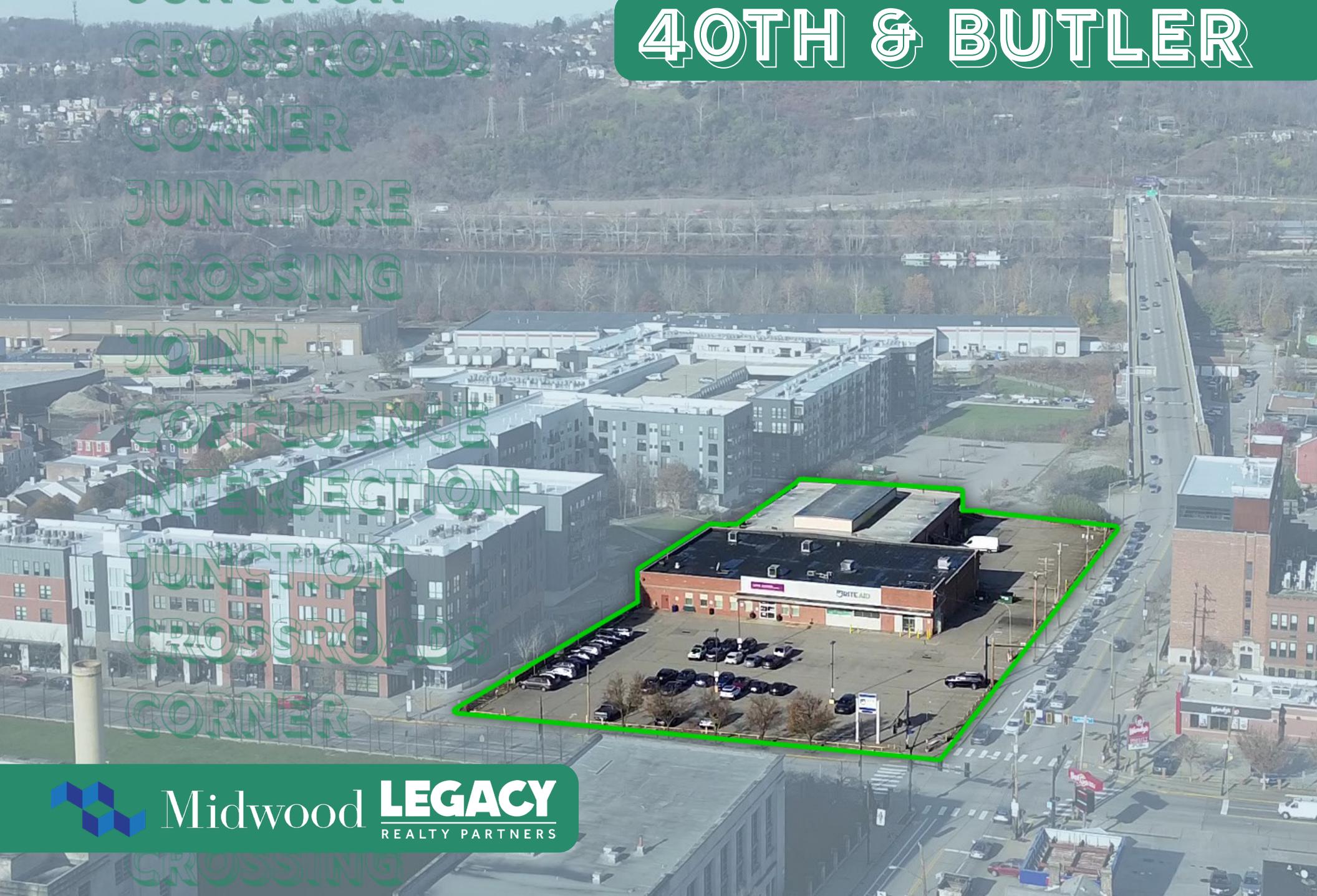


INTERSECTION
JUNCTION
CROSSROADS
CORNER
JUNCTURE
CROSSING
JOINT
CONFLUENCE
INTERSECTION
JUNCTION
CROSSROADS
CORNER

for lease or ground lease

40TH & BUTLER



Midwood

LEGACY
REALTY PARTNERS

CROSSING



THE CORNER THE OPPORTUNITY

28,500 sq. ft. of building area on 2.26 acres available for lease or ground lease

96 parking spaces with the ability to add more

Corner of Butler Street and 40th Street...shared with Wendy's, GetGo, and Arsenal Middle School

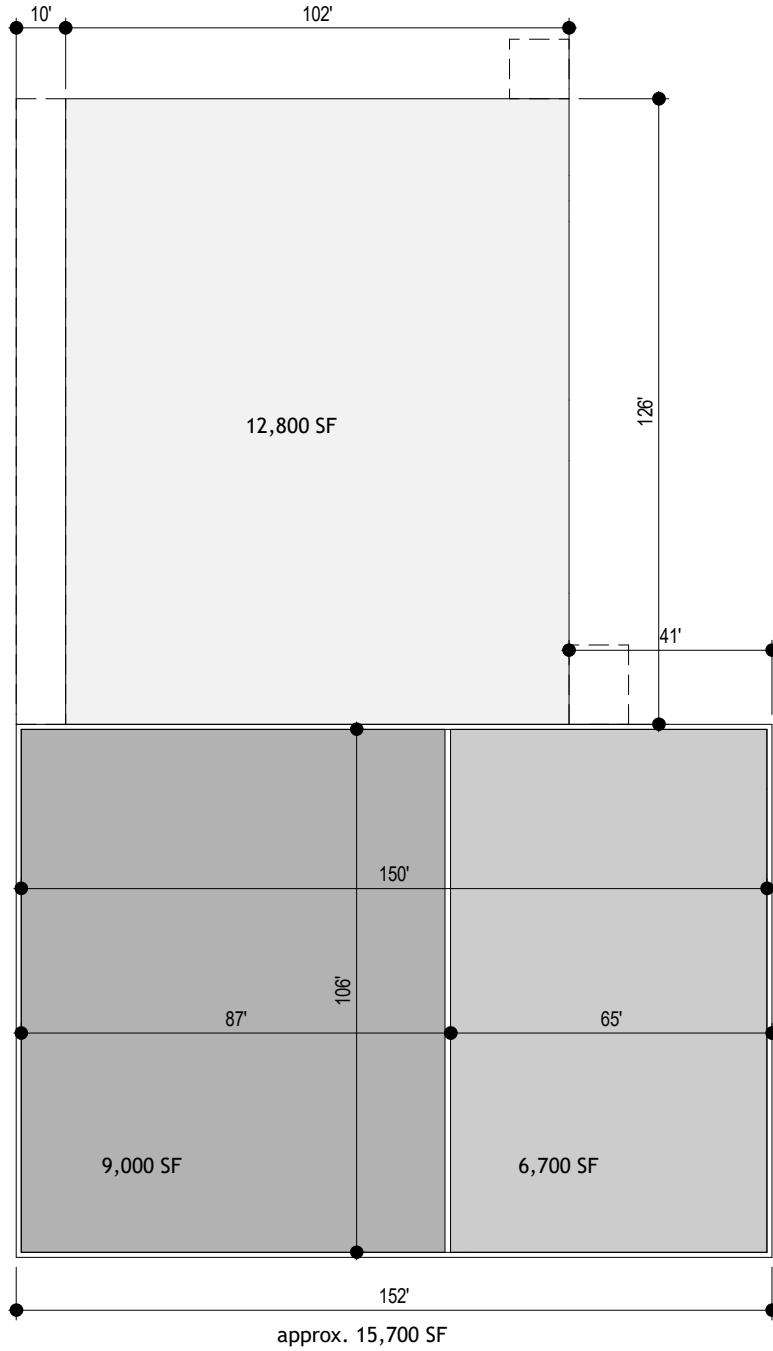
Located directly adjacent to Arsenal 201, a 586 unit apartment complex completed in 2021 and is 98.6% occupied

Lawrenceville is a large, historic, and rapidly growing neighborhood renowned for its unique blend of old industrial charm and modern vibrancy, and the last true walking neighborhood in Pittsburgh

The site is located only a half a mile from Children's Hospital of Pittsburgh, a nationally renowned institution, and listed #8 in the nation in Pediatric Diabetes & Endocrinology, and Pediatric Pulmonology & Lung Surgery

Carnegie Robotics, located steps from this corner, employs 150+ people

CURRENT CONDITIONS



CEILING HEIGHT

13'6" - Underside of Deck
11'6" - 12'0" - Bottom of Steel

COLUMN SPACING

65' - 87'



THE LAWRENCEVILLE STORY

322

Businesses and
Restaurants

26K

average daily traffic count
along 40th Street Bridge

#2

Most visited Wendy's
in 15 miles

placer.ai

ten minute drive time of
40TH AND BUTLER

population

113,452

median hh income

\$65,994

daytime population

281,416

consumer spending food at home

\$362M

YOUR CORPORATE NEIGHBORS

CMU National Robotics Engineering Center

RoadRunner Recycling

Predictive Oncology Labs

Children's Hospital Foundation

Amazon (321,000-square-foot warehouse)

McConway & Torley

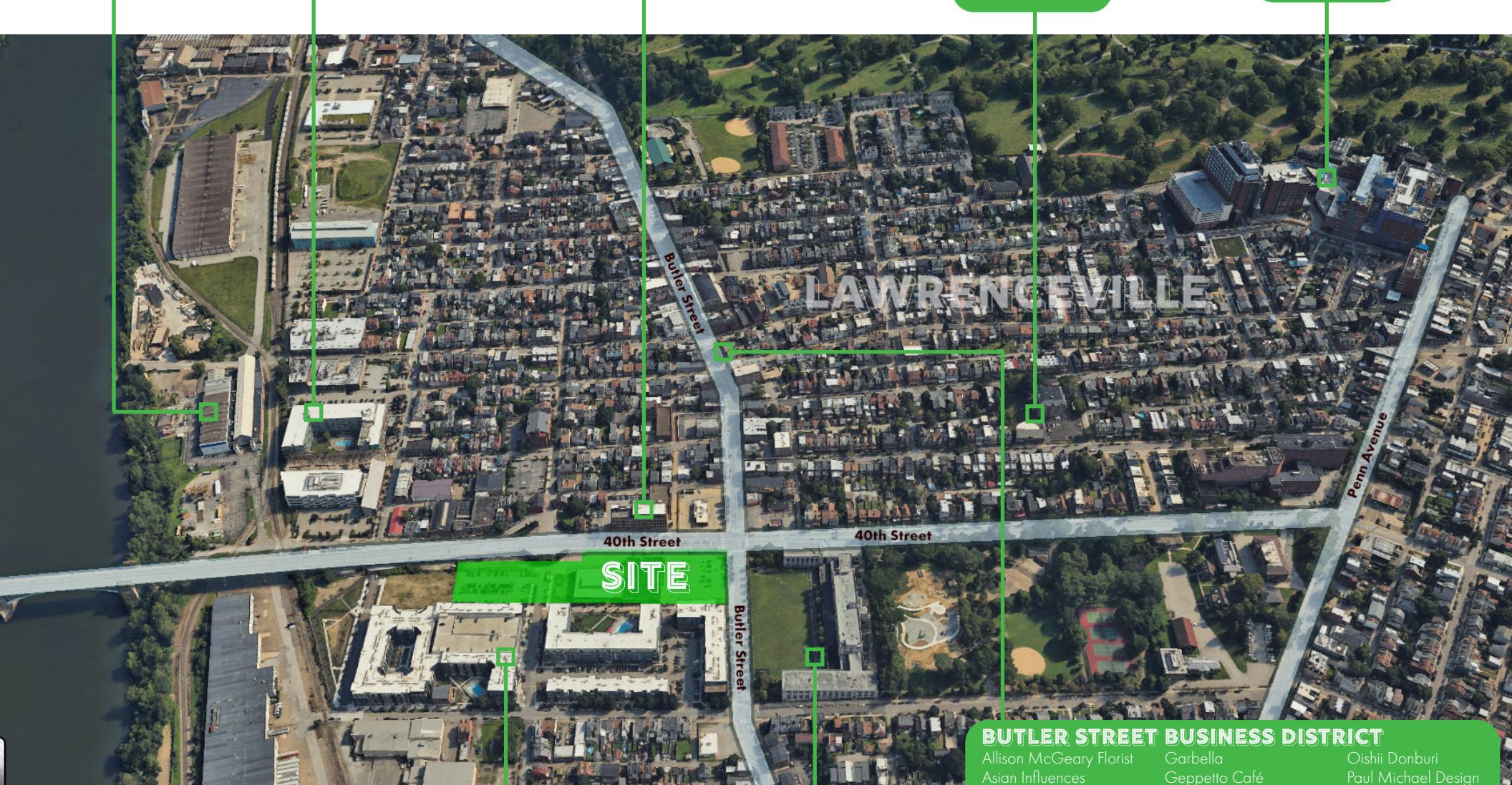
NATIONAL
ROBOTICS

THE FOUNDRY
AT 41ST

TRYP BY
WYNDHAM

CARNEGIE
LIBRARY OF
PITTSBURGH

CHILDRENS
HOSPITAL



SITE

ARSENAL
201

ARSENAL
MIDDLE
SCHOOL

40TH & BUTLER

BUTLER STREET BUSINESS DISTRICT

Allison McGeary Florist
Asian Influences
Bead Bazaar
Burghers Brewing Co.
Caffe D'Amore
Dive Bar & Grille
Doll & Tailor
The Iron Horse Atelier
Dollfaced Aesthetics
Fat Butcher
Franklin & Mercer Co.
Garbella
Geppetto Café
House of L'Ashely
Industry Public House
Isle of You Hair
La Gourmandin
Lawrenceville Market
Lawrenceville Pet Supply
LUXFredux Bridal
Mi Empanada
Morcilla
Oishi Donburi
Paul Michael Design
Pizza Lupo
Pusadee's Garden
Storehouse Neutral
The Abbey on Butler
The Black Cat Market
Wildcard
Yuzu Kitchen COMING SOON!



LEGACY REALTY PARTNERS

LOCAL OWNERSHIP
NATIONAL REACH