



Retail Space Available up to 50,000 SF
at Pittsburgh's Historic Corner of Fifth & Smithfield

“Meet me under the Kaufmann's clock.”

For information on RETAIL Leasing, contact

JOHN JACKSON
Senior Vice President - Retail
(412) 697-1661
jjackson@gsa-cw.com
Lic. # RS321621



Cushman & Wakefield | Grant Street Associates, Inc.
Pittsburgh, PA | 412 391 2600
gsa-cw.com



RETAIL FOR LEASE
KAUFMANN'S GRAND on FIFTH
 400 FIFTH AVENUE, PITTSBURGH, PA 15219



FANTASTIC RETAIL OPPORTUNITY
 "Under-the-clock" space at the corner of Fifth and Smithfield

Kaufmann's Grand on Fifth
 10/12/2017

16,476 AADT



KAUFMANN'S GRAND WILL FEATURE

- Retail Suites up to 50,000 SF
- Pittsburgh's premier retail location
- 312 on-premise multifamily units
- Daytime work force of 140,000 employees
- 1.2 million SF full building renovation includes:
 - 3.5 floors of parking
 - 311 luxury residences
 - 160 hotel rooms (EVEN Hotel)
 - 2 new atriums
 - Street level retail

DEMOGRAPHICS	
AVG. HH INCOME	\$67,418
DAYTIME EMPLOYEES	140,000
GREATER DOWNTOWN EXISTING RESIDENTIAL POPULATION	30,799
TOTAL SPENDING WITHIN 1 MILE RADIUS (YEARLY)	\$156,382,000

Walk Score: Walker's Paradise (100)
Transit Score: Rider's Paradise (99)

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WELCOME BACK TO KAUFMANN'S

Check out some of the fantastic progress we've made on this historic redevelopment



Leasing Lobby & Elevators



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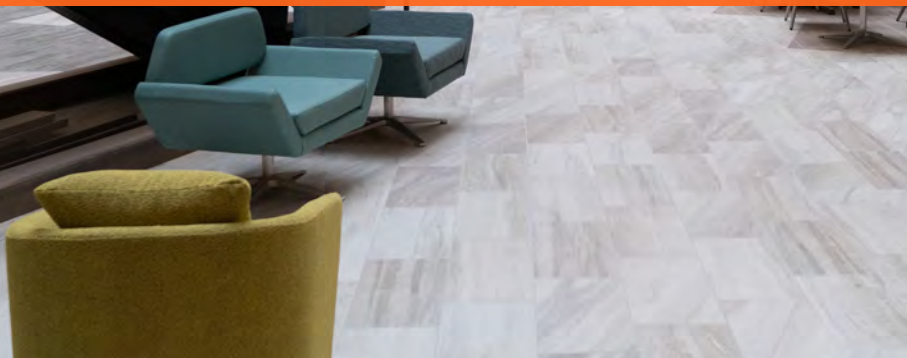


East Atrium

Two, new center atriums allow for maximum natural light to reach the apartments and nearly complete EVEN Hotel



EVEN Hotel
nearly complete



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GREATER DOWNTOWN PITTSBURGH VISITORS & STUDENTS BY THE NUMBERS:

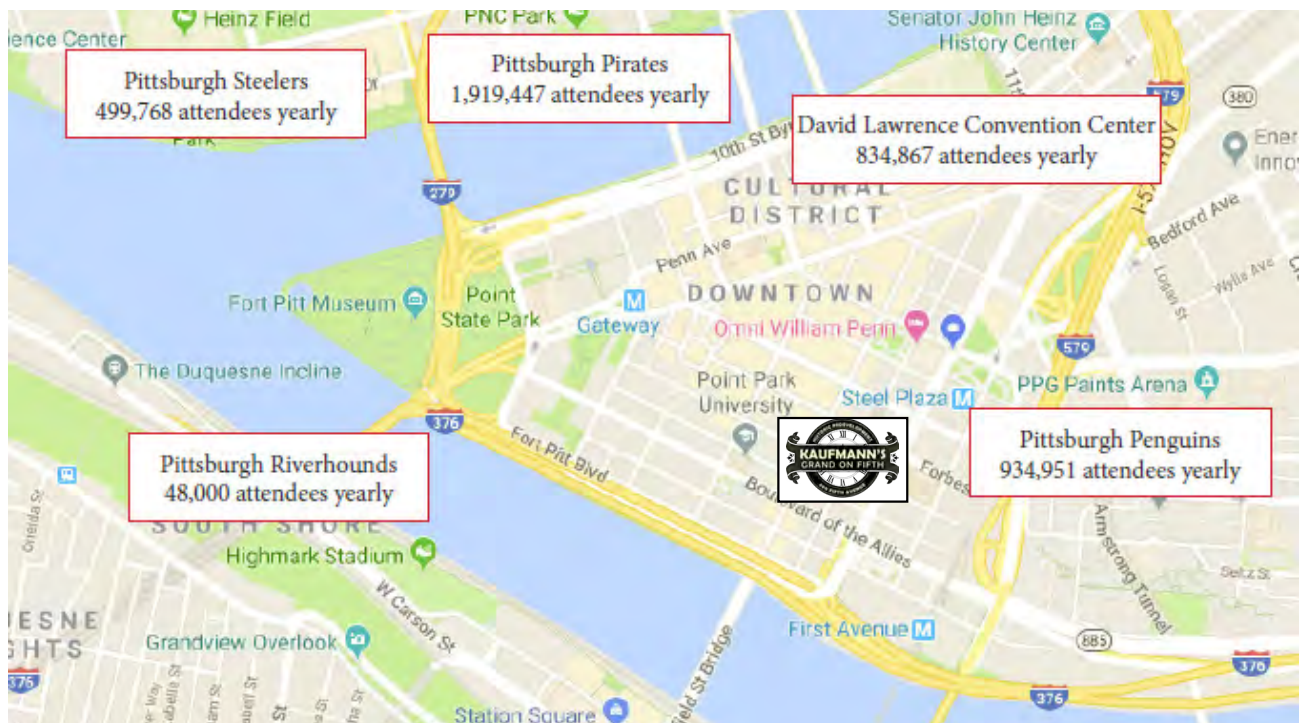
20,547 Students with an average walk time of **4 minutes**

13.3 million total visitors a year

1.4 million occupied hotel room nights

834,867 total visits to David Lawrence Convention Center

4,237,063 total attendees for sports and events alone



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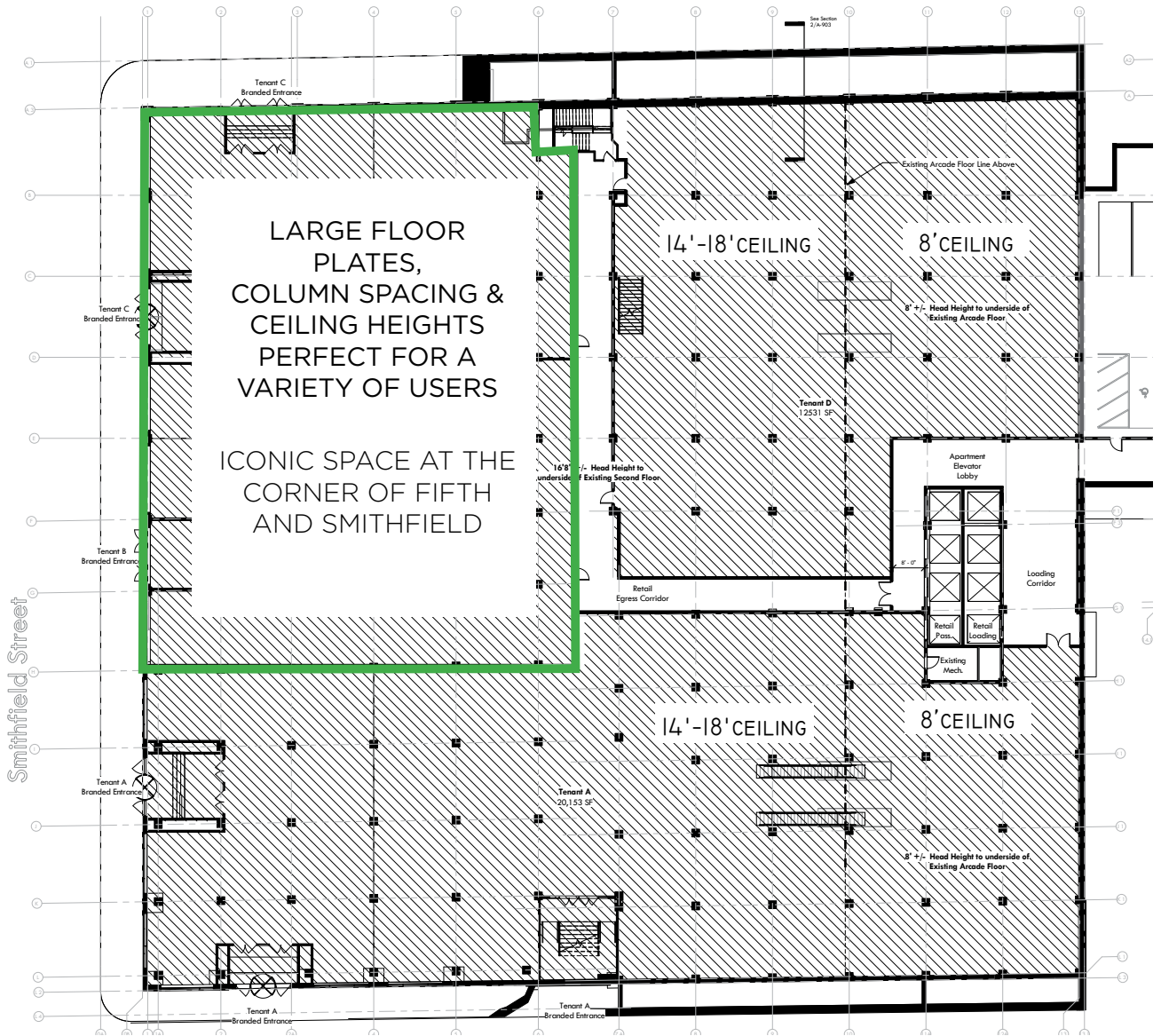
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Rooftop Retail Opportunity

DEMOGRAPHICS			
SMSA POPULATION	2,393,997	DOWNTOWN OFFICE SPACE	35,000,000 SF
MEDIAN HH INCOME	\$49,416	DOWNTOWN DAYTIME EMPLOYEES	140,000
AVERAGE HH INCOME	\$67,418	DOWNTOWN RESIDENTIAL UNITS EXISTING & UNDER CONSTRUCTION	14,000
HH INCOME GREATER THAN \$75,000	\$156,382,000	UNEMPLOYMENT	4.6%
PROJECTED POPULATION INCREASE (2014-2019)	71,820	ON-PREMISE MULTIFAMILY UNITS	311
BACHELOR DEGREE OR GREATER	477,686	ON-PREMISE HOTEL ROOMS	160

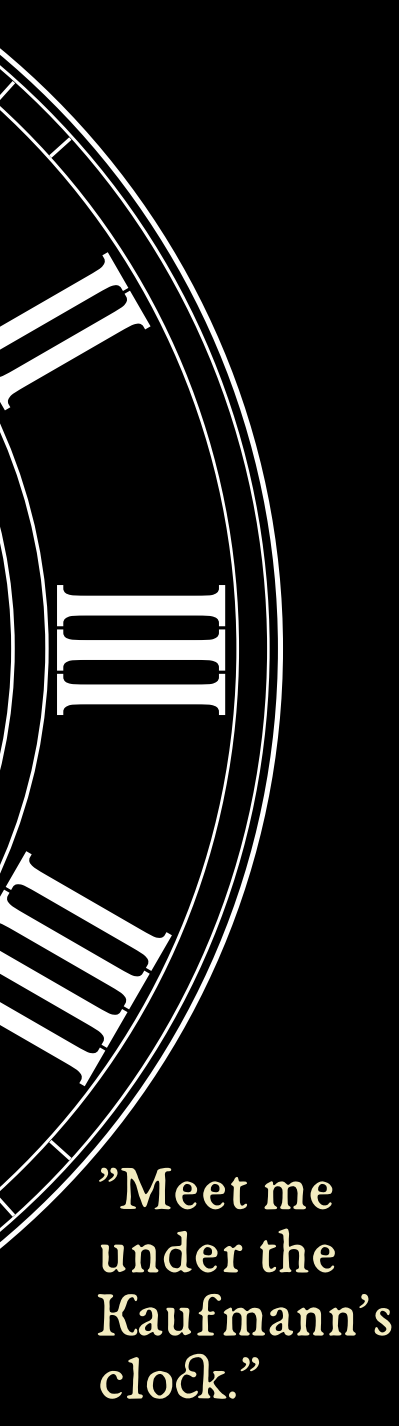
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”Meet me under the Kaufmann’s clock.”



Images are property of Pittsburgh Post Gazette

The Legacy of Kaufmann’s - A Timeline

Located in Downtown Pittsburgh, 'Kaufmann's Grand on Fifth' is a mixed-use development with a rich history of retail and tradition. With over 1.2 million square feet encompassing an entire city block, 400 Fifth Avenue has been an iconic landmark for the city since its construction in 1887. Core Capital, Inc., a Philadelphia based real estate development company, purchased the building in 2015 and is currently revitalizing this Pittsburgh icon so that generations to come can take part in the grand tradition that is Kaufmann's.

1887 - Building Construction

400 Fifth Avenue opens as the Kaufmann family's flagship department store in Downtown Pittsburgh

1913 - The Clock Upgrade

Architect Benno Janssen was selected to design an addition to the original Kaufmann's store. The white terra cotta-sheathed expansion featured a Neoclassical revival style structure with Renaissance Revival style finishes. Janssen also decided to embellish the large ornamental public clock at the corner. Immediately a popular downtown meeting place, the oft-used phrase "Meet me under Kaufmann's clock" was born.

Late 1920s

Edgar G. Kaufmann commissioned a redesign of the main floor of the department store. Janssen created an art-deco masterpiece that included striking black Carrara glass columns, bronze metalwork, terrazzo floors, and a million dollars' worth of new elevators. The building was the largest department store in Pittsburgh with twelve retail floors totaling 750,000 square feet. Mr. Kaufmann also commissioned Frank Lloyd Wright to design his executive offices on the top floor of Kaufmann's, as well as his country house and Wright's architectural masterpiece, "Fallingwater".

1952

The Carnegie Building, which shared the city block with Kaufmann's and served as the original headquarters of Carnegie Steel Company, was demolished to make room for the store's expansion. Upon completion, Kaufmann's retail square footage totaled over 1.2 million and spanned an entire downtown city block.

2000

The Kaufmann's Pittsburgh headquarters closed after 113 years in business. 400 Fifth Avenue, always known as Kaufmann's, now became Macy's Department Store.

2015

Macy's announced it had sold the downtown property to Core Realty, closing the iconic store after 128 years on September 20, 2015. Core Realty is now proudly redeveloping the historic landmark into a mixed-use project that will include 312 luxury apartments, a hotel, and two levels of retail.

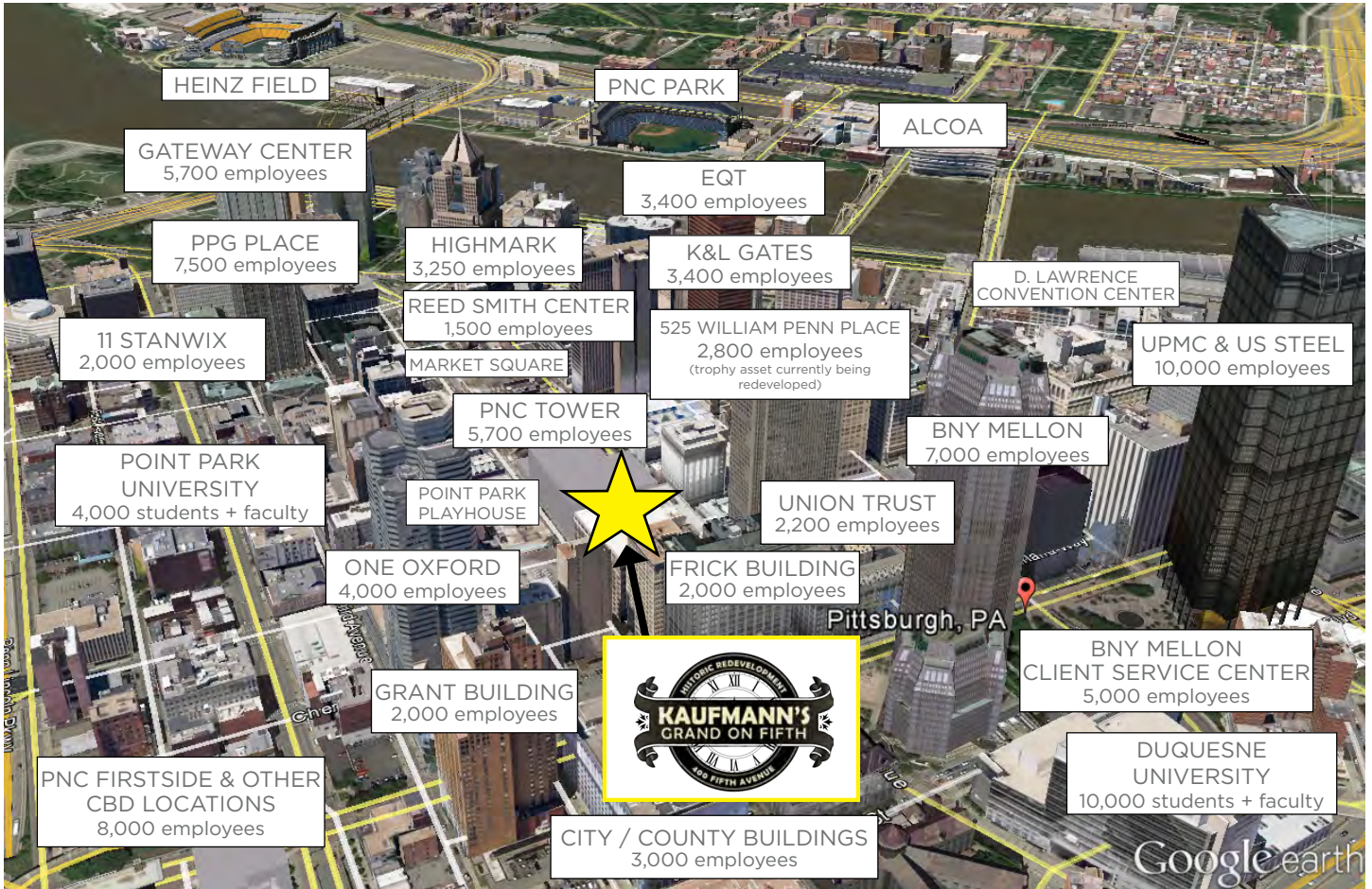
Legacy

The holiday traditions created by Kaufmann's such as animated Christmas windows and Santa Land, which always make their debut on Light-Up Night, a Pittsburgh seasonal tradition, have continued under new ownership. In addition, the 13 original brass plaques from Kaufmann's heyday will continue to grace the building well into its future.





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140,000 Daytime Greater Downtown Pittsburgh Population

*Employee numbers are estimates based on occupancy size

* no properties under 350,000 SF are included in survey

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