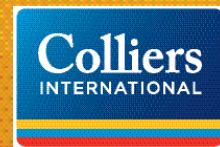


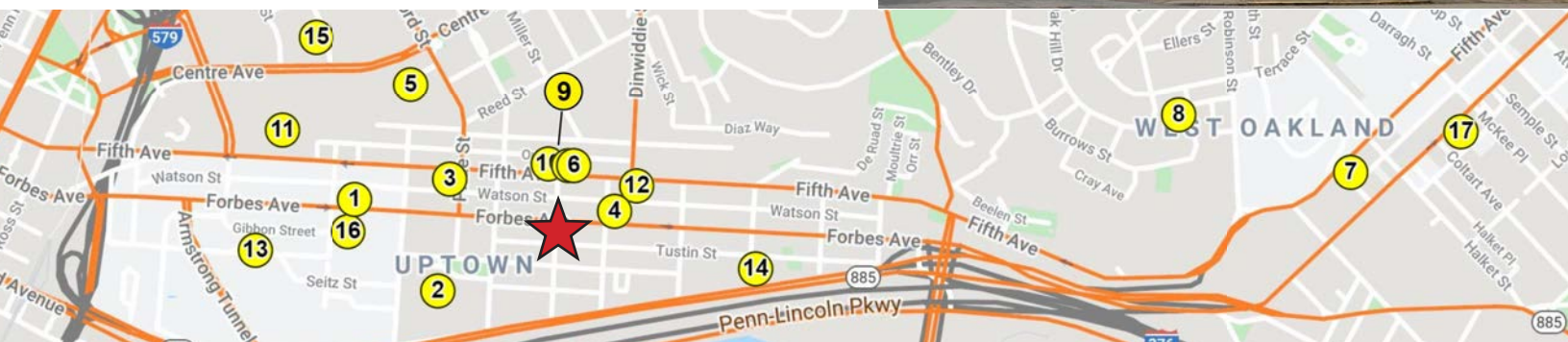
FOR SALE

1700 Forbes Avenue + Parking Lot

PITTSBURGH, PA 15219



- Two (2) story 5,000 SF structure
 - Fully air-conditioned
 - Well maintained
 - Lower level record storage
 - Floor plans available
- Paved & fenced 3,800 SF parking area
- Zoning: Uptown Public Realm Subdistrict
 - Parking Lot: UPR-A
 - Office Building: UPR-B
- Ideal for health-related offices given its proximity to UPMC's \$400 million Vision & Rehabilitation Institute under construction
- Located amidst an extraordinary amount of existing & planned health-related, institutional and sports facilities as illustrated
- Located in a Qualified Opportunity Zone (CT 103)



- | | | |
|--|--|--|
| 1. Duquesne University College of Osteopathic Medicine | 7. Innovation Research Center | 12. Fifth Avenue High School Lofts |
| 2. Vision and Rehabilitation Tower @ UPMC Mercy | 8. Burrows Street Townhouses | 13. Duquesne University |
| 3. 1430 Fifth Avenue | 9. Bridging the Gap Development LLC (planned \$50M/167 residential & commercial development) | 14. Clarus Laundry Facility (planned 60,000 SF flex tech renovation) |
| 4. Mackey Lofts | 10. Flats on Fifth Avenue | 15. Former Civic Arena Site |
| 5. City View Apartments | 11. PPG Paints Arena | 16. UPMC Cooper Union Fieldhouse |
| 6. Planned \$10M/51 Residential Unit Apartment | | 17. Wexford Science & Technology LLC |

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