STE 300

PITTSBURGH, PA 15211



PRESENTED BY:

**ANTHONY DASTA**

Senior Advisor

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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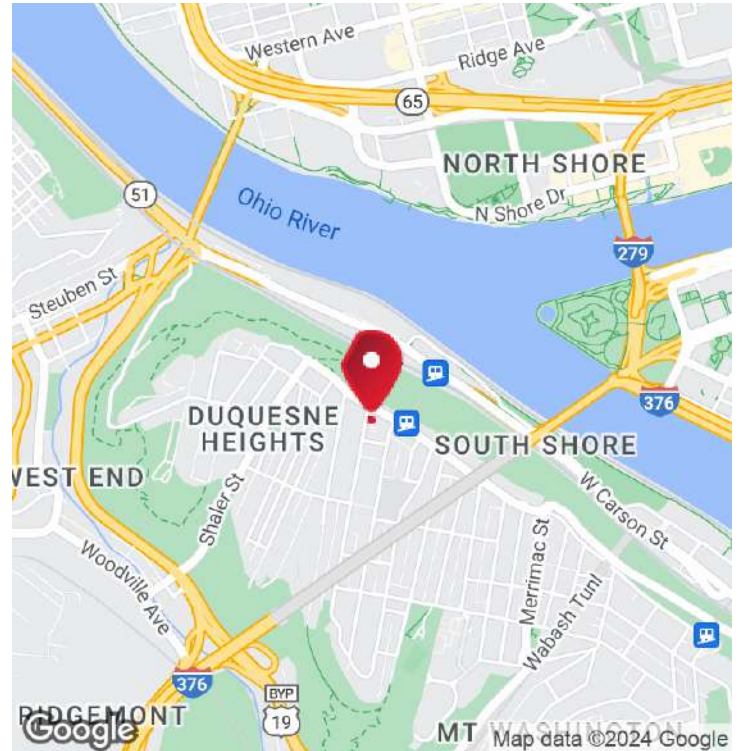
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	3,800 SF
Price / SF:	\$65.79

## PROPERTY OVERVIEW

Discover an exceptional office space opportunity at 450 Trimont Lane, Ste. 300, located on the main floor of the prestigious Trimont Plaza in Mount Washington. This 3,800 square foot unit offers a prime business environment with stunning views of Pittsburgh's skyline and the three rivers.

The office space features a conference room, a well-equipped kitchen and lunch room, and ample private parking. On-site property management ensures that all your business needs are promptly addressed. Trimont Plaza is a well-maintained large office building with convenient access to major roads, numerous bus stops, and the historic incline.

Situated near renowned dining options such as Altius and LeMont, as well as Highmark Stadium and the vibrant Station Square Shopping Mall, this location provides easy access to an array of restaurants and entertainment venues, making it an ideal spot for both work and leisure.

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# LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Nestled in the prestigious Mount Washington neighborhood, 450 Trimont Lane, Ste. 300 offers a prime location with unparalleled views of Pittsburgh's iconic skyline and the three rivers. This office space is conveniently accessible via major roads, numerous bus stops, and the historic incline, providing excellent connectivity.

Nearby attractions include the renowned Altius and LeMont restaurants, and Highmark Stadium. It is also a 5 minute drive from the Station Square Shopping Mall which features a variety of dining options such as the Grand Concourse, Hard Rock Café, Joe's Crab Shack, Texas de Brazil, and Tupelo Honey. The complex also boasts entertainment venues, including the Gateway Clipper Fleet, and the Bessemer Court Fountain with its Liquid Fireworks Show, making it an ideal spot for business with easy access to dining, shopping, and entertainment.

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# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Street Address	450 Trimont Lane, Ste 300
City, State, Zip	Pittsburgh, PA 15211
County	Allegheny

## PROPERTY HIGHLIGHTS

- Prime 3,800 SF office building
- Modern, attractive architecture
- Convenient Pittsburgh location
- Ample parking for tenants and visitors
- Professional lobby and common areas
- Proximity to major transportation routes
- Close to dining, retail, and amenities
- Established business community
- Potential for high rental income
- Strong investment opportunity



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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION

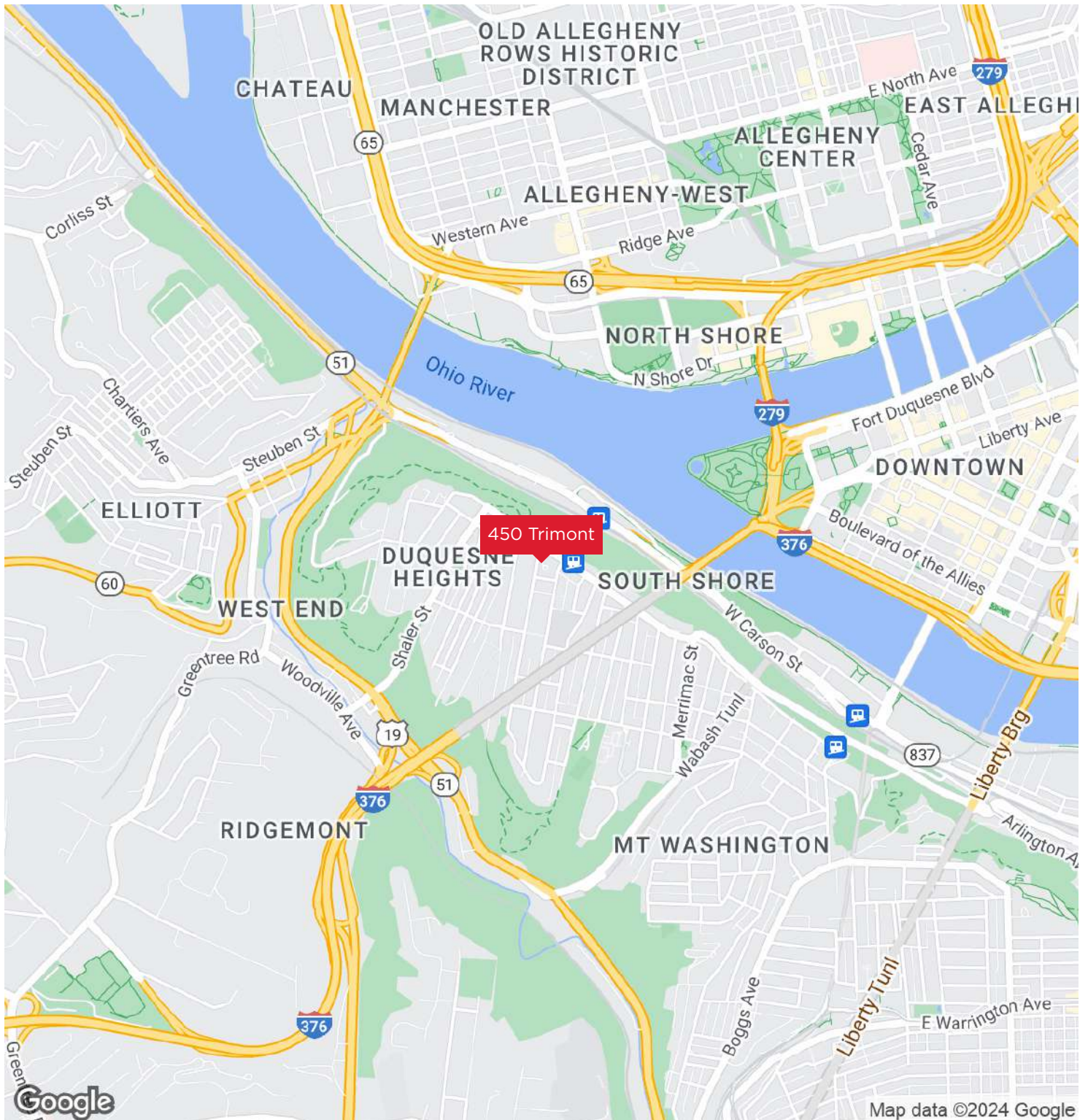
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REGIONAL MAP

LOCATION MAP



# REGIONAL MAP



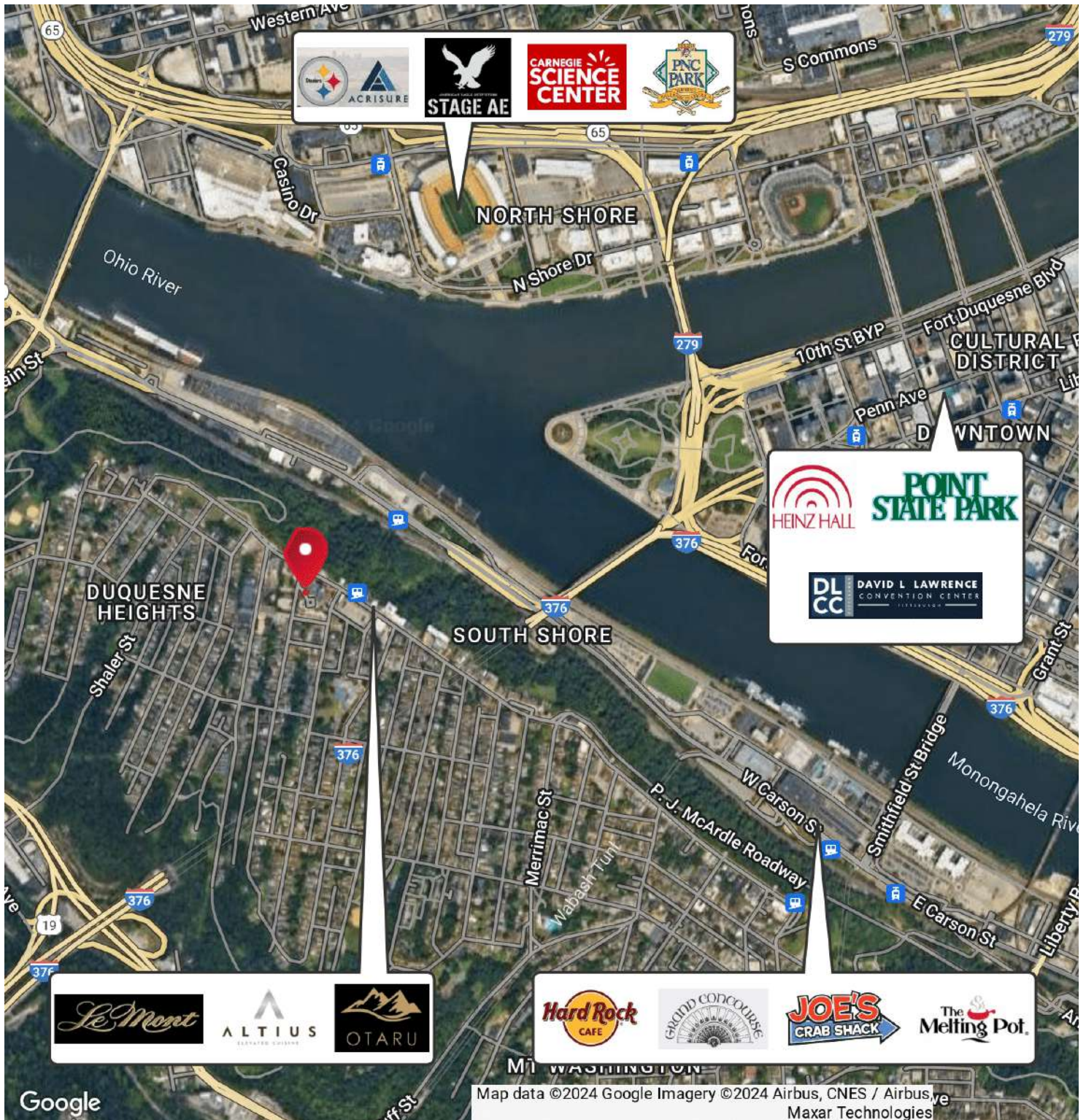
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# LOCATION MAP



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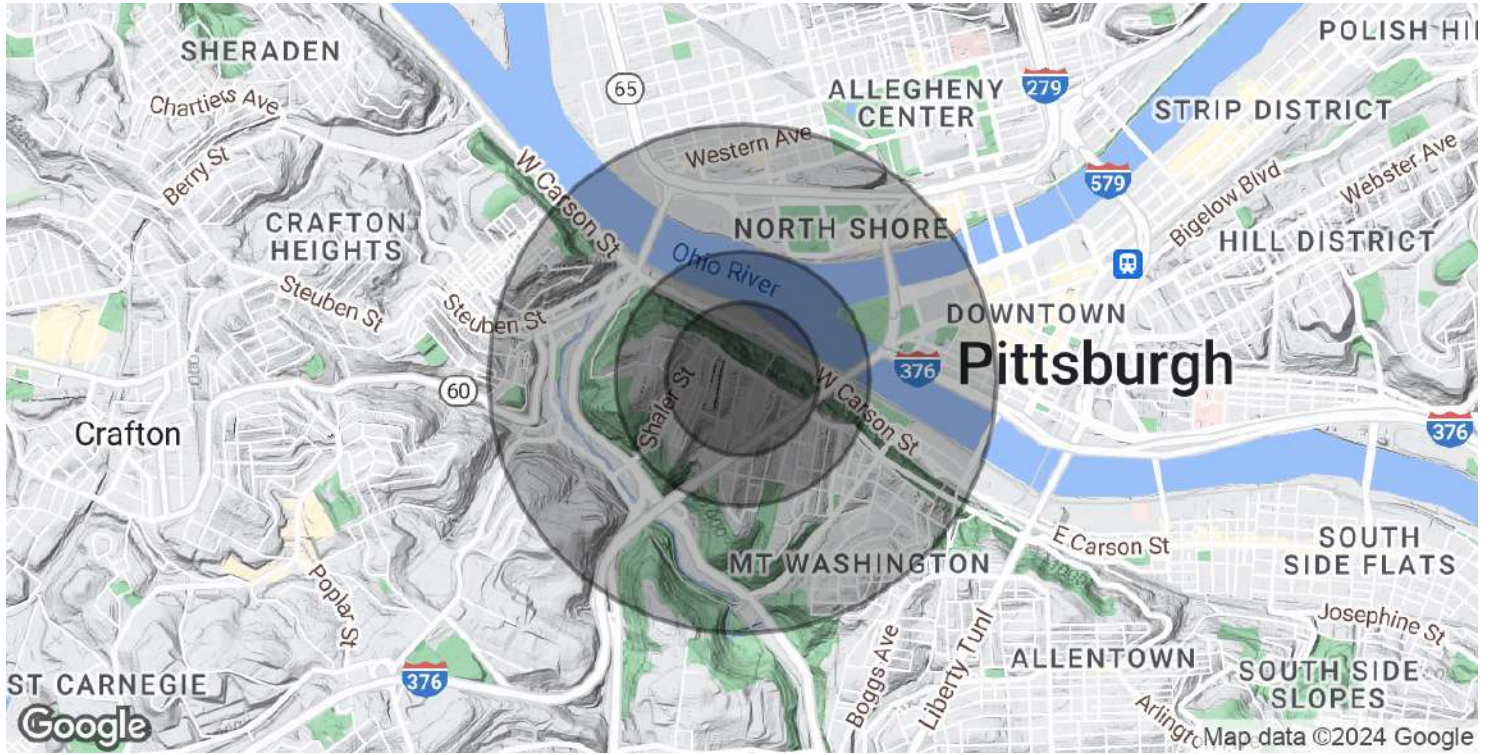
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,705	3,196	10,754
Average Age	45	44	42
Average Age (Male)	43	43	42
Average Age (Female)	46	46	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	939	1,750	5,743
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$116,632	\$114,072	\$114,355
Average House Value	\$405,231	\$374,812	\$359,528

*Demographics data derived from AlphaMap*

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ADVISOR  
BIOS

IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1



## ANTHONY DASTA

Senior Advisor

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### PROFESSIONAL BACKGROUND

Anthony Dasta is undoubtedly a standout figure in the realm of commercial real estate. With a wealth of experience under his belt, he brings a multifaceted skill set to the table, allowing him to excel in his role as a Commercial Real Estate Advisor.

One of Anthony's key strengths lies in his astute ability to identify opportunities within the market. His keen eye for spotting trends and potential investments sets him apart, providing his clients with a competitive edge in the industry. Moreover, his deep understanding of the local real estate landscape further enhances his capability to deliver valuable insights and guidance to his clients, enabling them to make informed decisions.

Anthony's prowess extends beyond mere observation; his negotiation skills are a force to be reckoned with. His adeptness in securing favorable terms for his clients, whether in lease agreements, purchase contracts, or other critical documents, speaks volumes about his proficiency in navigating complex negotiations.

However, Anthony's value proposition doesn't stop there. His dedication to exemplary customer service sets him apart as a trusted advisor. By taking the time to truly understand his clients' needs and preferences, he establishes a strong rapport and fosters a collaborative partnership throughout the entire process. His responsiveness, accessibility, and willingness to go the extra mile underscore his commitment to ensuring client satisfaction.

In sum, Anthony Dasta's comprehensive skill set, encompassing market acumen, negotiation prowess, and a client-centric approach, positions him as an invaluable asset to anyone seeking guidance in the commercial real estate arena. His track record of delivering results and fostering lasting relationships underscores his status as a top choice for clients seeking a trusted advisor in the industry.

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