



CUSHMAN &  
WAKEFIELD



GRANT STREET  
ASSOCIATES, INC.

# OFFICE SPACE FOR LEASE 2020 SMALLMAN STREET

Pittsburgh, PA 15222



## LOFT-STYLE OFFICE SPACE IN THE STRIP

- 24,000 SF available now (12,000 SF on the 2nd and 3rd floors)
- Ideal location for creative firms looking for industrial chic office space
- Anchors the epicenter of The Strip at 21st Street & Smallman Street
- Parking available nearby
- Windows on all sides of the building, offering incredible light and views
- Unique architectural details including exposed brick, restored ceiling tin, historic warehouse doors and loft-style ceilings
- Improvements to exterior and building systems, with more coming soon!
- Office space in the heart of The Strip at 21st and Smallman Street



AMPLE NATURAL LIGHT & VIEWS



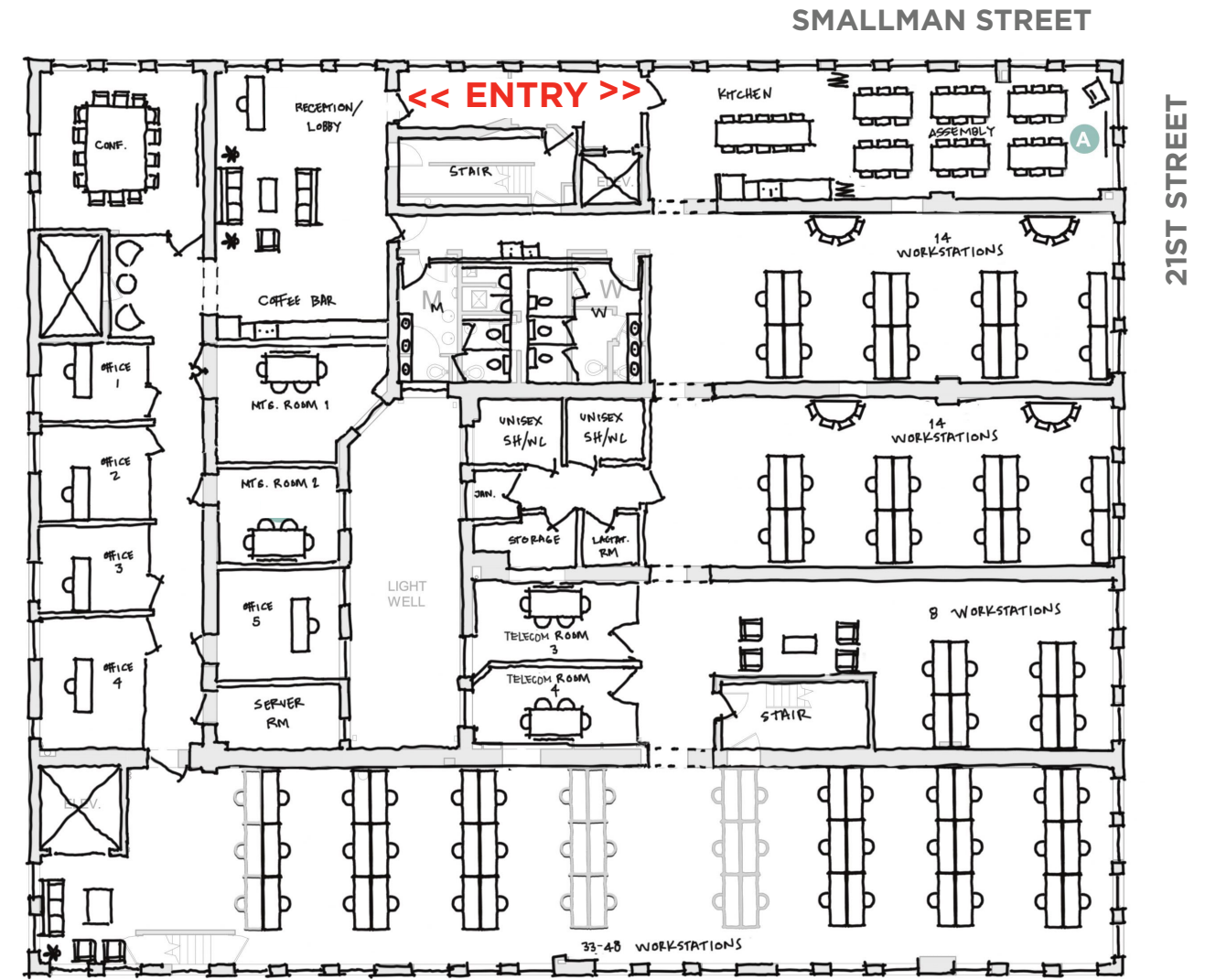
### TWO FULL FLOORS

AVAILABLE NOW

2nd floor: 12,000 sf

3rd floor: 12,000 sf

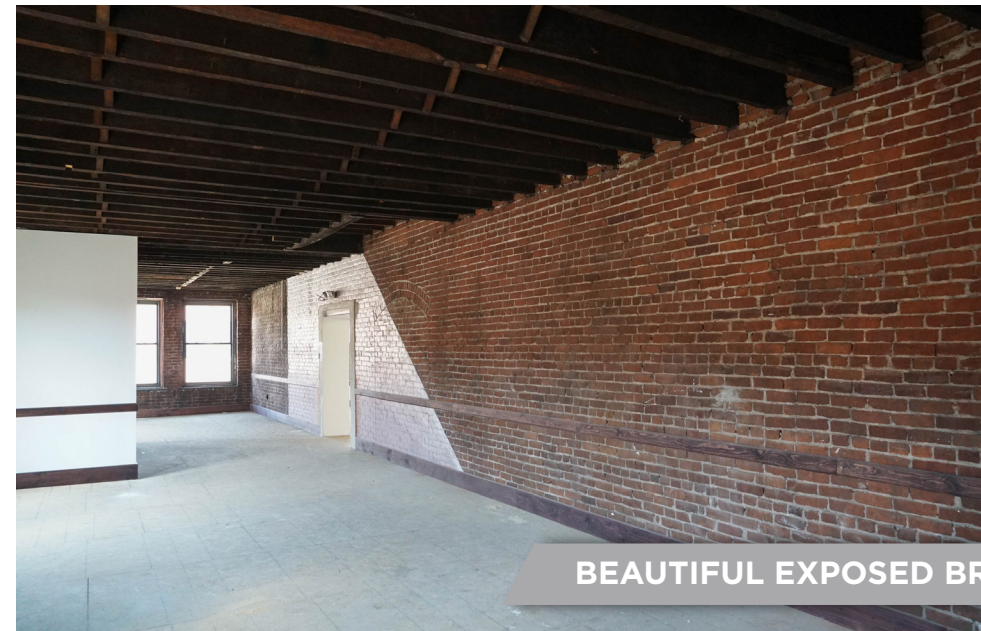
## SAMPLE TENANT LAYOUT - 2ND FLOOR



ANTIQUE TIN CEILINGS



EXCITING EXTERIOR UPGRADES COMING SOON!



BEAUTIFUL EXPOSED BRICK





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### PRIME LOCATION IN THE VIBRANT STRIP DISTRICT



#### DEMOGRAPHICS

	1 mile	2 miles	3 miles
POPULATION	15,605	83,589	163,924
CONSUMER SPENDING	\$140,629,000	\$687,576,000	\$1,505,865,000
TOTAL BUSINESSES	2,178	12,502	16,052
TOTAL EMPLOYEES	95,927	253,361	289,729

**SAM MCGILL**  
Senior Vice President  
412 391 2635  
smcgill@gsa-cw.com

**ALEX RUCK**  
Vice President  
412 697 1676  
aruck@gsa-cw.com

**CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES**  
310 Grant Street, Suite 1825, Pittsburgh, PA  
412 391 2600  
gsa-cw.com