

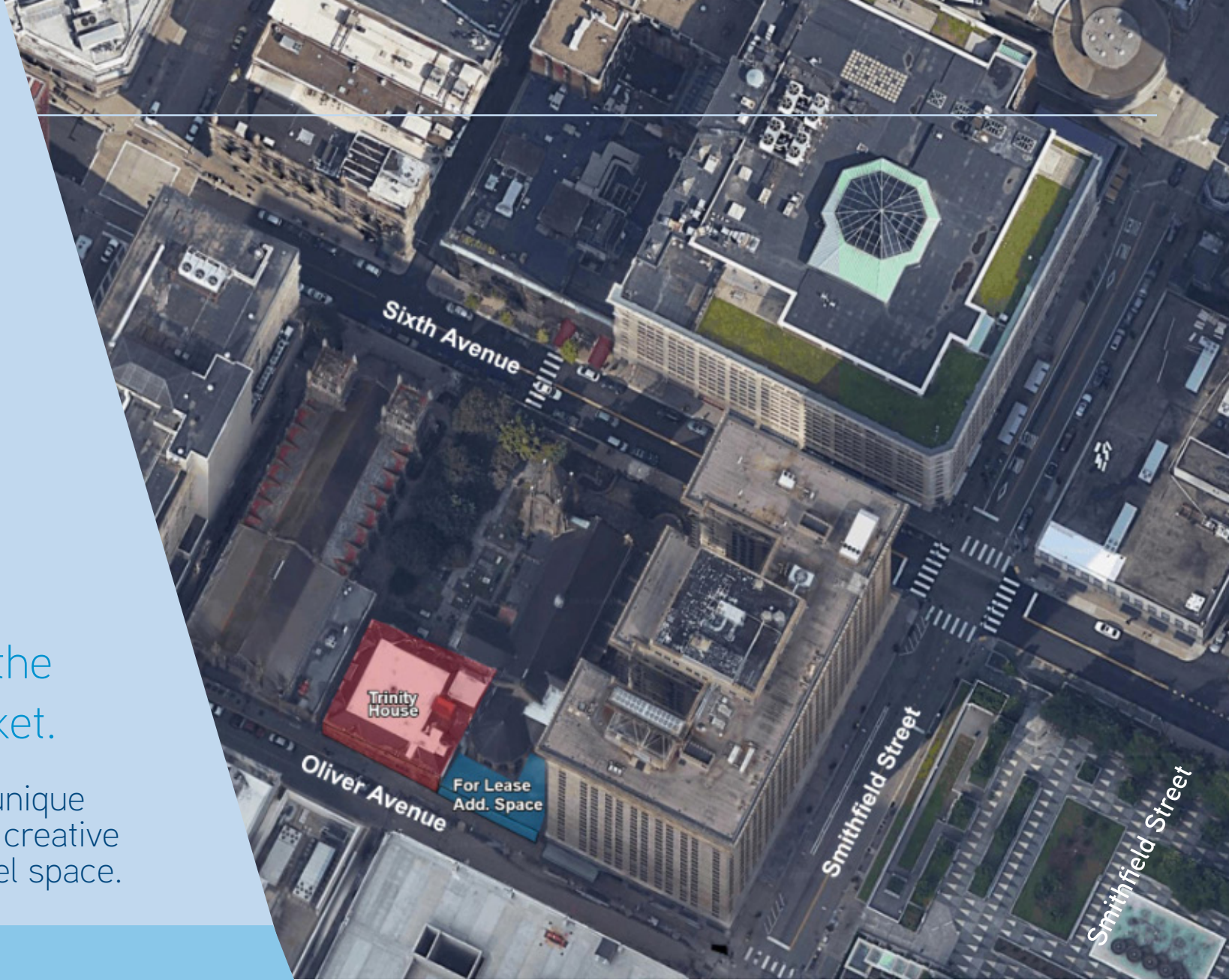
FOR LEASE

Trinity House 325

Oliver Avenue
PITTSBURGH, PA 15222

Excellent
opportunity in the
tight CBD market.

Trinity House is a unique
building that offers creative
office, event or hotel space.



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FOR LEASE

Trinity House, 325 Oliver Avenue, Pittsburgh, PA 15222



TOP ROW (LEFT TO RIGHT): Entrance to Trinity House, Provost office, ibid, Diocesan reception area

BOTTOM ROW (LEFT TO RIGHT): 3rd floor conference room, 2nd floor all-purpose room, Bishop's office, stairwell from 4th to 3rd floor, choir room

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AREA DEMOGRAPHICS



Population

1 Mile | 16,530
3 Miles | 152,747
5 Miles | 388,287
10 Miles | 877,210

Number of Households



1 Mile | 5,811
3 Miles | 65,777
5 Miles | 174,503
10 Miles | 389,714

Average Household Income



1 Mile | \$88,019
3 Miles | \$62,717
5 Miles | \$75,915
10 Miles | \$83,129

2019 Est. Total Employees



1 Mile | 163,399
3 Miles | 399,483
5 Miles | 485,494
10 Miles | 722,865

2019 Est. Total Businesses



1 Mile | 5,025
3 Miles | 13,745
5 Miles | 22,932
10 Miles | 43,616

BUILDING SPECIFICATIONS

Address 325 Oliver Avenue, Pittsburgh, PA

Site Area 26,700 SF

Location The Property is located on Oliver Avenue in the heart of the Central Business District (CBD) in Downtown Pittsburgh, Pennsylvania

Zoning Golden Triangle A

Year Built 1906

Architect Gordon Lloyd

Features

- Carved, gothic-like walls
- Built of sandstone
- 55 feet wide
- Four (4) floors
- Ornate windows

Lease Rates \$10.00; NNN - top 3 floors
\$5.00; NNN - bottom floor

Security Street level buzzer

Utilities To be separated upon lease execution

OFFERING HIGHLIGHTS

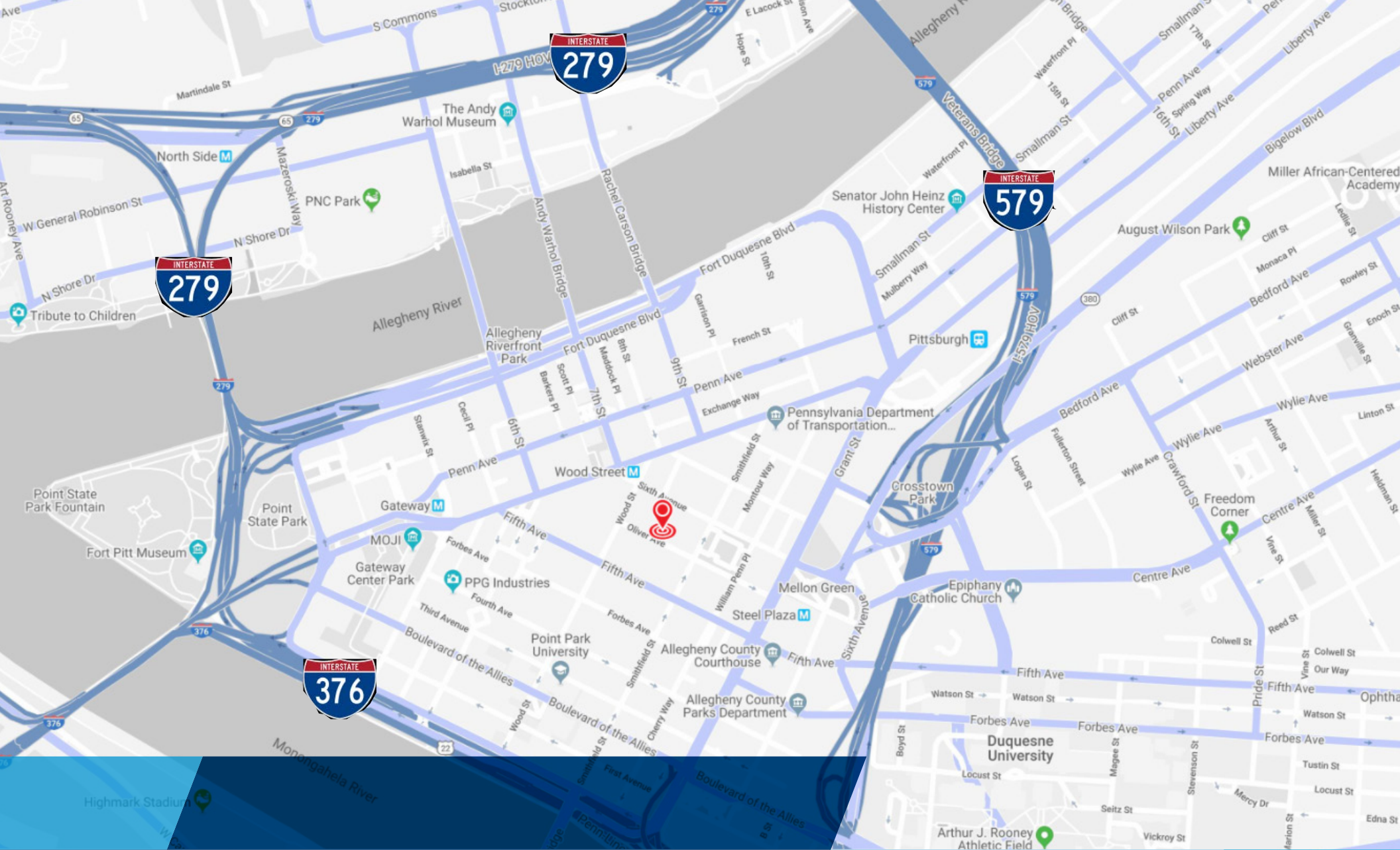
- Located in the center of Pittsburgh's Central Business District (CBD) which has undergone an economic renaissance in the past few years
- A few short blocks from the popular Market Square entertainment area
- Multiple public parking garages in the immediate vicinity
- The CBD office submarket has been very solid, with rents for Class A and Class B office space increasing every year
- The CBD residential market has grown by forty (40%) percent in the last seven (7) years
- Two blocks from Pittsburgh's famed Cultural District



FROM LEFT: Elevator which accesses all floors, 4th floor conference room, 2nd floor commercial kitchen, 2nd floor hallway

» Development opportunity available at this site.

» Please contact our office for details.



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