

**FOR SALE OR LEASE**

# **THE CLOCK BUILDING**

**Colliers**  
INTERNATIONAL

**2121 MARY STREET  
PITTSBURGH, PA 15203**

**Prime opportunity for an owner/user or a developer to purchase this distinctive landmark building on the corner of Mary Street and South 21st Street in Pittsburgh's South Side Flats neighborhood. Also available for lease.**

**This creative redevelopment site is home to the iconic and largest single face clock in the world that has been used to advertise countless brands such as Coca-Cola and AT&T.**





# 2121 MARY STREET PITTSBURGH, PA



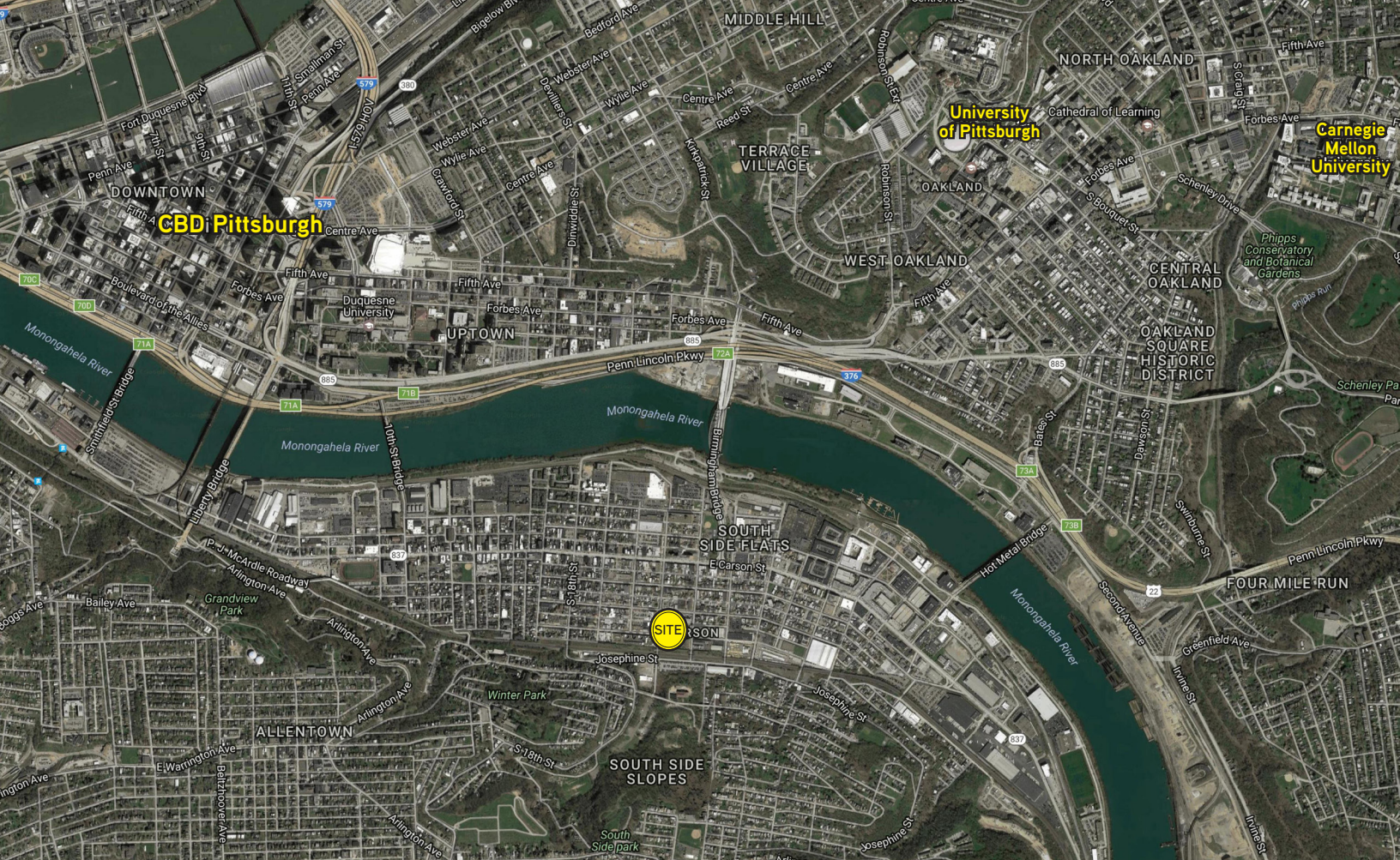
**\$5,950,000**

**\$5.50 Per SF; Modified Gross**

- Approximately 100,000 SF in a 10-story building; new elevator
- Incredibly well maintained and architecturally significant structure
- Located just off of East Carson Street in the ultra-hip South Side Flats area of the City of Pittsburgh
- Significant “billboard” signage on clock face; tremendous visibility from I-376
- Approximately 20 on site parking spaces
- Off site parking for up to 100 cars available for lease
- Newer rubber roof with foam insulation; newer windows; loading dock area on first floor
- Current tenant on first floor provides income during redevelopment
- Zoned UI







## Traffic Counts

Interstate 376 | 57,000 ADT

Route 837 (East Carson Street) | 18,167 ADT

Interstate 579 | 45,475 ADT

Route H189 | 16,737 ADT

Route 51 | 29,641 ADT

## Demographics



Population

1 Mile

18,153

3 Miles

168,166

5 Miles

401,740

7 Miles

628,258



Number of Households

8,962

73,657

181,060

282,072



Average Household Income

\$56,496

\$63,536

\$66,382

\$69,264



2016 Est. Total Businesses

1,518

14,572

24,218

33,616



2016 Est. Total Employees

17,196

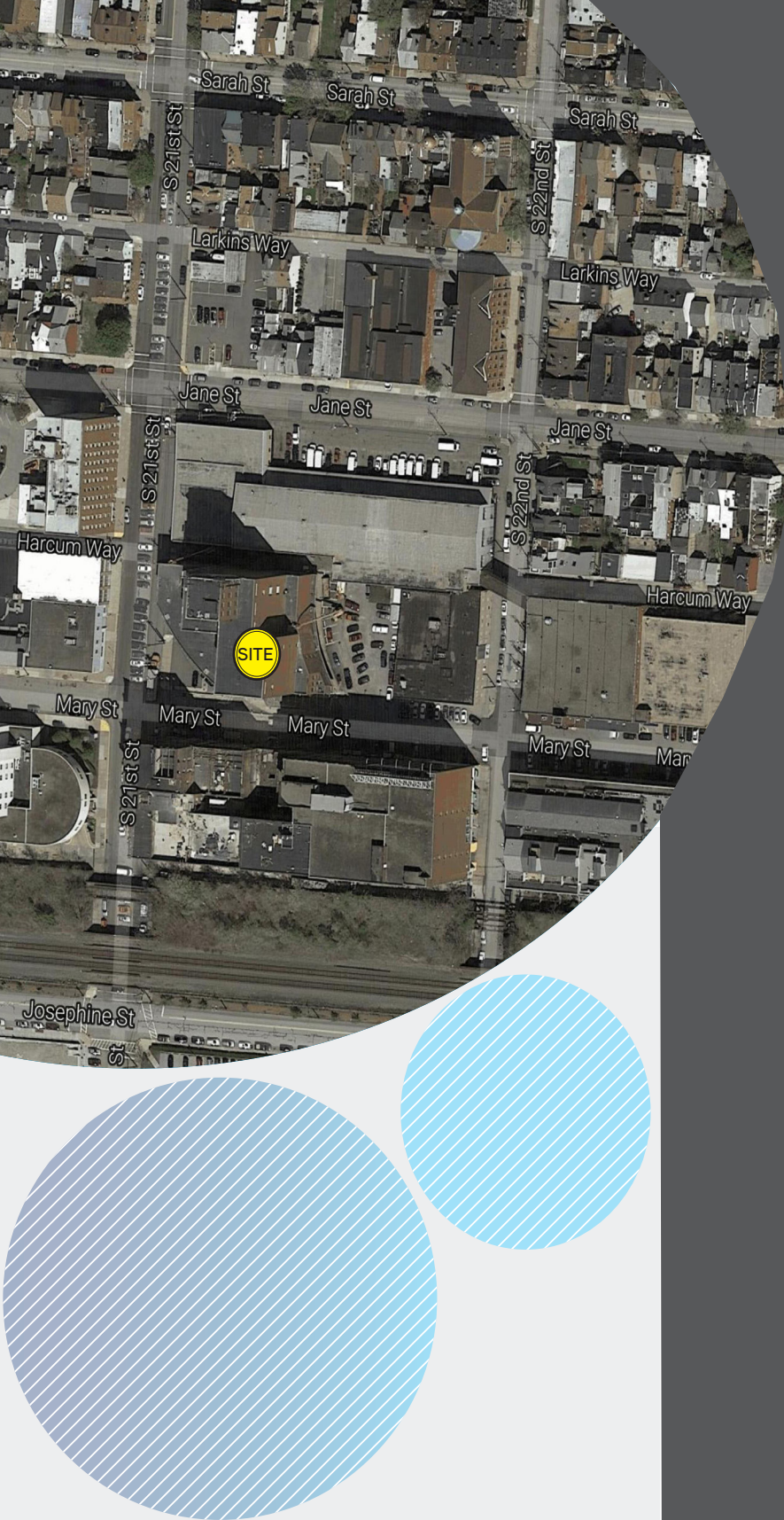
263,729

360,772

454,861







# Pittsburgh Accolades

- Pittsburgh International Airport is ranked 8th out of the 10 best airports in the U.S. by Conde Nast Travelers
- Conde Nast Traveler ranks Hotel Monaco, #2 and the Omni William Penn Hotel, #12 among the top hotels in the Mid-Atlantic
- The University of Pittsburgh is ranked the 47th best global university in the world by U.S. News and World Report
- HSH.com, the nation's largest publisher of mortgage and consumer loan information, once again, ranks Pittsburgh as the most affordable metro area in the U.S.
- Pittsburgh ranks 3rd amongst CNBC's the 5 cities in America where you can live like royalty on a \$50,000 salary
- According to Forbes.com, Pittsburgh is among the cities that give the most bang for your buck
- Infogroup ranks Pittsburgh in the top 10 of most hipster U.S. cities
- ApartmentAdvisor ranks Pittsburgh in the top of U.S. cities for apartment living
- CareerCast.com named Pittsburgh the third best U.S. city for stretching a dollar
- Travel + Leisure readers voted Pittsburgh is one of their favorite U.S. cities
- Pittsburgh ranks as one of the most affordable places to live in the U.S. by US News
- WalletHub ranks Pittsburgh 14th most fun city in America
- Pittsburgh was ranked as the 5th best city for an active lifestyle by WallHub
- Once again Livability.com has placed Pittsburgh's Downtown on the national Most Livable List as No. 5 due to "expanding housing options, rising population, affordability, diversity, and around-the-clock entertainment"

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