



Premier Pittsburgh
East End
Opportunity

25,000 SF
Office

4115-4117
LIBERTY AVE



 **SVN**
THREE RIVERS
COMMERCIAL ADVISORS

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A photograph of a modern office hallway. The hallway features glass-walled cubicles on the left side, with desks and chairs visible inside. The floor is covered in a dark, patterned carpet with a yellow mat in the foreground. The ceiling has exposed ductwork and recessed lighting. A blue text overlay is positioned in the center-left of the image.

4115-4117
LIBERTY AVE

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 4115-4117 Liberty Ave for Sale. Endless opportunities including strong occupancy/investment; re-development or owner/occupant. Located in Bloomfield near the intersection of Liberty Ave, Bloomfield bridge, and Howley St. The property's unique location offers quick transit to Lawrenceville, East Liberty, Shadyside, Oakland, Strip District, and the CBD in just minutes. The property is currently occupied by multiple tenants. The spaces follow an open concept while still creating separate spaces for individual tenants. Additional building amenities include a shared fitness center, Kitchens, lounge/entertainment space, and conference rooms. The mechanical and technological systems are newer and include energy efficient lighting, HVAC, Security, and roof. The building has multiple ingress/egress points, and both standard and freight elevators. The building features parking for 40 cars, consisting of two lots adjacent to the building and an additional lot across the street.

SALE PRICE: \$4,125,000

BUILDING SF: 25,000 SF

OCCUPANCY: 100%

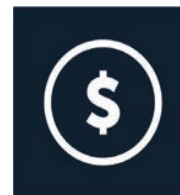
PRICE/SF: \$165



OPEN
FLOOR PLANS



HIGH
TRAFFIC COUNT



RECENT
RENOVATIONS



HIGH
CEILINGS



UPDATED
MECHANICALS



INVESTMENT HIGHLIGHTS



ATTRACTIVE INVESTMENT

Updated 25,000 SF office building within Pittsburgh's East End at the confluence of the Bloomfield Bridge and Liberty Ave.



PRIME LOCATION

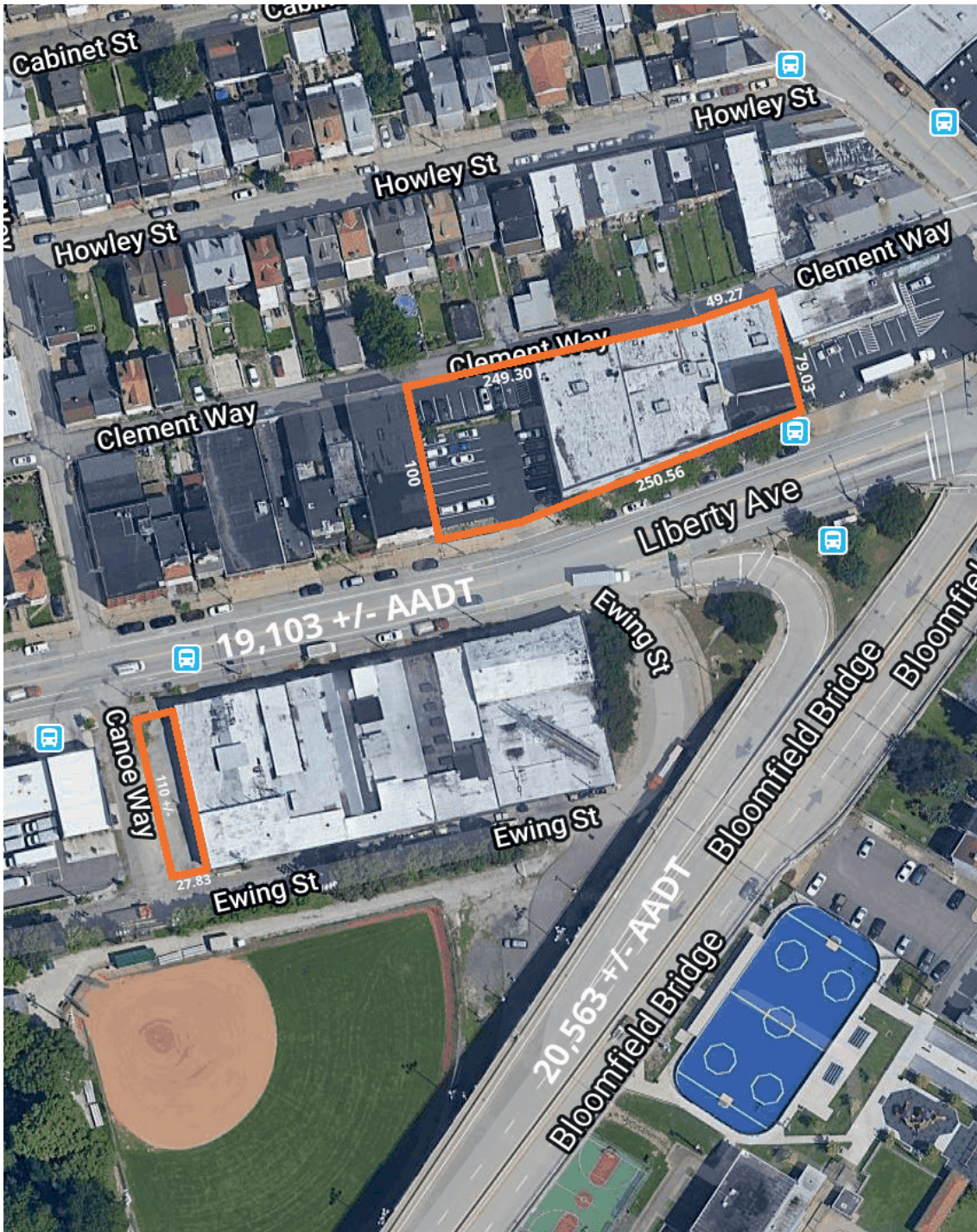
Located less than 5 minutes from Downtown Pittsburgh, the Strip District, Lawrenceville, Shadyside, PNC Park, Heinz Field, UPMC Shadyside, UPMC Children's Hospital.



ACCESS TO MAJOR INTERSTATE

Less than a mile from Route 28 providing easy access to Downtown Pittsburgh and the Pittsburgh International Airport through 1-376 and 1-279.

OFFERING SUMMARY



Property Address

415-417 Liberty Ave & Liberty Ave (Lot)
Pittsburgh, PA 15224

Parcel ID

0049-R-00286-0000-00
0049-R-00312-0000-00

Lot Area

27,250 SF (415 Liberty)
3,061 SF (Lot)

Zoning Jurisdiction

City of Pittsburgh

Use Class

Commercial

Parking

40 Spaces

An aerial photograph of a city, likely Pittsburgh, showing a dense urban area with a prominent multi-lane highway bridge crossing a valley. The sky is blue with scattered white clouds. A large blue rectangular box is overlaid on the right side of the image, containing white and orange text.

4115-4117
LIBERTY AVE
LOCATION OVERVIEW

LOCATION OVERVIEW

ALLEGHENY COUNTY



Allegheny County was officially founded on September 24, 1788 from parts of Washington and Westmoreland Counties. The County Seat was named the City of Pittsburgh in 1781. In the late 18th century, farming played a critical role in the growth of the area. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”

- The County has a total area of 745 square miles, of which 730 square miles is land and 14 square miles is water.
- Three major rivers traverse in Allegheny County, The Allegheny River, The Monongahela River that converge in Downtown Pittsburgh to form the Ohio River.
- The County contains 14 colleges & universities and 19 different community, junior and technical colleges.

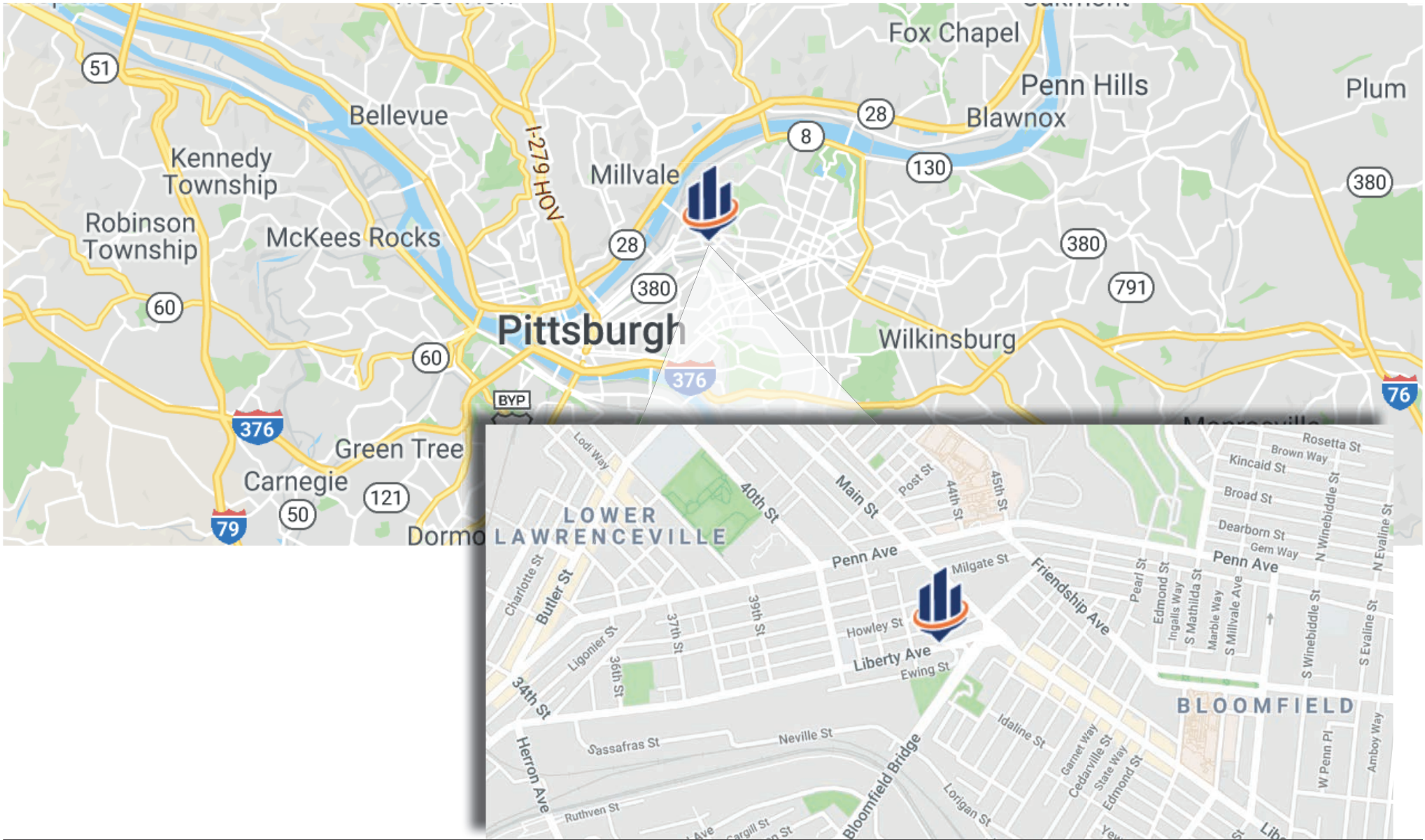
TOP 10 EMPLOYERS

- | | |
|------------------------------|--------------------------------|
| 1. UPMC | 6. GIANT EAGLE |
| 2. University of Pittsburgh | 7. ALLEGHENY COUNTY |
| 3. PA.GOV | 8. BNY MELLON |
| 4. PNC | 9. Carnegie Mellon University |
| 5. Allegheny Health Network | 10. Pittsburgh Public Schools |

DEMOGRAPHICS

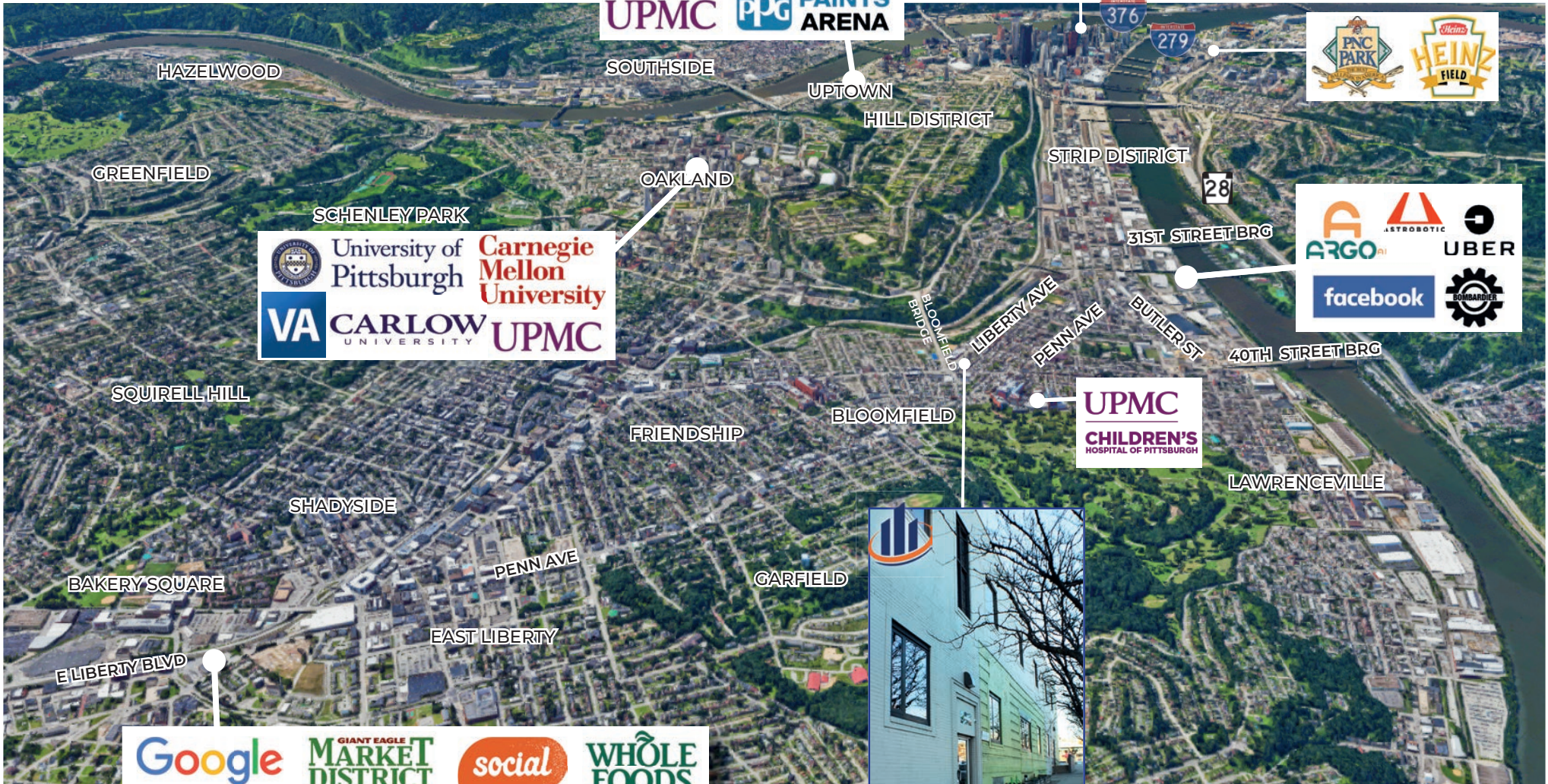
POPULATION 1.23M	NUMBER OF EMPLOYEES 623,721	MEDIAN HOUSEHOLD INCOME \$54,467
POVERTY RATE 12.3%	MEDIAN AGE 41	MEDIAN PROPERTY VALUE \$141,700

LOCATION OVERVIEW



LOCATION OVERVIEW

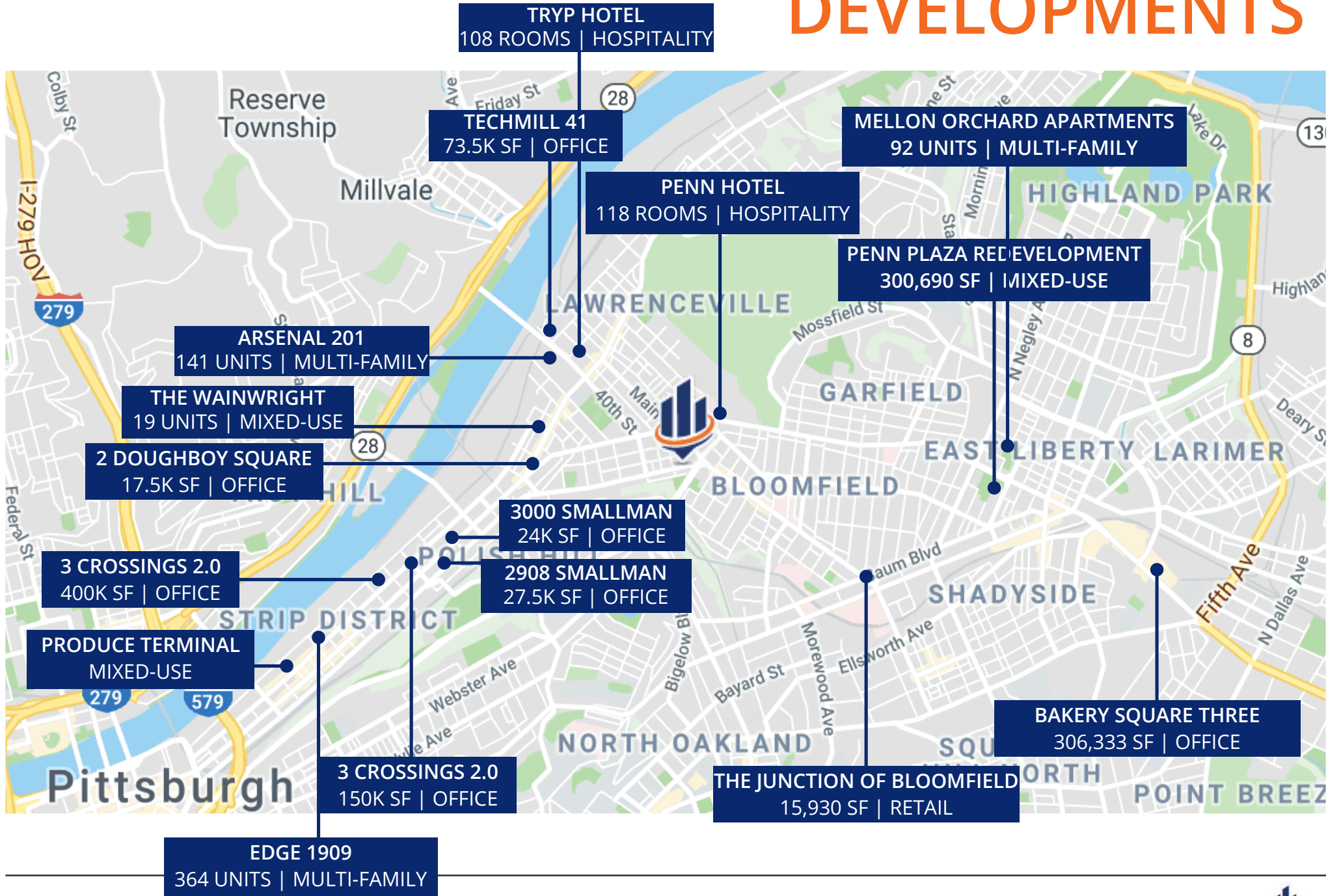
DOWNTOWN PITTSBURGH



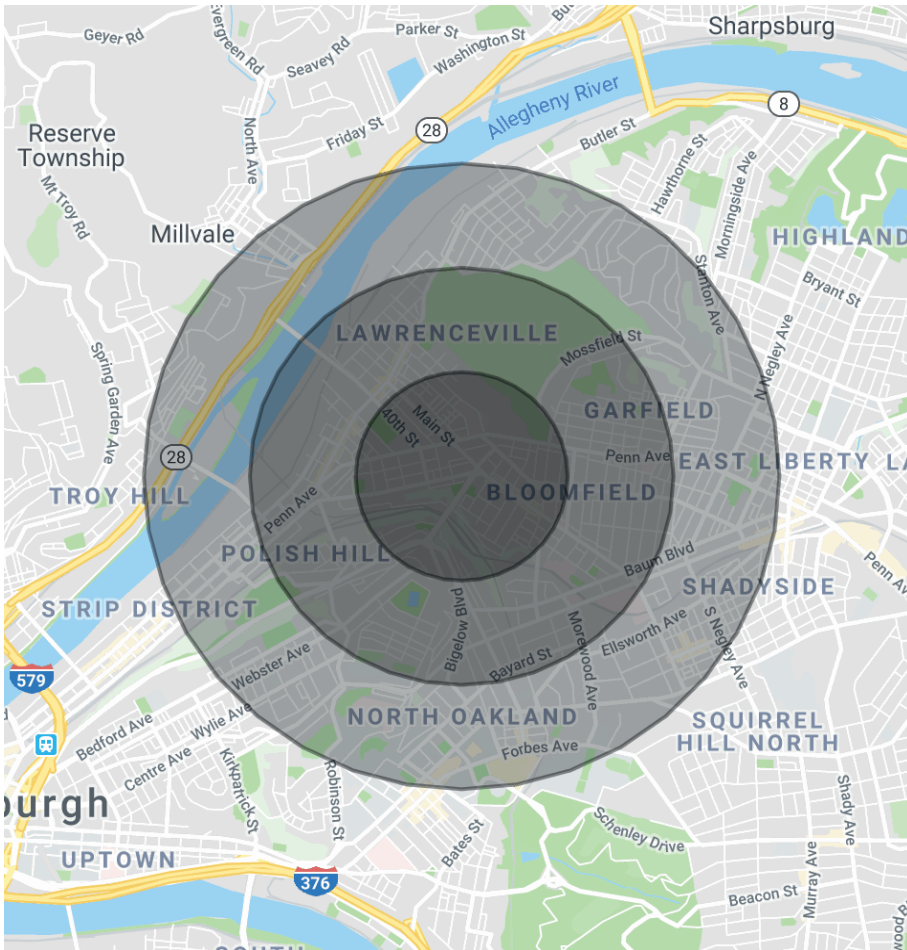
Logos for various businesses and locations:

- Google
- GIANT EAGLE MARKET DISTRICT
- social At Bakery Square
- WHOLE FOODS MARKET
- UPMC
- BAKERY SQUARE
- LA|FITNESS.
- TRADER JOE'S
- Apple
- TARGET
- THE HOME DEPOT
- EAST END BREWERY TAPROOM

NEARBY DEVELOPMENTS



EAST END DEMOGRAPHICS



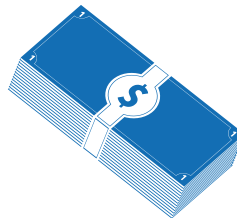
POPULATION	1 MILE	3 MILES	5 MILES
2019 Total population	27,278	179,885	339,245
2024 Projected population	27,311	179,284	337,018
Average age	38.40	36.80	38.50
Median home value	\$156,806	\$162,958	\$135,788

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	14,202	81,071	152,412
# of persons per HH	1.9	2.0	2.1
Average HH income	\$62,848	\$70,271	\$69,156
Median HH income	\$42,905	\$43,950	\$45,511

Pittsburgh's East End refers to multiple neighborhoods on the eastern side of Downtown Pittsburgh, including; Shadyside, Squirrel Hill, Greenfield, Bloomfield, Lawrenceville, Polish Hill, Morningside, Garfield, East Liberty, Highland Park, Point Breeze, Bakery Square, Lincoln, Larimer, Homewood, and Regent Square. All of these neighborhoods are extremely walkable and each unique in their own way. The East End is known as one of Pittsburgh most vibrant and upcoming communities. It has multiple new developments, businesses and tech companies and is surrounded by multiple universities and hospitals with easy access to major highways leading out of the city.



DAYTIME POPULATION
339,245
*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$62,848
*1 Mile Radius



AVERAGE
AGE
36.8
*3 Mile Radius



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PROPERTY PHOTOS

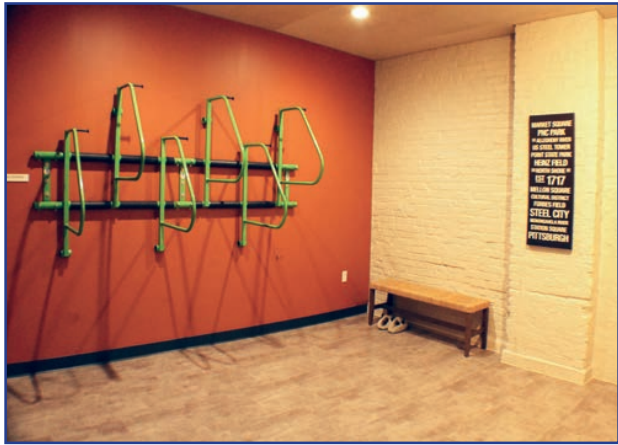
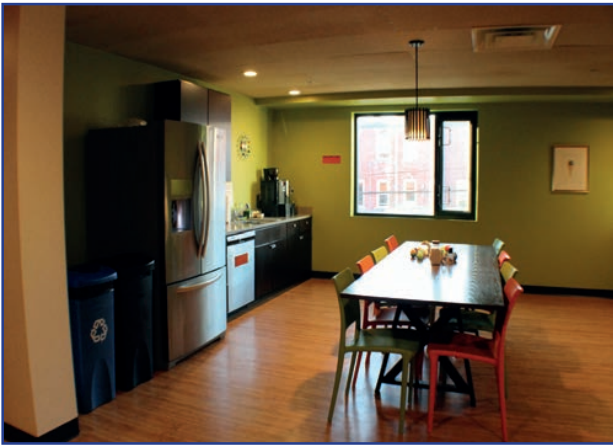
EXTERIOR PHOTOS



1ST FLOOR PHOTOS



2ND FLOOR PHOTOS



MATTERPORT & DRONE FOOTAGE



Drone Video Offering Memorandum Coming Soon!



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FINANCIAL SUMMARY