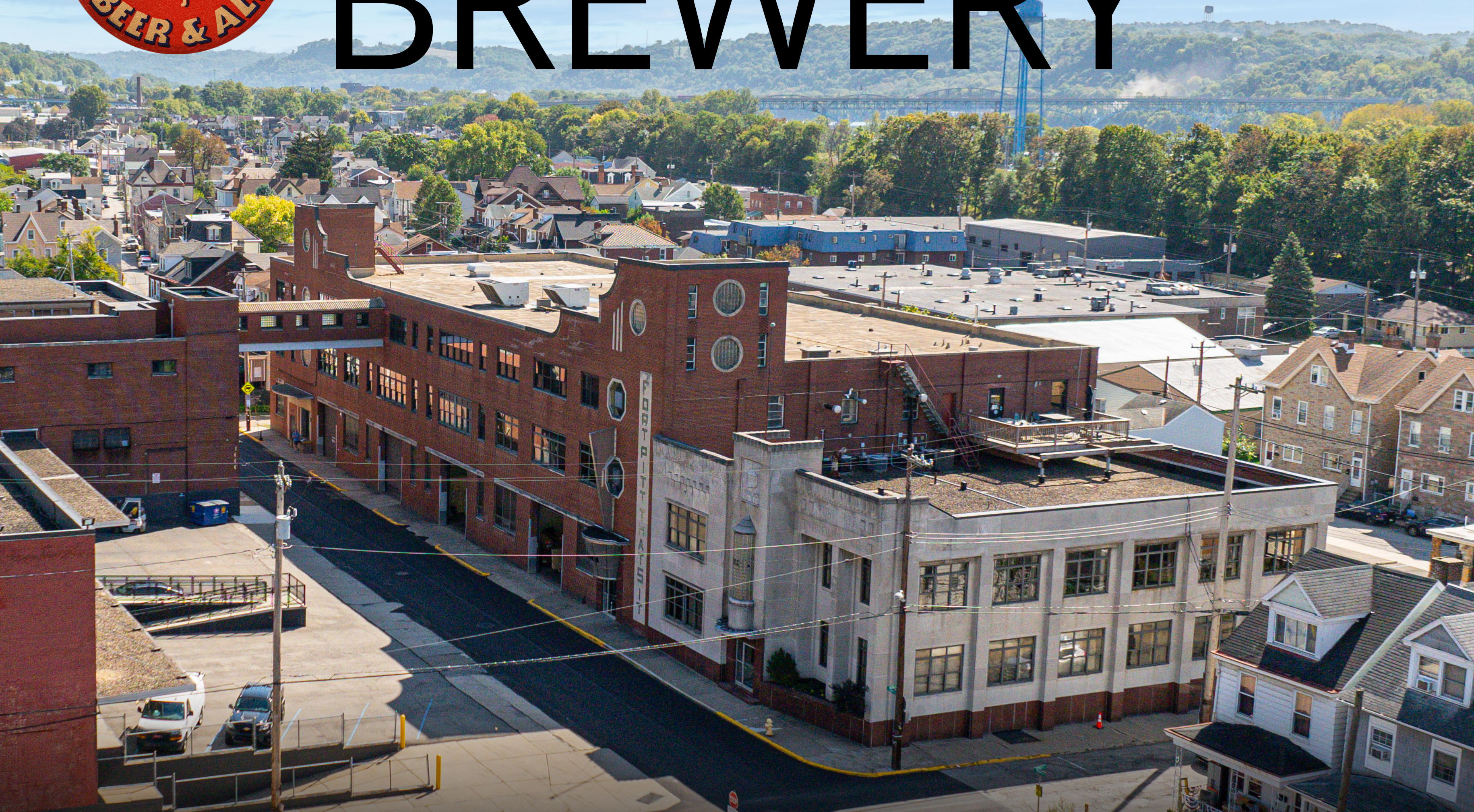




THE FORT PITT BREWERY



FOR LEASE

MULTIPLE OFFICE SUITES
65,500 SF Building

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



**±4,600 SF
OFFICE SUITE**

1st floor, art deco design
with private entrance



**±3,000 SF
OFFICE SUITE**

2nd floor, loft-style space

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>

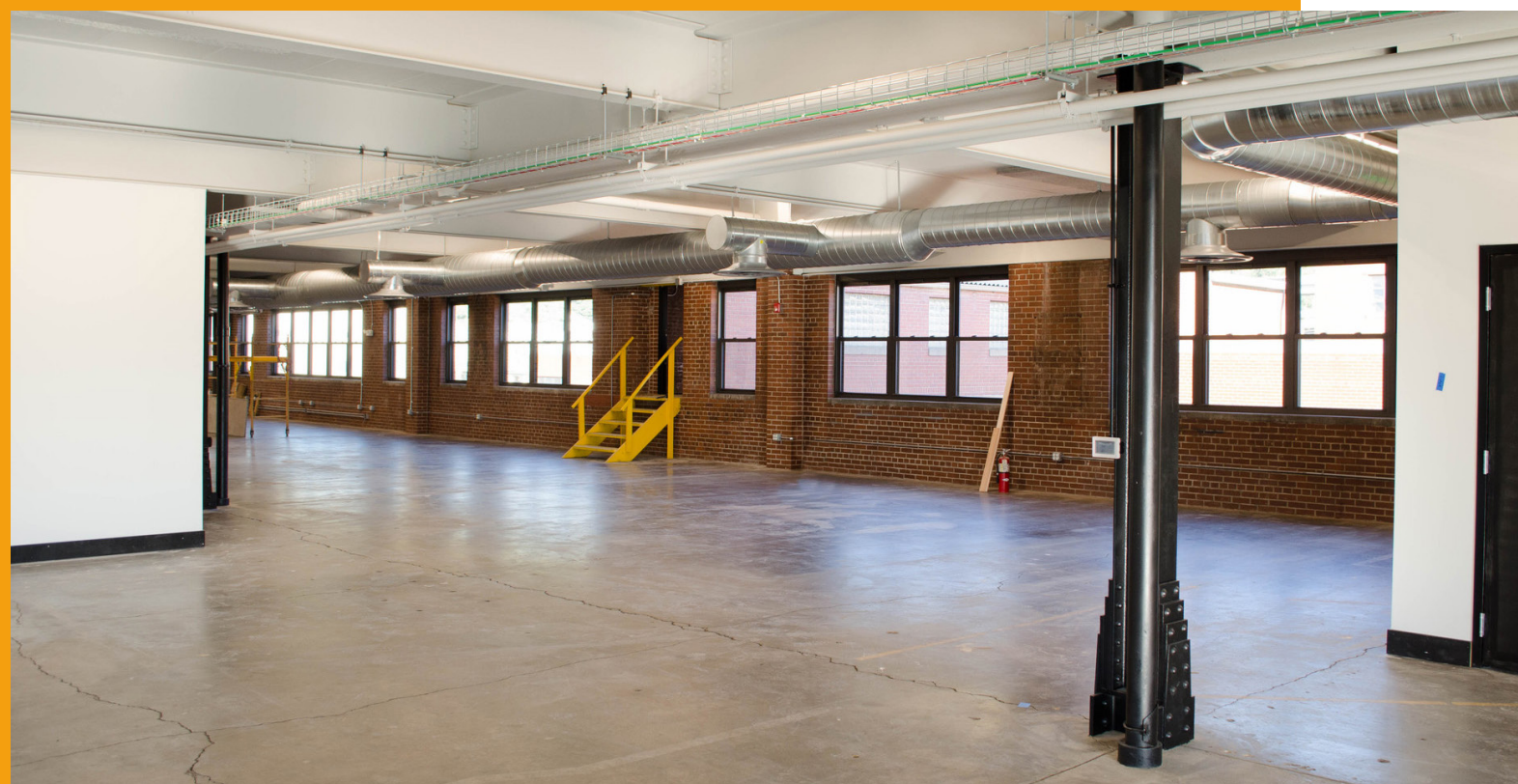


Photo of Deeplocal's office buildout, not currently for lease.

1601 Marys Ave.

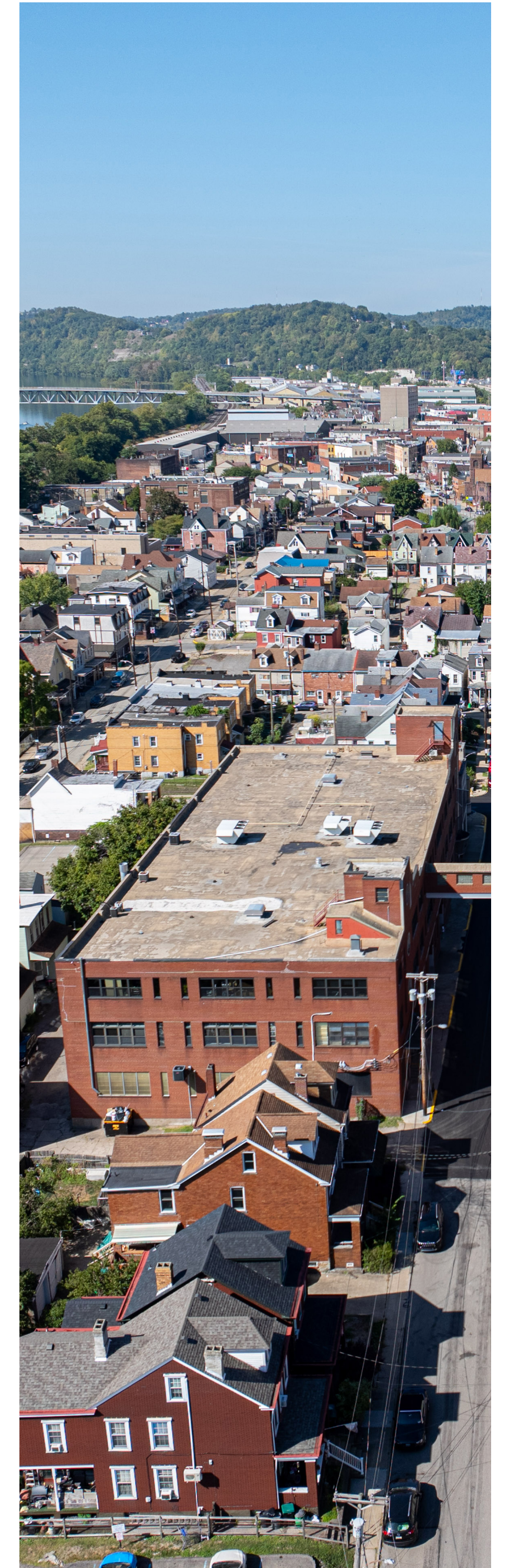
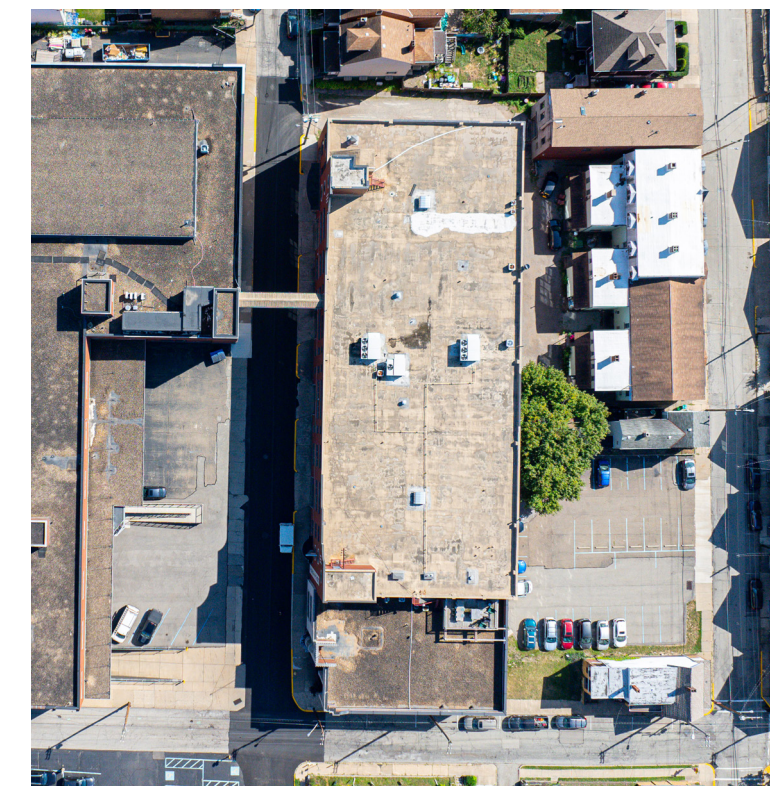
PHOTO GALLERY



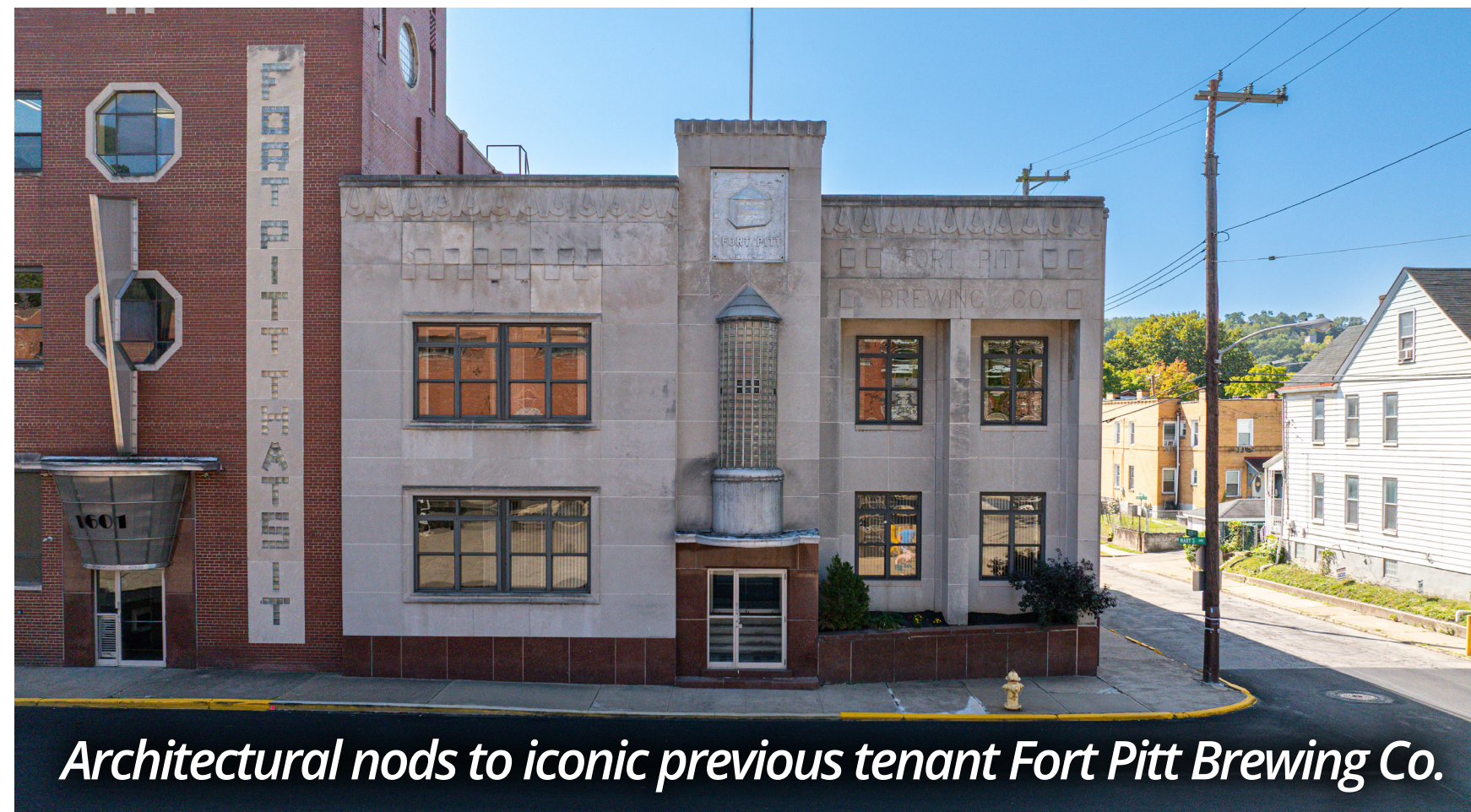
Creative flex space with common conference facility and storage availability



Connected to Brewery Workshop Lofts via skybridge



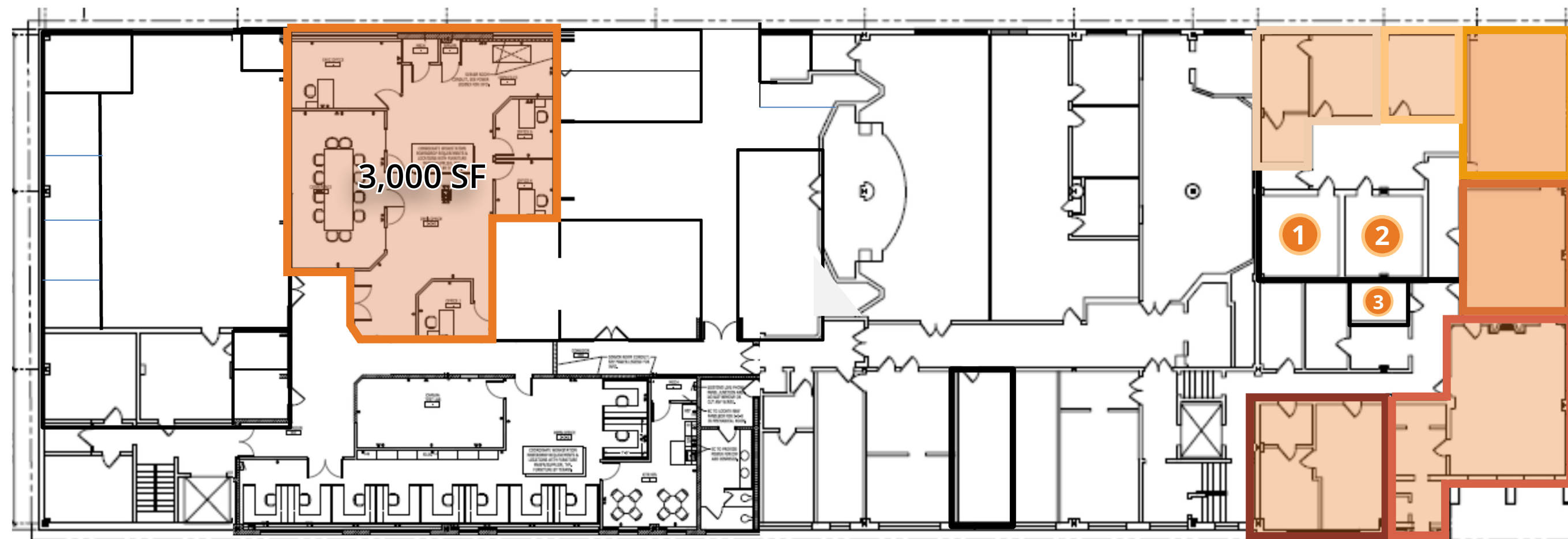
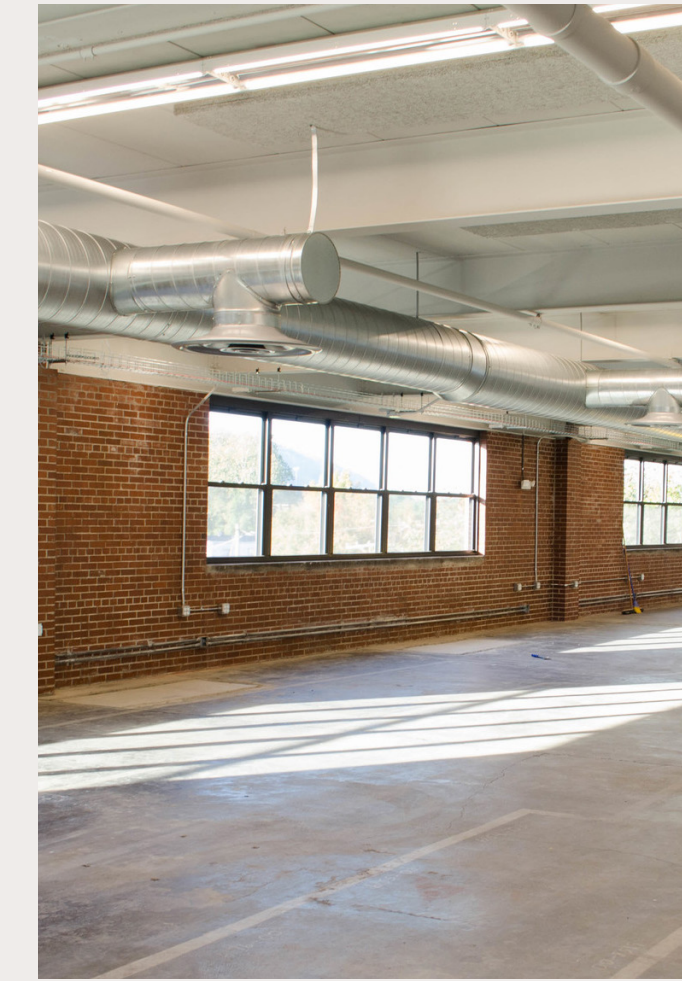
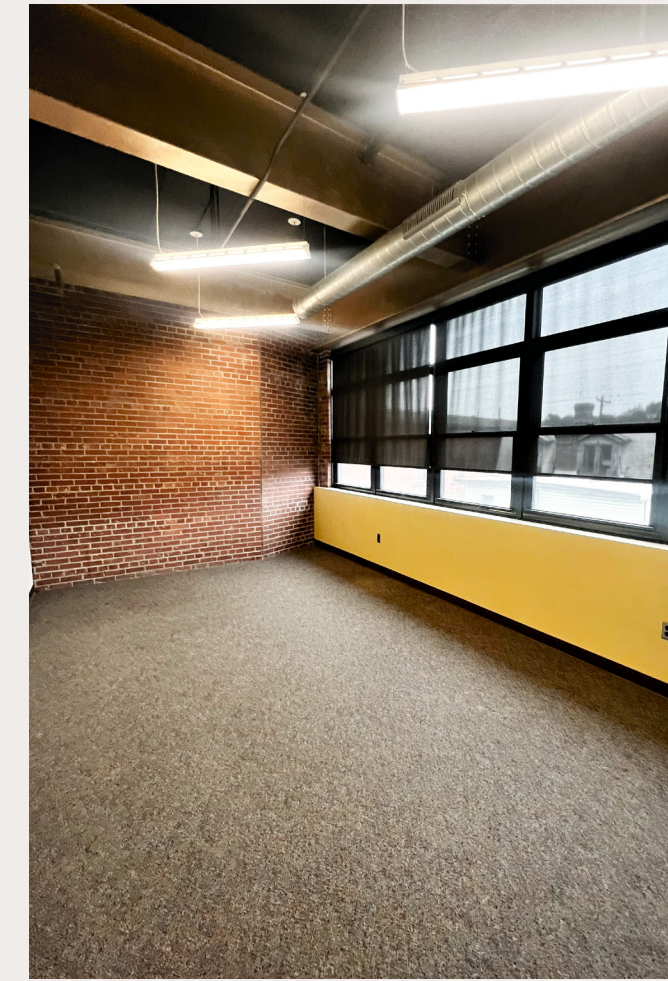
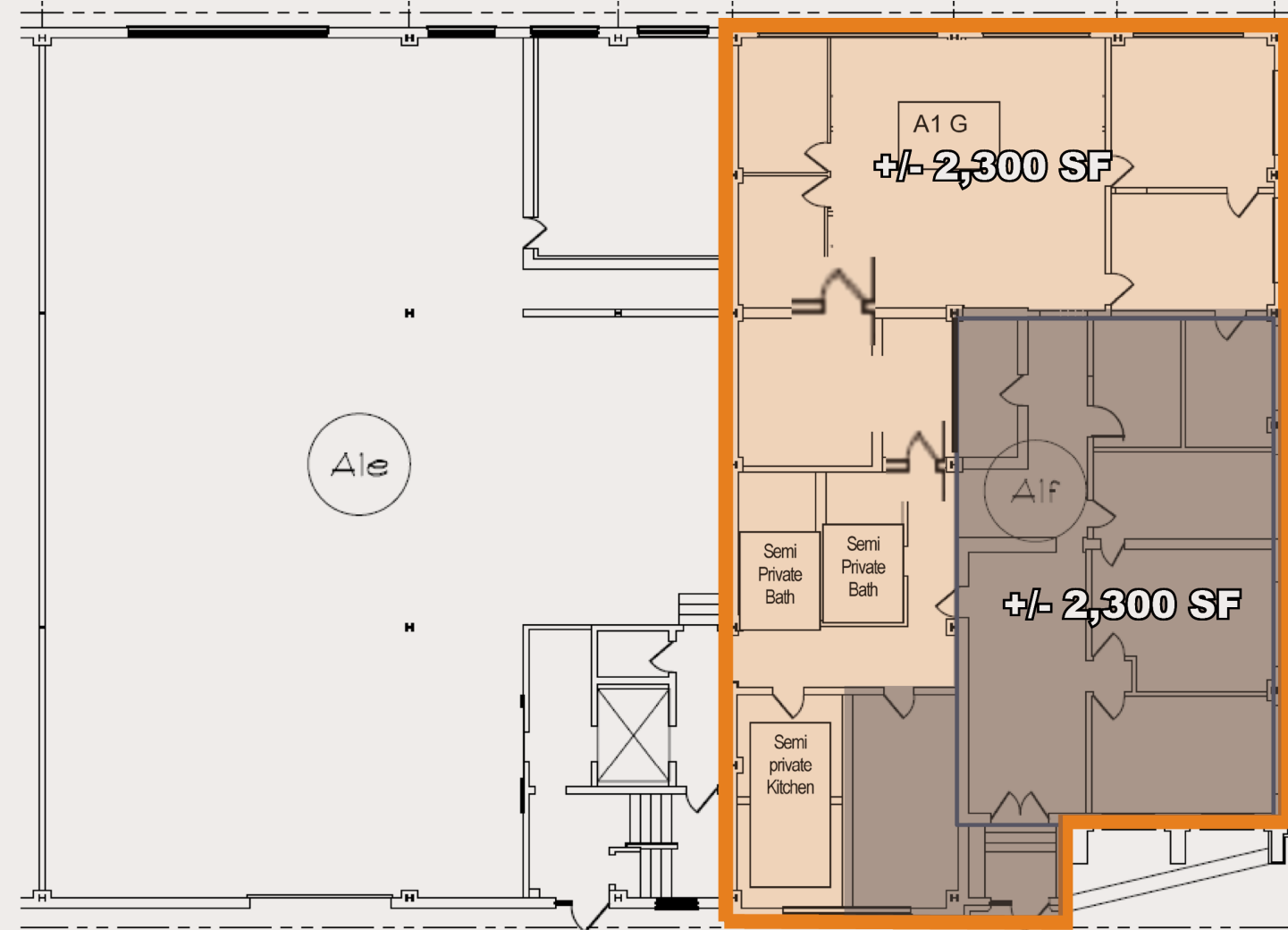
First floor industrial/flex space fully occupied



Architectural nods to iconic previous tenant Fort Pitt Brewing Co.

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 style interior designs
- Common conferencing area
- Storage space available



NEARBY AMENITIES

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 
- 11 

3-MILE RADIUS DEMOGRAPHICS REPORT

 Population Count 95,166	 Average HH Income \$98,808	 Median Home Value \$199,889	 Total Area Employees 57,701
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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.orowitz@colliers.com



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

