

# 1301

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## BEAVER AVE

PITTSBURGH, PA 15233

**RETAIL & OFFICE SPACE FOR LEASE**



**HOWARD WEST**

[hwest@lee-associates.com](mailto:hwest@lee-associates.com)

**C 412.528.1301**

**CAROLINE MUSE**

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## PROPERTY HIGHLIGHTS

First Floor	6,200 SF of Retail or Office Space
Second Floor	5,350 SF of Office Space

- Abundant on-site, free parking
- Steps away from public transportation
- Centrally located on Pittsburgh's North Shore
- Close Proximity to North Shore amenities, and adjacent to forthcoming 1.7M SF Esplanade mixed-use development
- Immediate access to Route 65; minutes away from I-76 and I-279



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## BUILDING AERIAL



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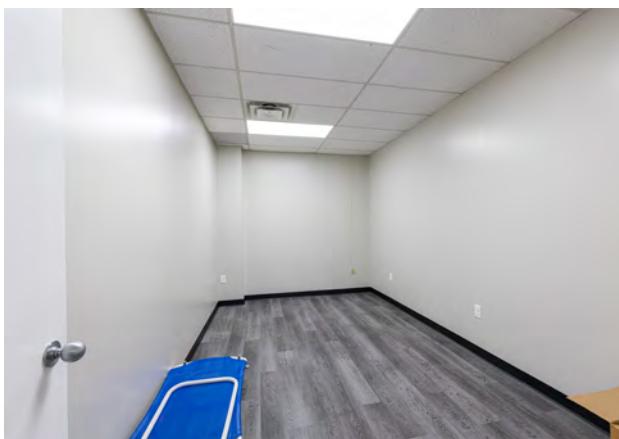
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## INTERIOR PHOTOS

Interior photos reflect adjacent space. Tenant improvements available for buildout of like-kind quality in current availabilities.



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## AREA AMENITIES

ROUTE 65

0.9 mi. / ±3 min.

I-279

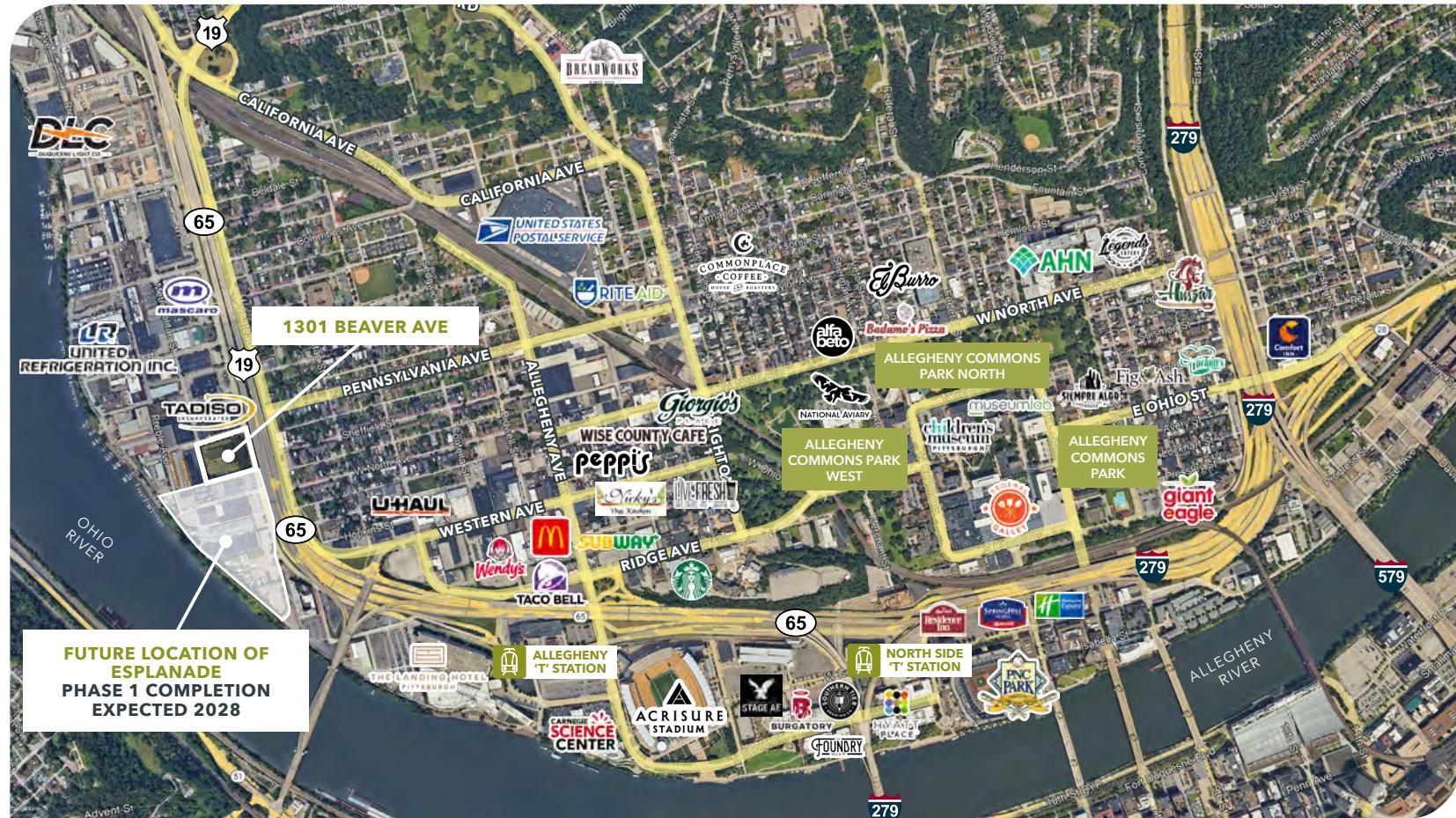
2.1 mi. / ±6 min.

DOWNTOWN PITTSBURGH

2.5 mi. / ±8 min.

PIT INTERNATIONAL AIRPORT

17.4 mi. / ±19 min.



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## THE ESPLANADE

The Esplanade is a mixed-use, sustainable development project that will reinvigorate nearly 15-acres of post-industrial sites in Pittsburgh's North Side into an inclusive riverfront community to live, work, and play. Meaning "promenade over water," Esplanade will create connectivity to our neighbors, environment, rivers, amenities, and new economic and job opportunities for our region. Construction is expected to begin in the summer of 2025.

### 2026 - 2028: Phase 1 Construction

Following that, phase 1's buildings will begin to be constructed, which includes the Ferris wheel and the building it will sit on top of, the apartment building, the parking garage, and the Current. Phase 1 construction should last 18-24 months. Construction of the condominium building will follow close behind the construction of the first phase.

### Expected Opening: 2028

### 2027 - 2029 : Phase 2 Construction

Phase 2's construction is expected to begin in 2027 and will take approximately 24 months.

### Expected Opening: 2029

Source: Piatt Companies

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