

# LEASE OFFICE

1323 FORBES AVENUE, PITTSBURGH, PA 15219



## HIGHLIGHTS

- Prime office space located in the heart of Pittsburgh's Uptown District
  - close proximity to CBD, Duquesne University, PPG Paints Arena, UPMC Mercy and numerous retail establishments
- On site parking available
- Located along bus line
- Traffic count: 9,052 +/- vehicles per day
- Size of building: 81,000 +/- sq. ft.
  - Space Available: **2nd Floor: 500 - 81,000 +/- square feet**

**ASKING RATE: \$15 psf (gross lease)**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	23,202	165,417	393,193
Med. HH Income	\$31,161	\$38,777	\$45,924



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