



For
Sale/
Lease

99,500 SF
4 Story Building +
Garage

4925 Harrison St.

Pittsburgh, PA 15201



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Building Specs & Availability

20,000 GSF | 12'6" clear | 20'8" avg. height to roof deck between trusses

20,000 GSF | 17' clear

22,000 GSF | 8'2" clear

22,000 GSF | 9'3" clear

15,500 GSF | 18' clear

Total Size	99,500 SF GSF Steel Frame/Masonry Structure
Elevators	(2) 4,000# freight
Power	220V 3-Phase 600 AMPS (onsite pad-mounted utility supplied transformer)
Heating	Radiant and GFA Unheated Garage
Sprinklers	Combination of wet and dry systems
Zoning	RIV-IMU (Riverfront Industrial Mixed Use)
Real Estate Taxes	\$20,505/year
Block/Lot	80-F-70 37,500 SF site
Use Cases	Ideal for light assembly, R&D, or development

4th Floor

Rentable Space:
19,556 SF | owner occupied

3rd Floor

Rentable Space:
19,338 SF | 9,608 SF owner occupied

2nd Floor

Rentable Space:
18,148 SF

Ground Floor

Rentable Space:
18,527 SF (owner occupied)
+ 15,500 SF Garage (5,000 SF owner occupied)

4925 Harrison Street is integral with Pittsburgh's Robotics Row as well as the vibrant and very walkable atmosphere that is Lawrenceville. Harrison Street is immersed in a collection of culinary arts, music venues, art studios, and nightlife, all of which extend into the Strip District. The continually growing campuses of Carnegie Mellon University, the University of Pittsburgh, and Duquesne University are nearby and collectively contribute to Pittsburgh's leadership in robotics, technology, AI, life sciences, and advanced manufacturing.



4925 Harrison St.



Route 28
1.1 miles | 5 minutes



Route 8
1.5 miles | 6 minutes



I-279
3.5 miles | 15 minutes



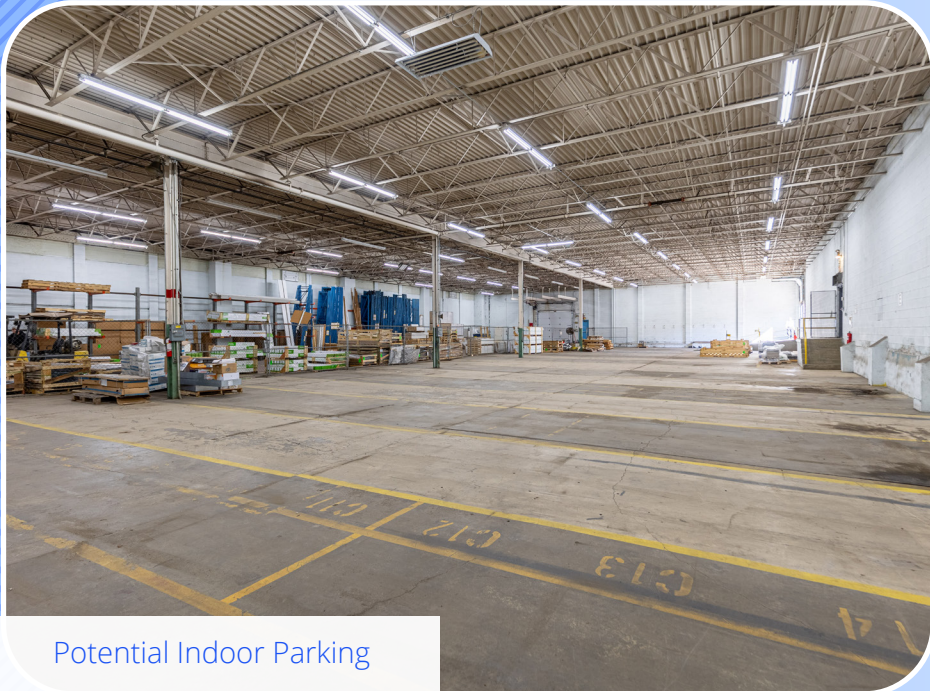
I-376
4.9 miles | 20 minutes



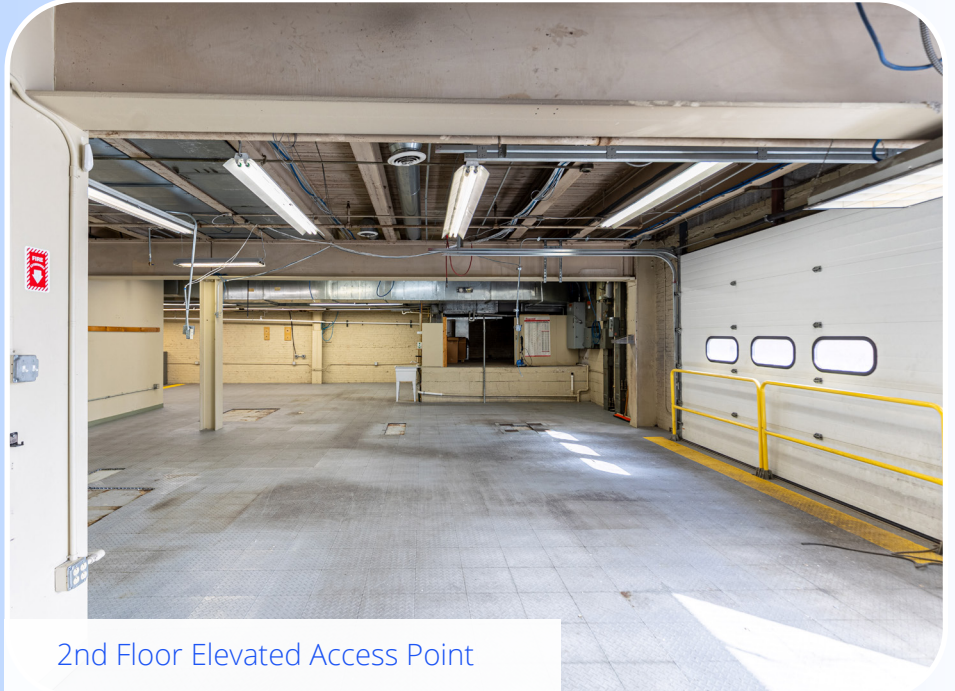
1st Floor Space



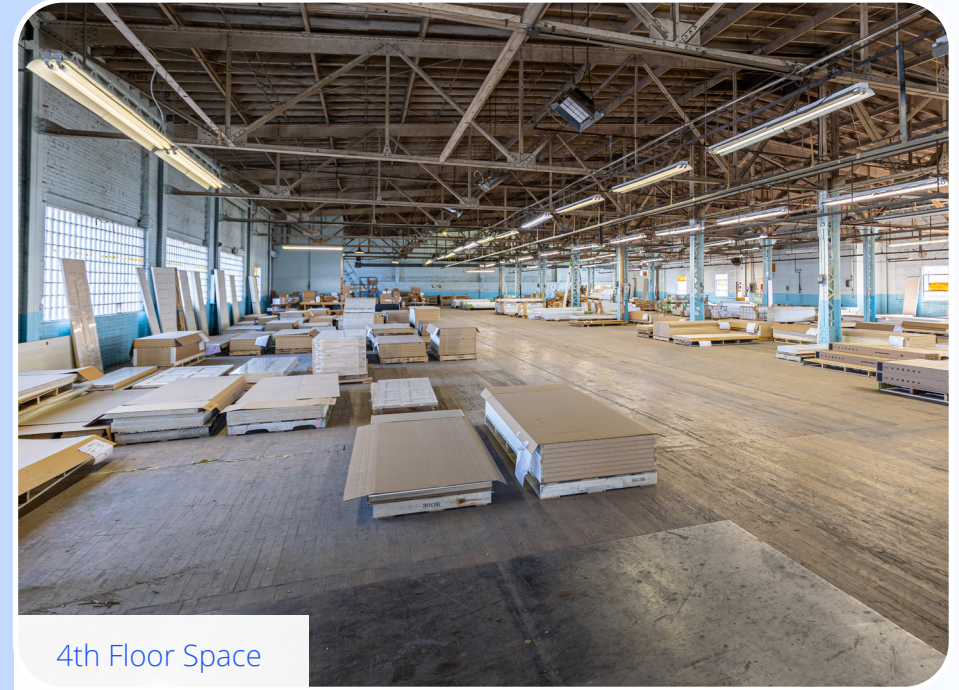
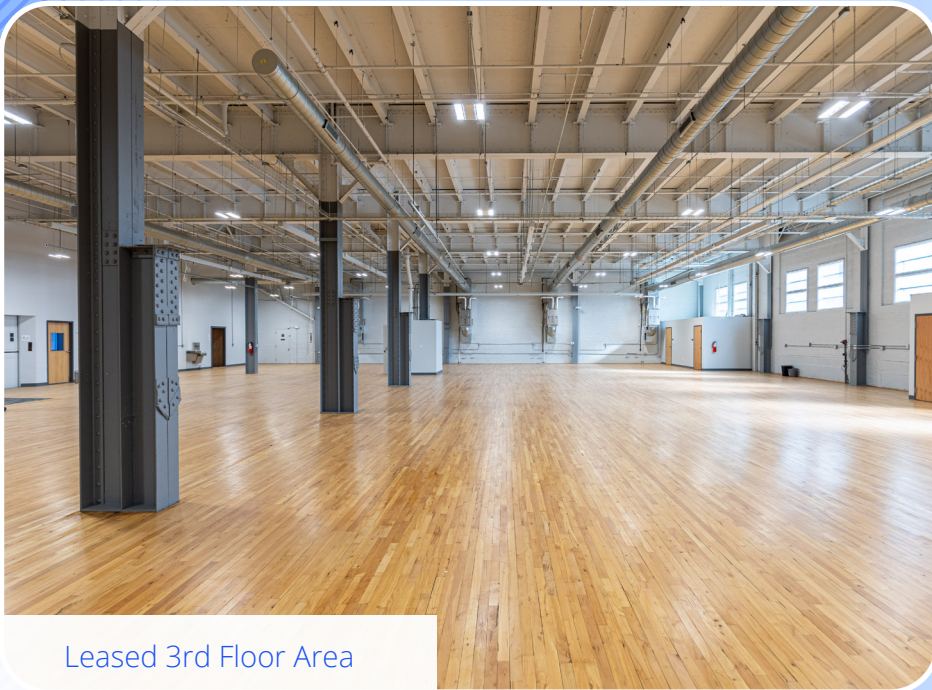
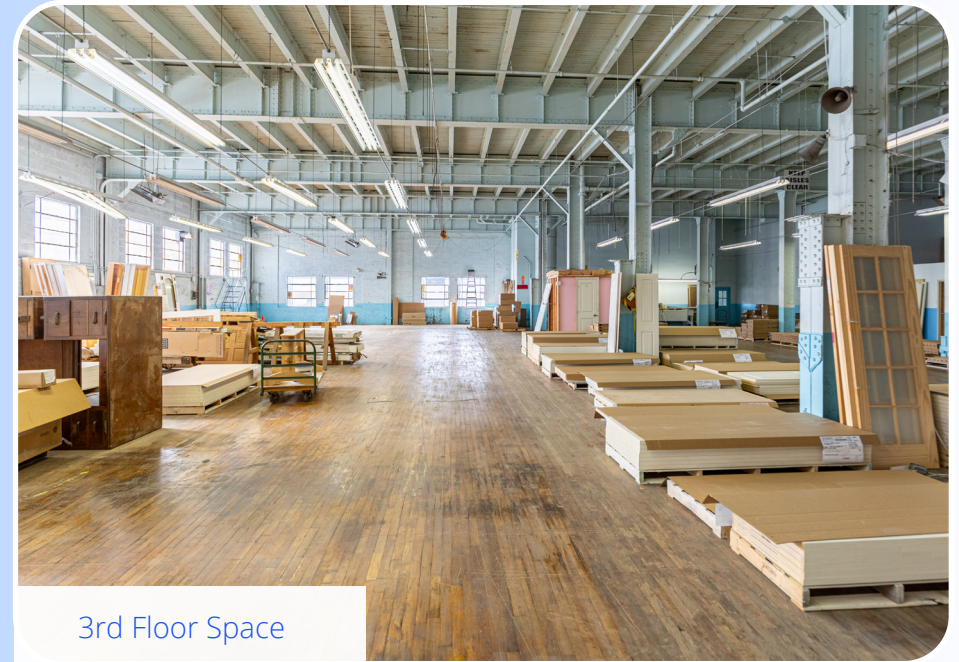
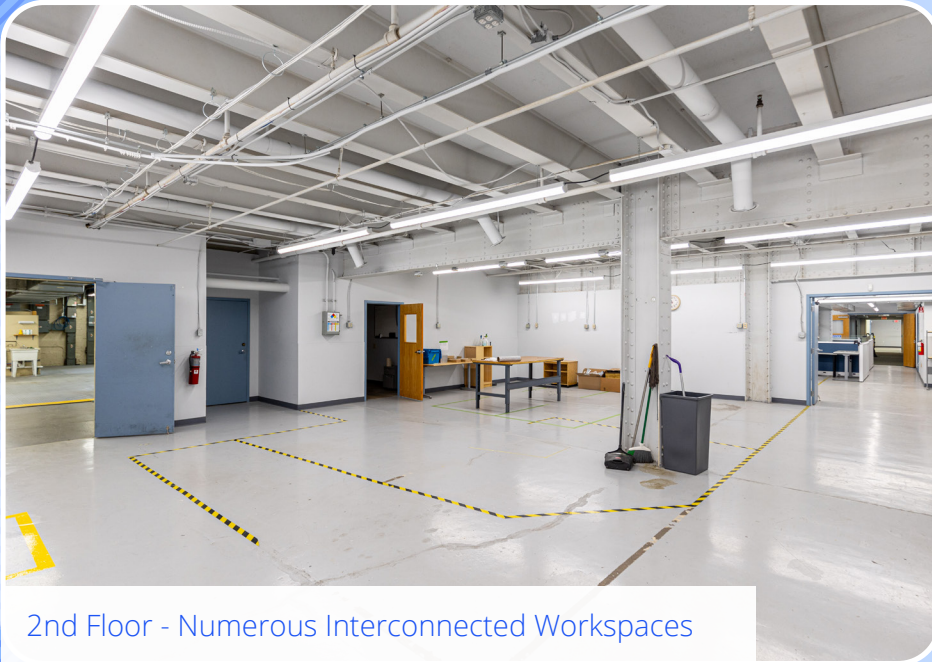
2nd Floor Conferencing Space



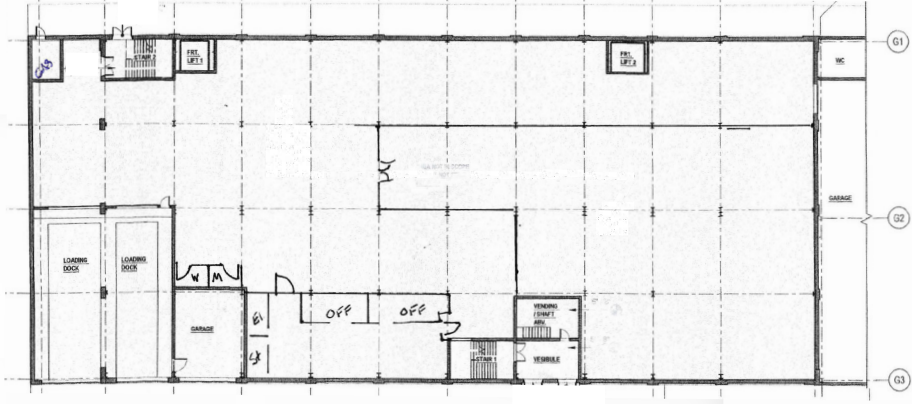
Potential Indoor Parking



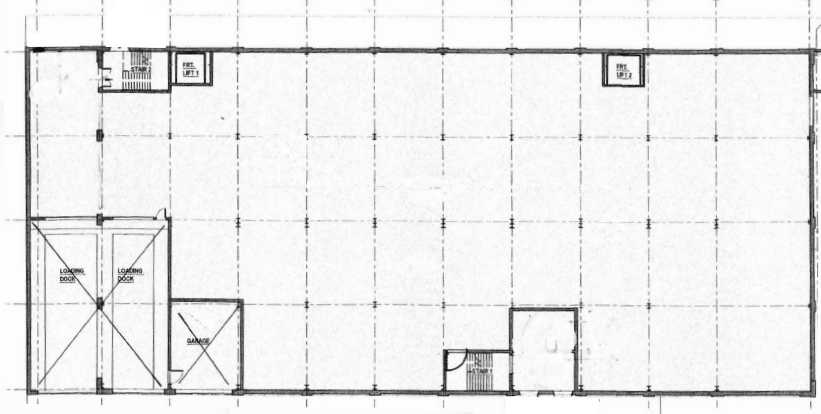
2nd Floor Elevated Access Point



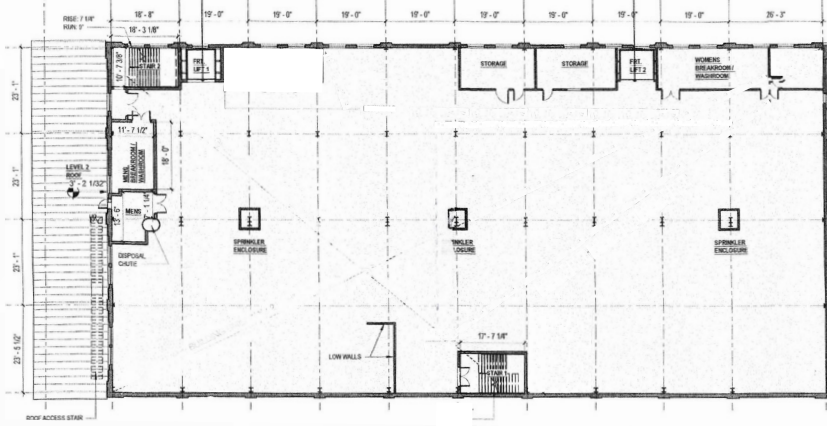
GROUND FLOOR



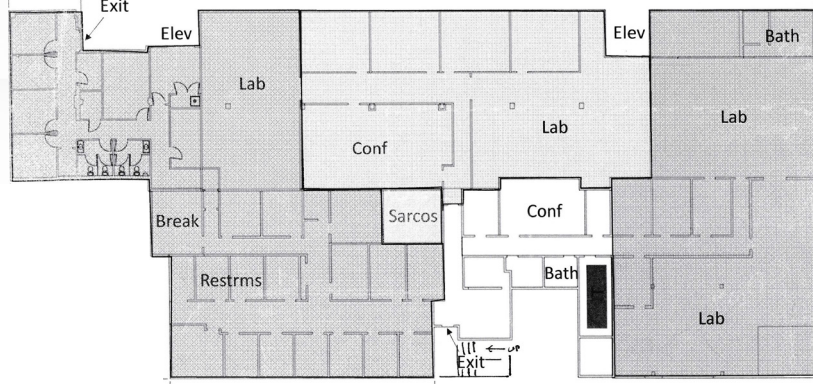
2ND FLOOR



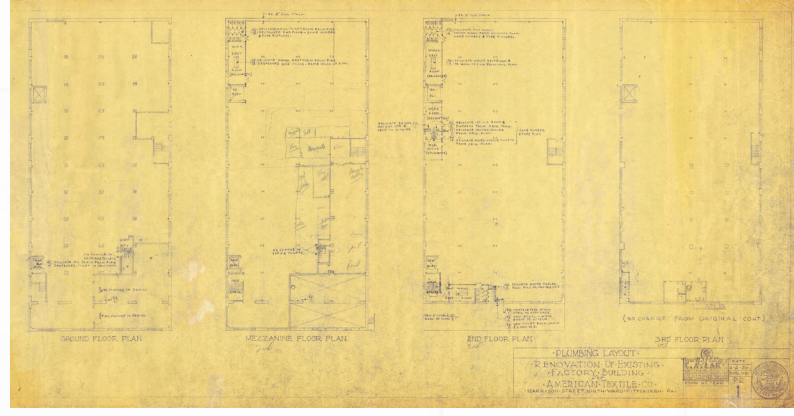
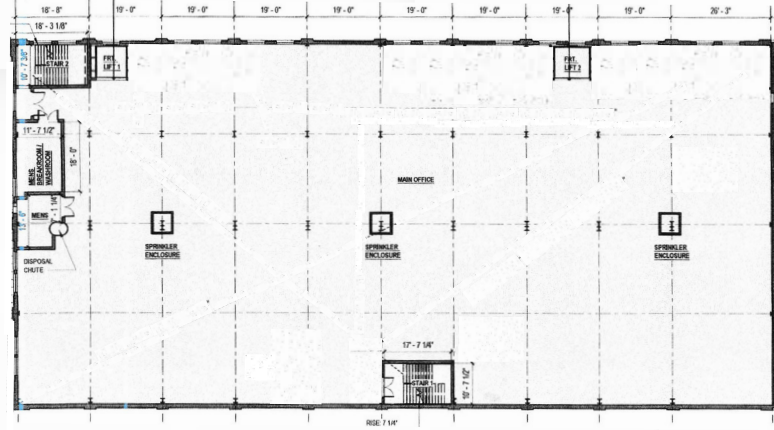
3RD FLOOR



2ND FLOOR



4TH FLOOR





For more information, contact our brokers.

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