

# THE FORT PITT BREWERY



**FOR LEASE**

**OFFICE SUITES WITHIN A  
65,500 SF Building**

**1, 2, & 3 room  
OFFICES AVAILABLE**  
with shared conference space

AND

**+/- 4,600 SF  
OFFICE SUITE (ART DECO STYLE)**  
1st floor with private entrance

AND

**+/- 3,000 SF  
OFFICE SUITE (LOFT STYLE)**  
2nd floor

Modern &  
**Art Deco style**  
office spaces

Colliers

**1601 MARYS AVENUE • SHARPSBURG PA • 15215**

# Ideal location for *creative companies*.

## PROPERTY ATTRIBUTES

- Open ceiling designs and exposed brick walls
- Dedicated, paved, off street parking available + bike racks
- +/- 500 SF up to +/- 4,600 contiguous square feet available
- Modern and Art Deco style office interiors

## BREWERY WORKSHOP LOFTS ACCESS

- Located adjacent to the recently renovated makerspace Brewery Workshop Lofts (*1600 Marys Avenue*)
- 1600 Marys Avenue currently features +/- 11,030 SF of industrial space available for added use
- Both loft-style workshop and traditional industrial spaces are move-in ready

## LOCATION / APPEAL

- Exciting mix of artistic, food, beverage, professional, retail, service, and light industrial businesses nearby
- Quick access to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to CMU, UPMC, University of Pittsburgh and "Robotics Row"

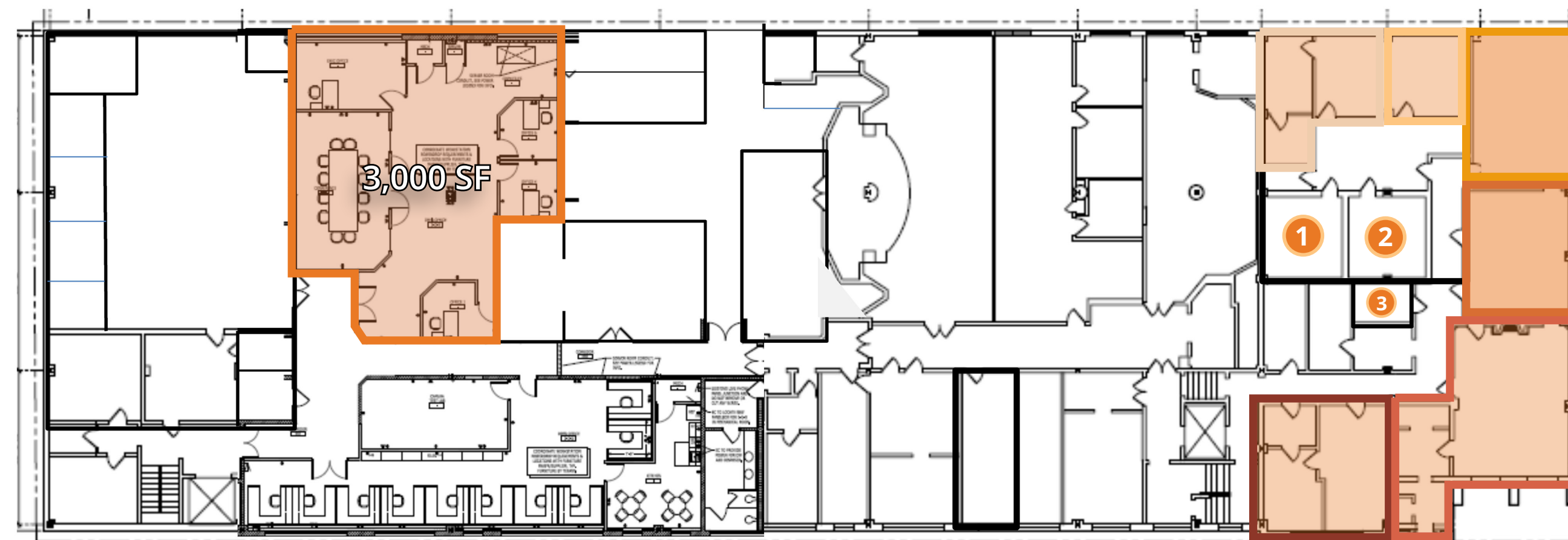
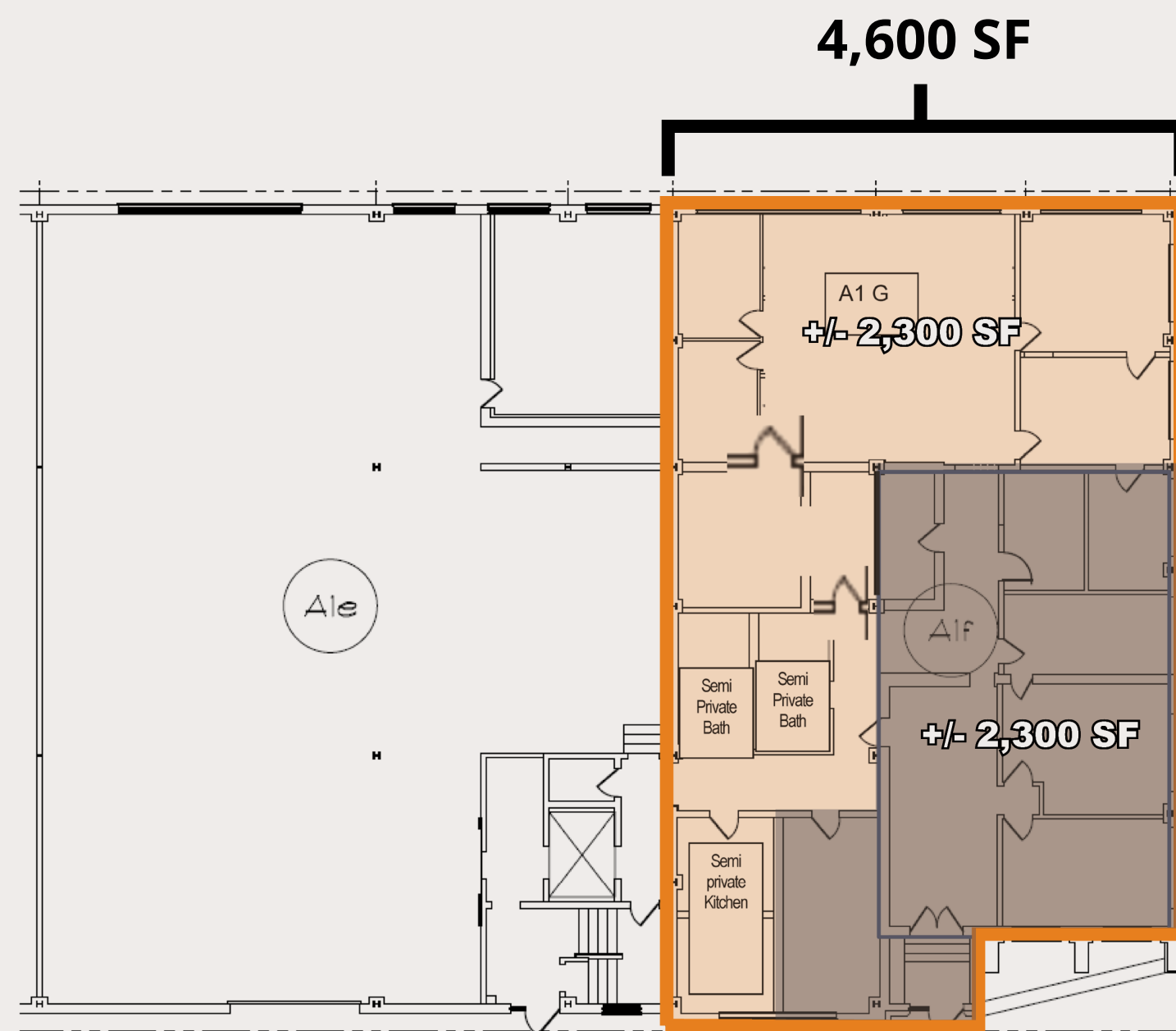
## HUBZONE PROGRAM

- Property is located in an SBA recognized HUBZone  
<https://www.sba.gov/federal-contracting/contractingassistance-programs/hubzone-program>



# 1st Floor Availability

- +/- 4,600 SF
- Subdividable to two (2) +/- 2,300 SF sections
- Space could be easily converted to retail

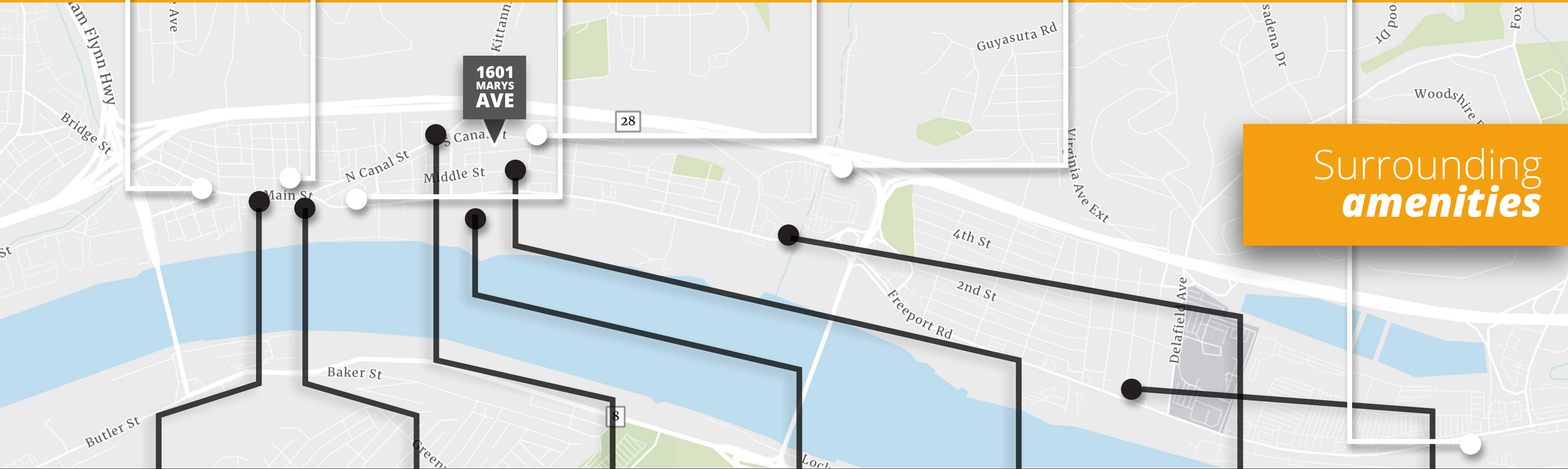


- 1 Conferencing Space
- 2 Storage Space
- 3 Storage Space

1 - 3 ROOM OFFICES

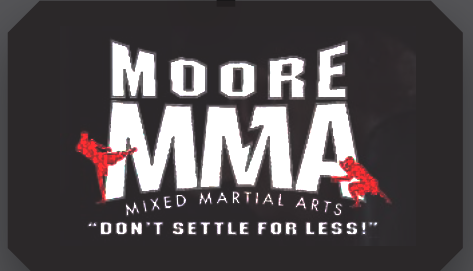
# 2nd Floor Availability

- Multiple creative, flex options available from +/- 500 SF and up
- Modern and Art Deco styled interiors
- Common conferencing area
- Storage space available



1601 MARYS AVE

Surrounding amenities



### 3-MILE RADIUS DEMOGRAPHICS REPORT

Population Count **95,166**

Average HH Income **\$98,808**

Median Home Value **\$199,889**

Total Area Employees **57,701**



# CONTACT US



**JOHN BILYAK, SIOR, CCIM**  
Market Leader, Principal | Pittsburgh  
Industrial Brokerage  
412 515 8522  
john.bilyak@colliers.com



**RAYMOND OROWETZ, P.E.**  
Senior Vice President | Pittsburgh  
Industrial Brokerage  
412 515 8528  
ray.orowetz@colliers.com



**CODY HUNT**  
Associate | Pittsburgh  
Industrial Brokerage  
412 515 8533  
cody.hunt@colliers.com

