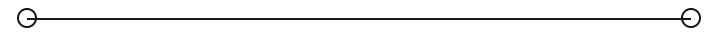


OFFERING MEMORANDUM

For Lease | Office Space | Carnegie

102 BROADWAY STREET

Carnegie, PA 15106



PRESENTED BY:

RICHARD L. BEYNON

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rbeynon@svn.com

PA #AB068671

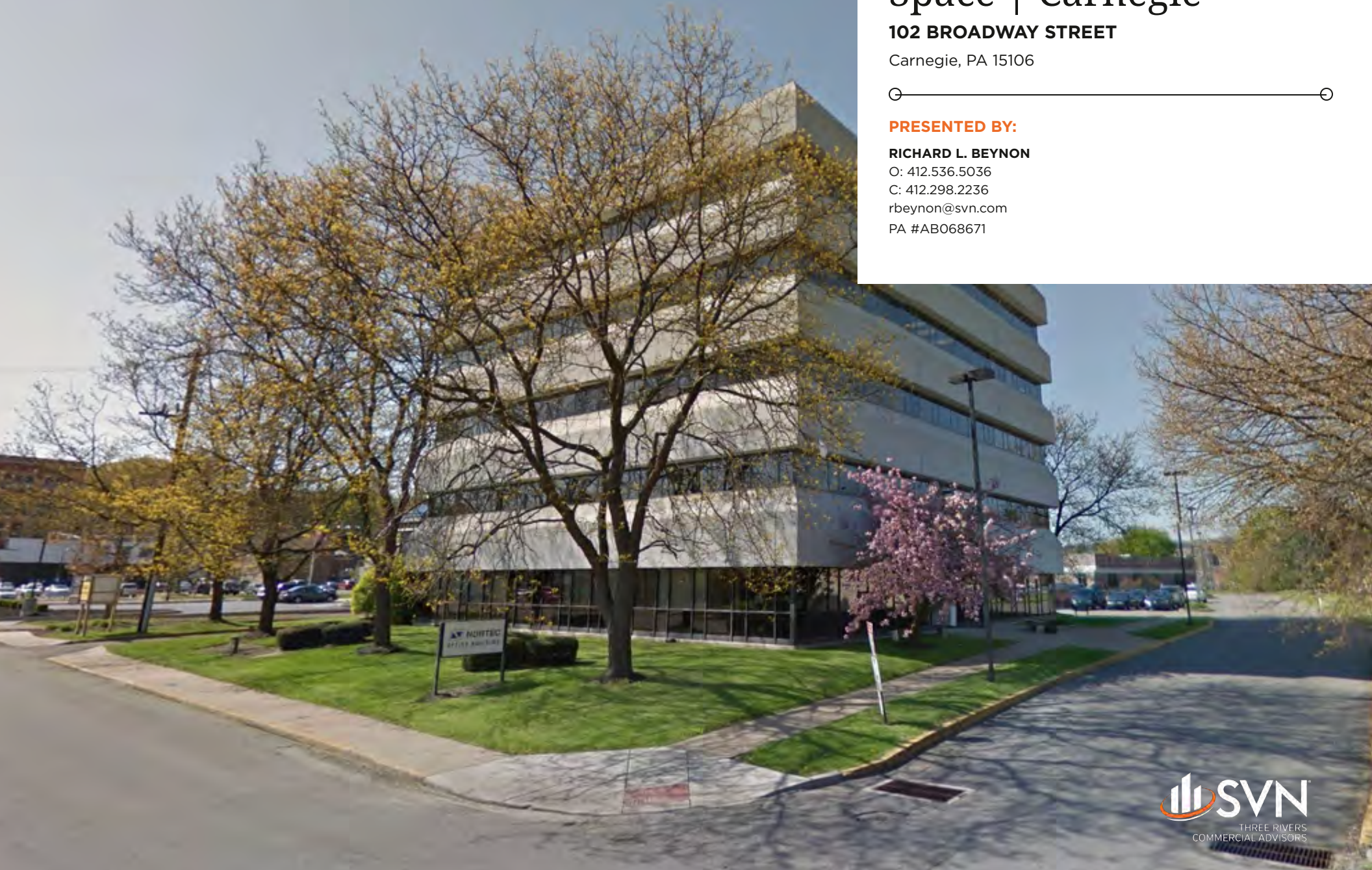
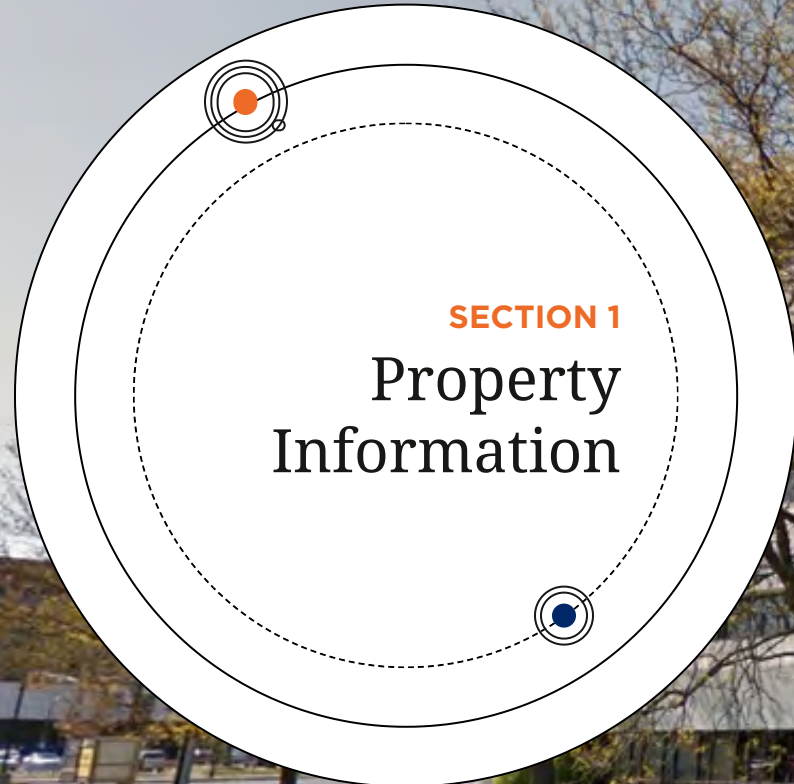




Table of Contents

3	PROPERTY INFORMATION	
	Property Summary	4
	Lease Spaces	5
	Floor Plan Third Floor	6
	Floor Plan Fourth Floor	7
	Floor Plan Fifth Floor	8
	Regional Map	9
	Location Maps	10
	Retailer Map	11
	Site Plan	12
	On Site Parking	13
	Demographics Map & Report	14

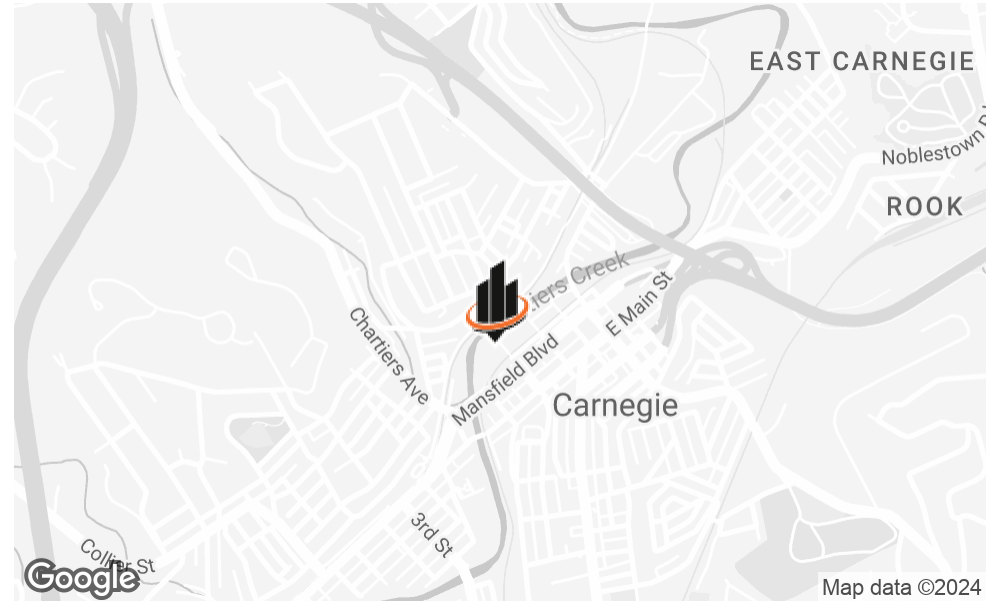


SECTION 1

**Property
Information**



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.95 SF/yr (Full Service)
BUILDING SIZE:	26,671 SF
AVAILABLE SF:	1,411 - 2,205 SF
LOT SIZE:	1.38 Acres
ZONING:	D-3 Arterial District
MARKET:	Pittsburgh
SUBMARKET:	Parkway West Corridor
APN:	103-G-18

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease this office space in Carnegie, PA.

Location in Downtown Carnegie offers accessibility to commercial banking institutes and local restaurants. Location also provides easy access to Interstate 376 and Interstate 79, and is only 6 miles southwest of Downtown Pittsburgh and 13 miles southeast of Pittsburgh International Airport.

PROPERTY HIGHLIGHTS

- 2,205 SF office available space on the 3rd floor, 1,800 SF on the 4th floor, 1,411 SF and 1,753 SF suites on the 5th floor
- Two elevators with restrooms on each floor
- On-site parking with 93 spaces
- Tenant Improvement Allowance offered subject to term
- Lease rate includes utilities and cleaning

LEASE SPACES

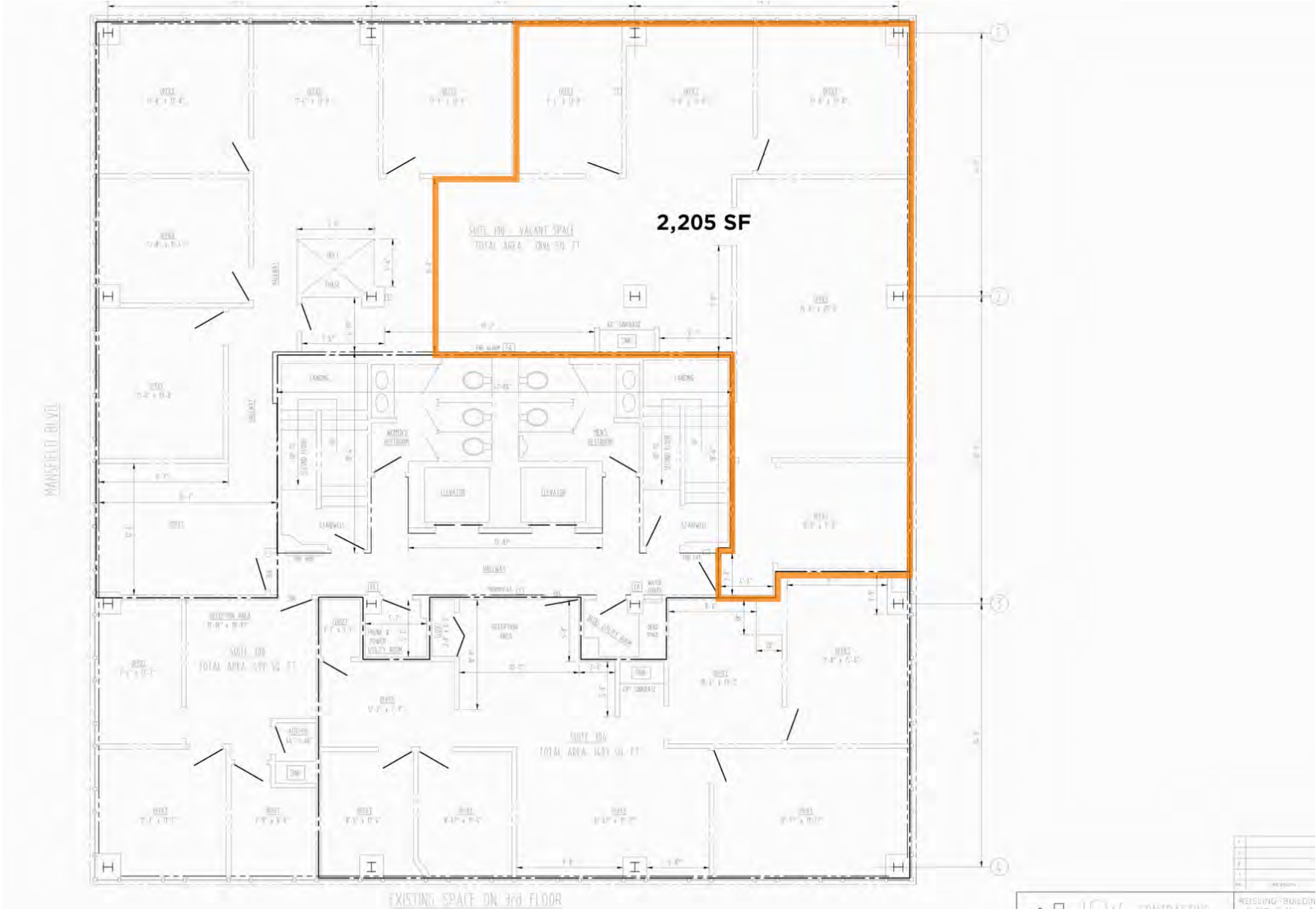
LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,411 - 2,205 SF	LEASE RATE:	\$17.95 SF/yr

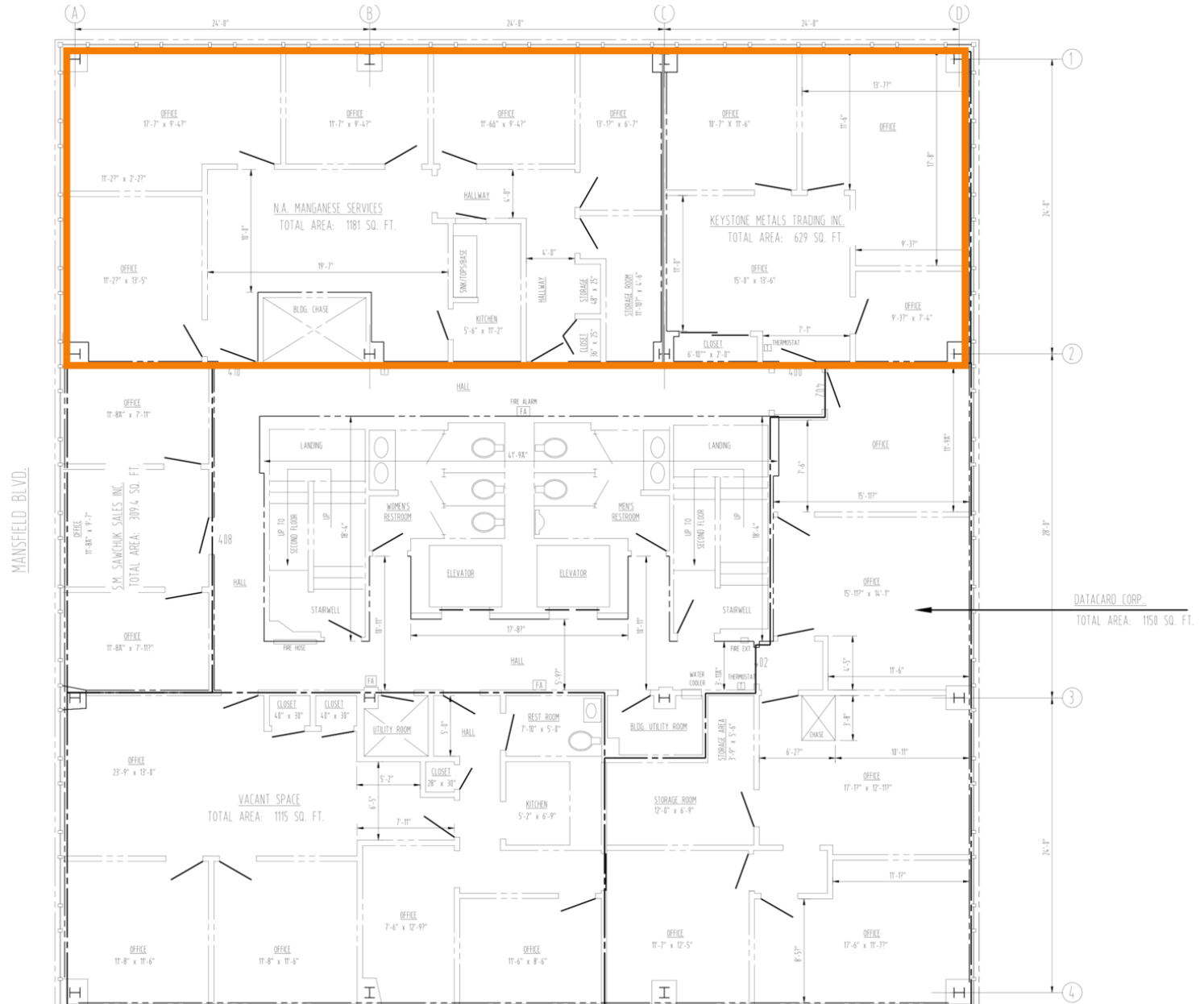
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	Available	2,205 SF	Full Service	\$17.95 SF/yr	-
Suite 400	Available	1,800 SF	Full Service	\$17.95 SF/yr	-
5th Floor	Available	1,411 SF	Full Service	\$17.95 SF/yr	-
5th Floor	Available	1,753 SF	Full Service	\$17.95 SF/yr	Available July 1, 2024

FLOOR PLAN | SUITE 302



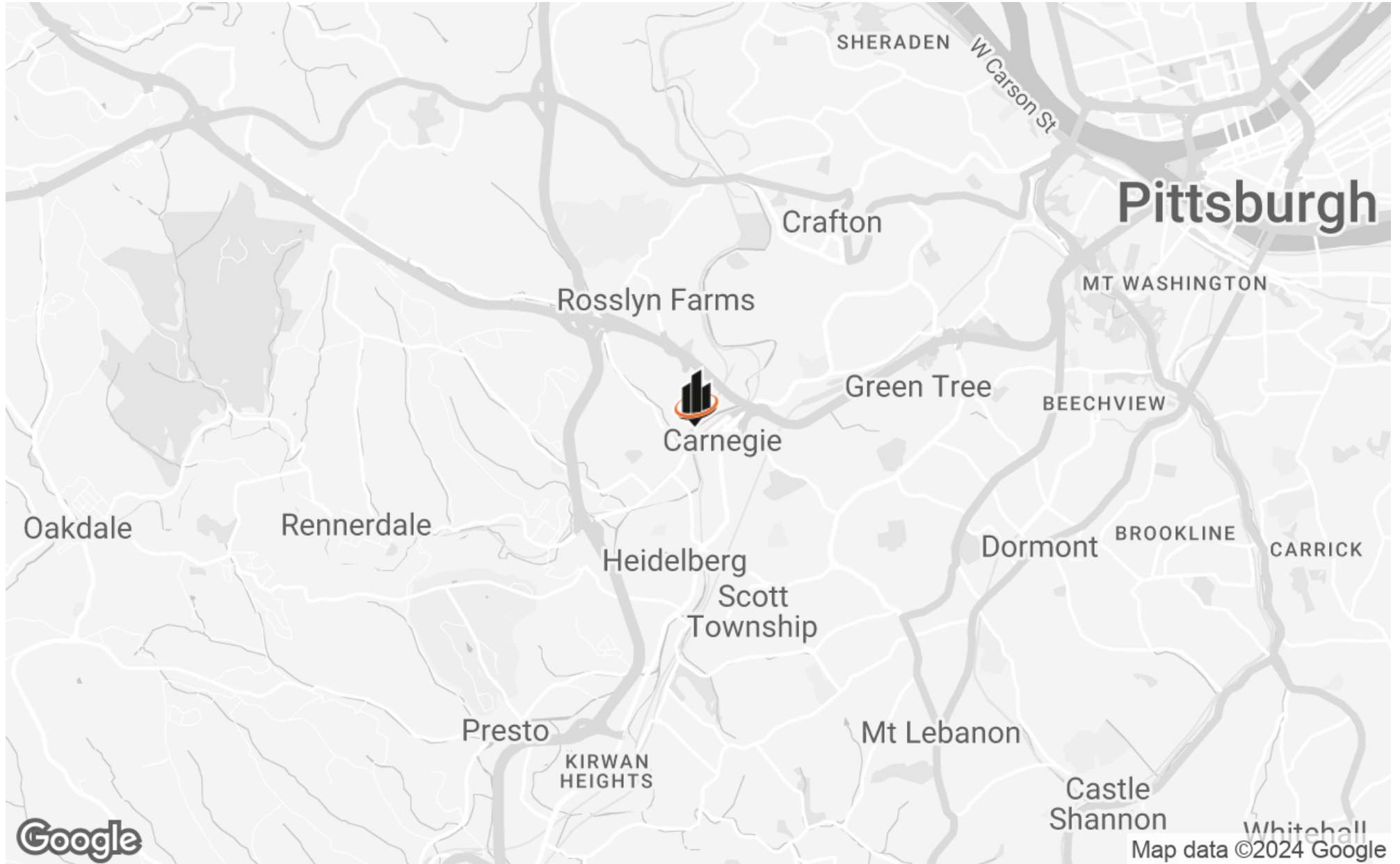
FLOOR PLAN | SUITE 400



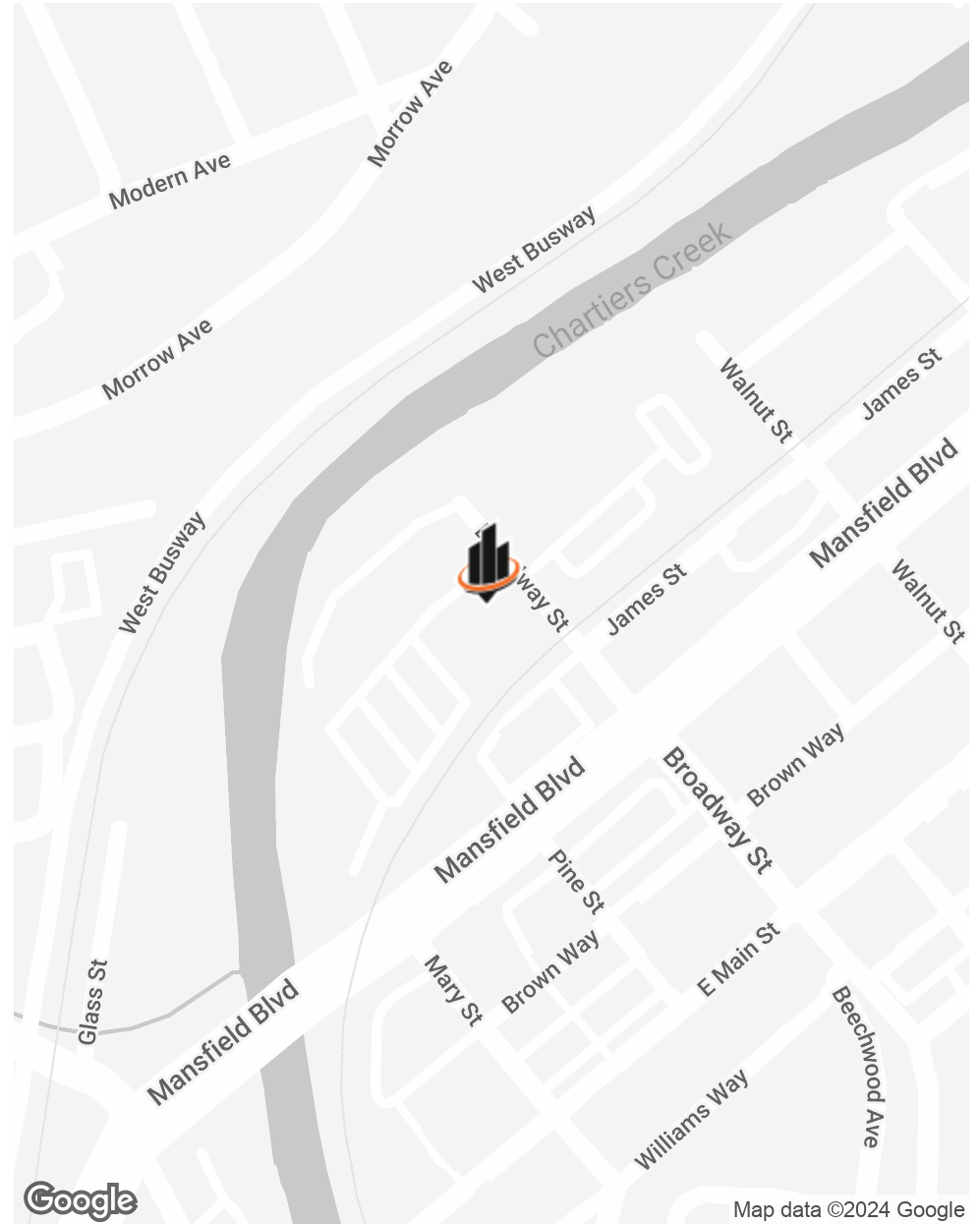
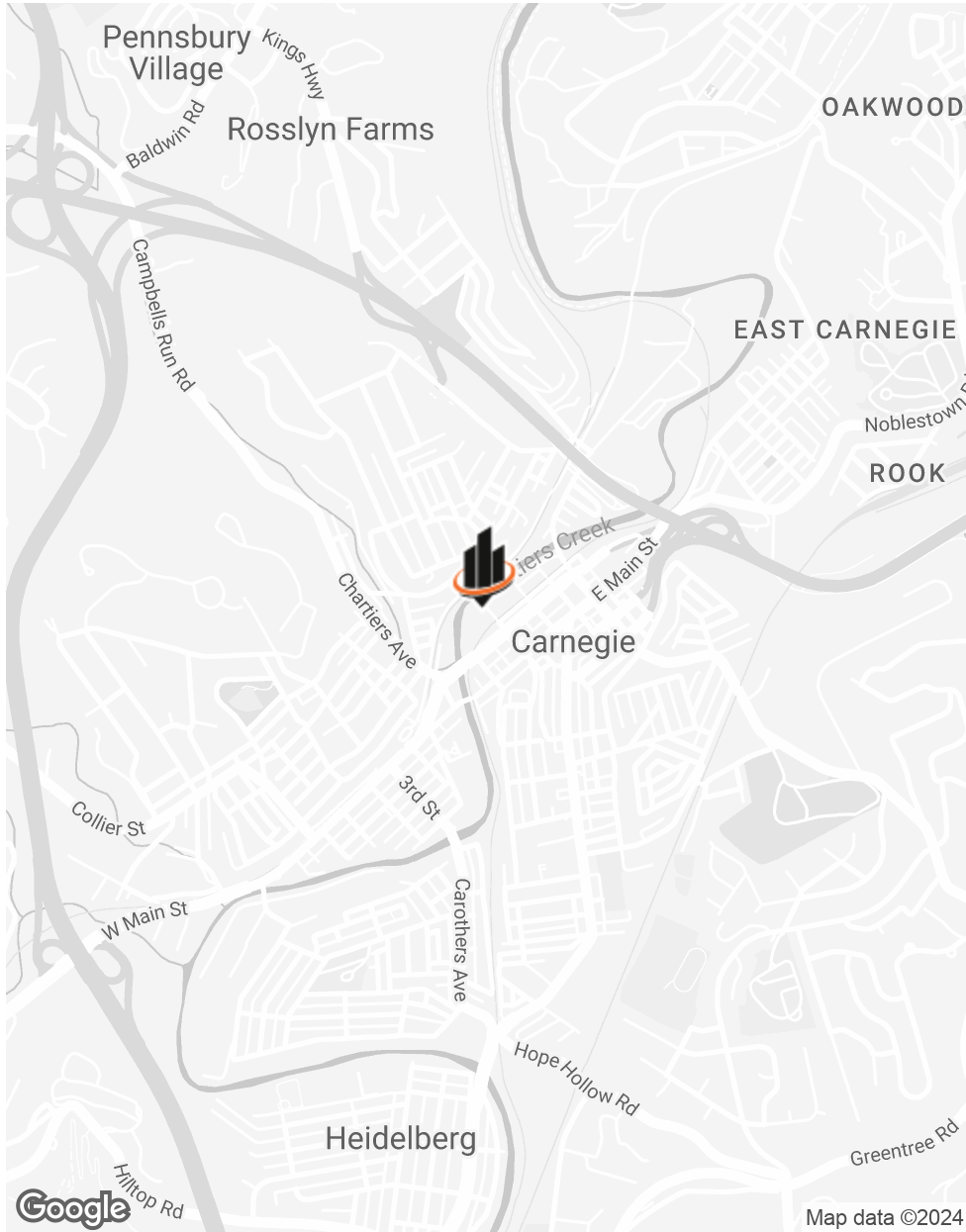
SUITE 500 | PHOTOS



REGIONAL MAP



LOCATION MAPS



RETAILER MAP



SITE PLAN



ON SITE PARKING



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

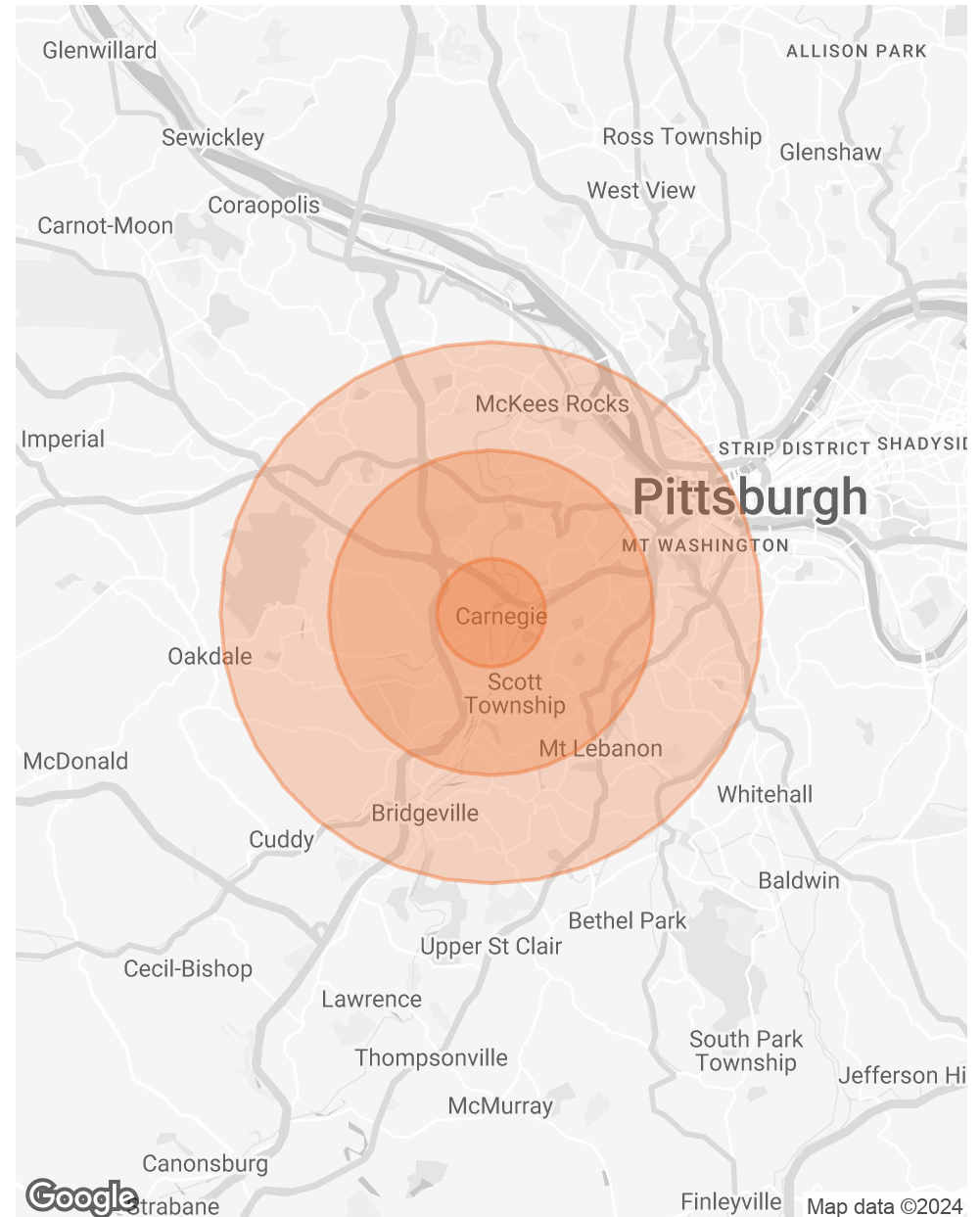
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,462	76,531	215,786
AVERAGE AGE	41.5	42.7	41.9
AVERAGE AGE (MALE)	37.3	40.2	39.6
AVERAGE AGE (FEMALE)	44.5	45.1	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,802	34,659	94,251
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$60,100	\$71,453	\$71,675
AVERAGE HOUSE VALUE	\$131,467	\$160,538	\$170,895

* Demographic data derived from 2020 ACS - US Census



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