

FOR LEASE

241 4TH AVE

Pittsburgh, PA 15222

PRESENTED BY:

JASON CAMPAGNA

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PA #RM424399

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OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr [MG]
BUILDING SIZE:	4,800 SF
AVAILABLE SF:	4,800 SF
LOT SIZE:	3,504 SF
MARKET:	Pittsburgh
SUBMARKET:	CBD
APN:	0001-H-00187-0000-00

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease 241 4th Avenue in Downtown Pittsburgh. This is a rare opportunity for small to medium size business to establish a landmark office downtown as a single tenant. Each floor is roughly 1,600 SF and features a kitchenette, high ceilings, elevator access, and bathrooms. Professional interior finishes and beautiful tin ceilings gives the space a modern feel and warm aesthetic.

Other features include: ADA M/W bathrooms on the first floor, remote doorman, 6 private offices, 10-15 workstations, large windows, basement, HVAC, and a reception area on the 1st floor. Across the street is a large parking garage.

PROPERTY HIGHLIGHTS

- 4,800 SF across 3 floors
- Professional finishes and high ceilings
- Large Windows
- Kitchenettes and bathrooms on each floor
- Parking Garage across street

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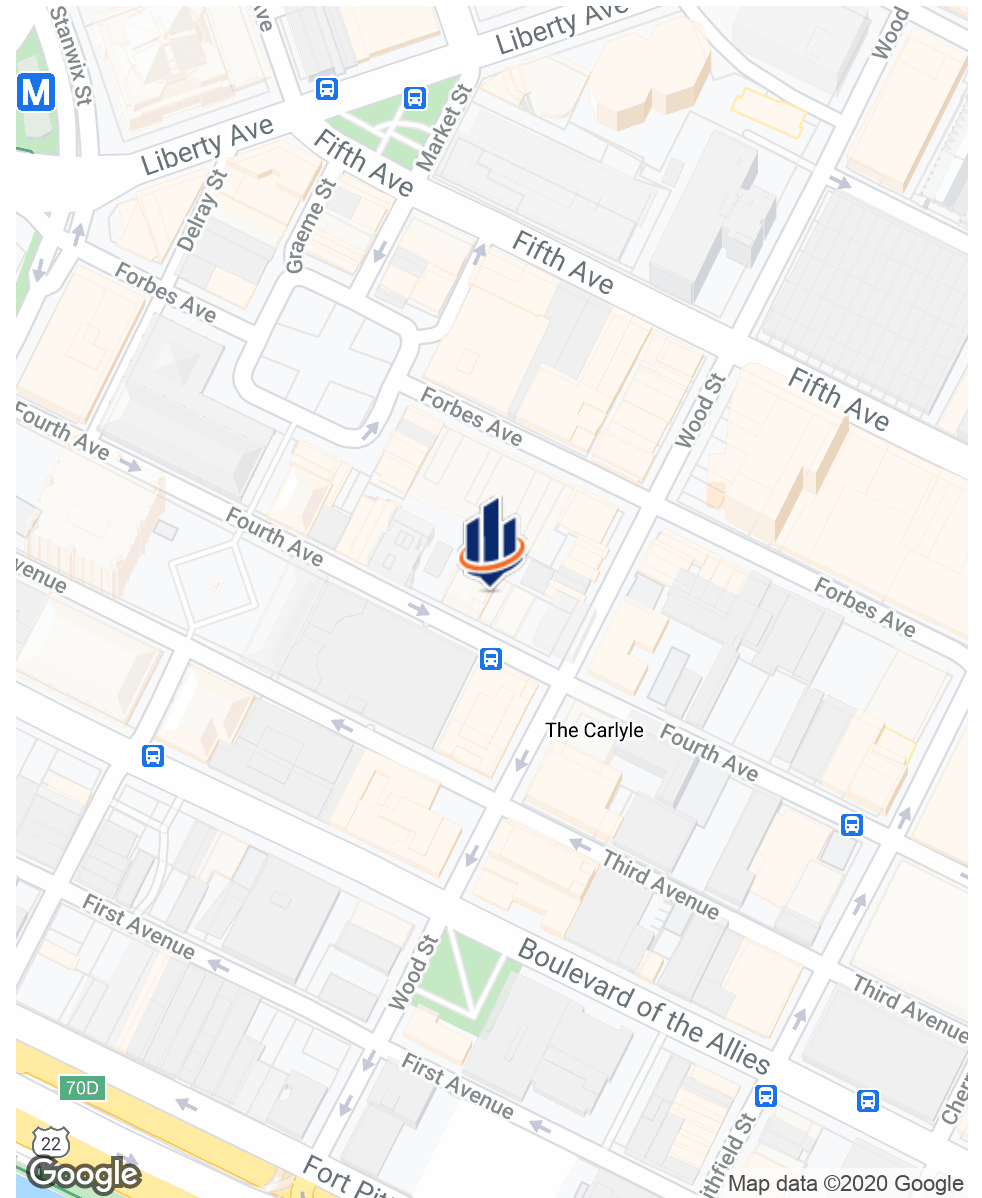
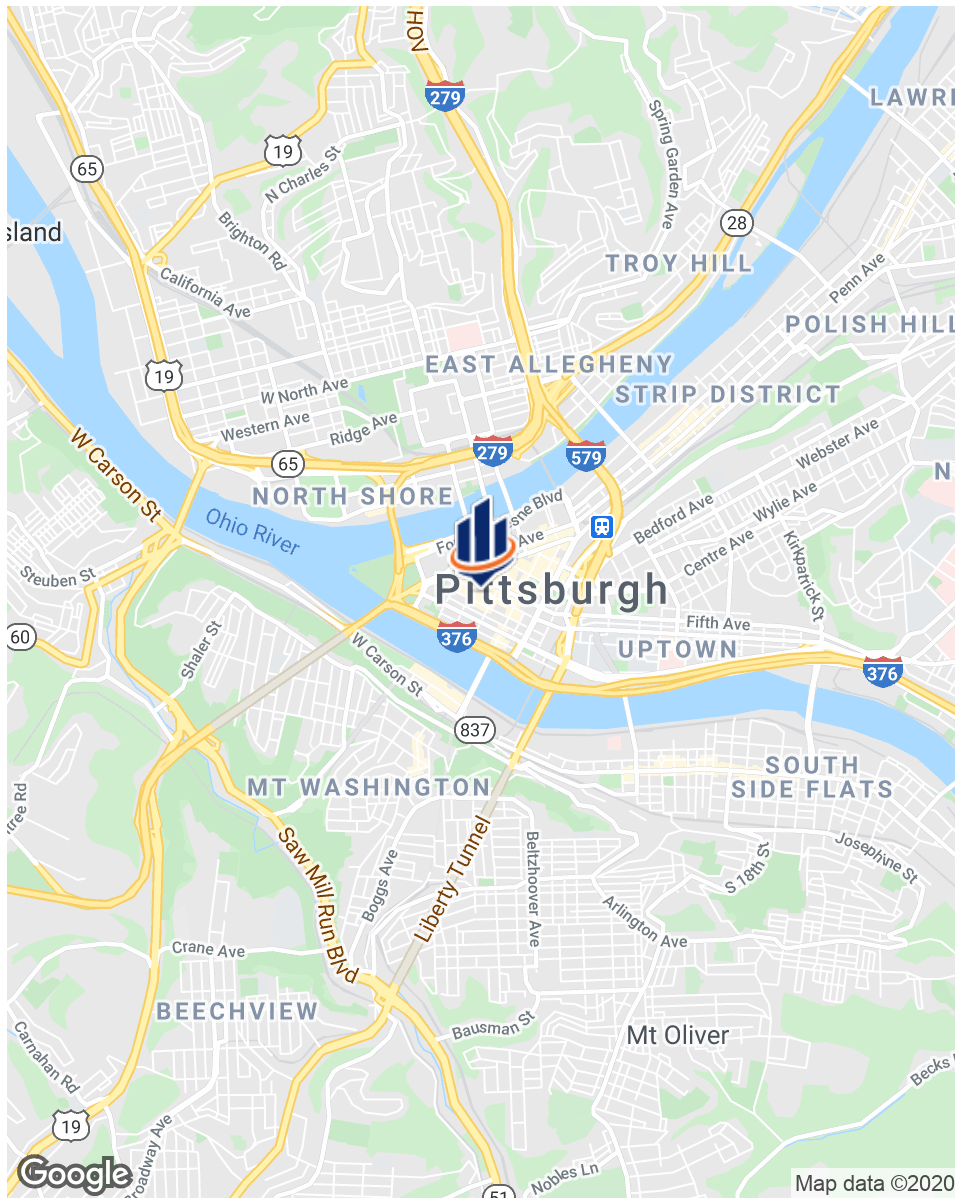
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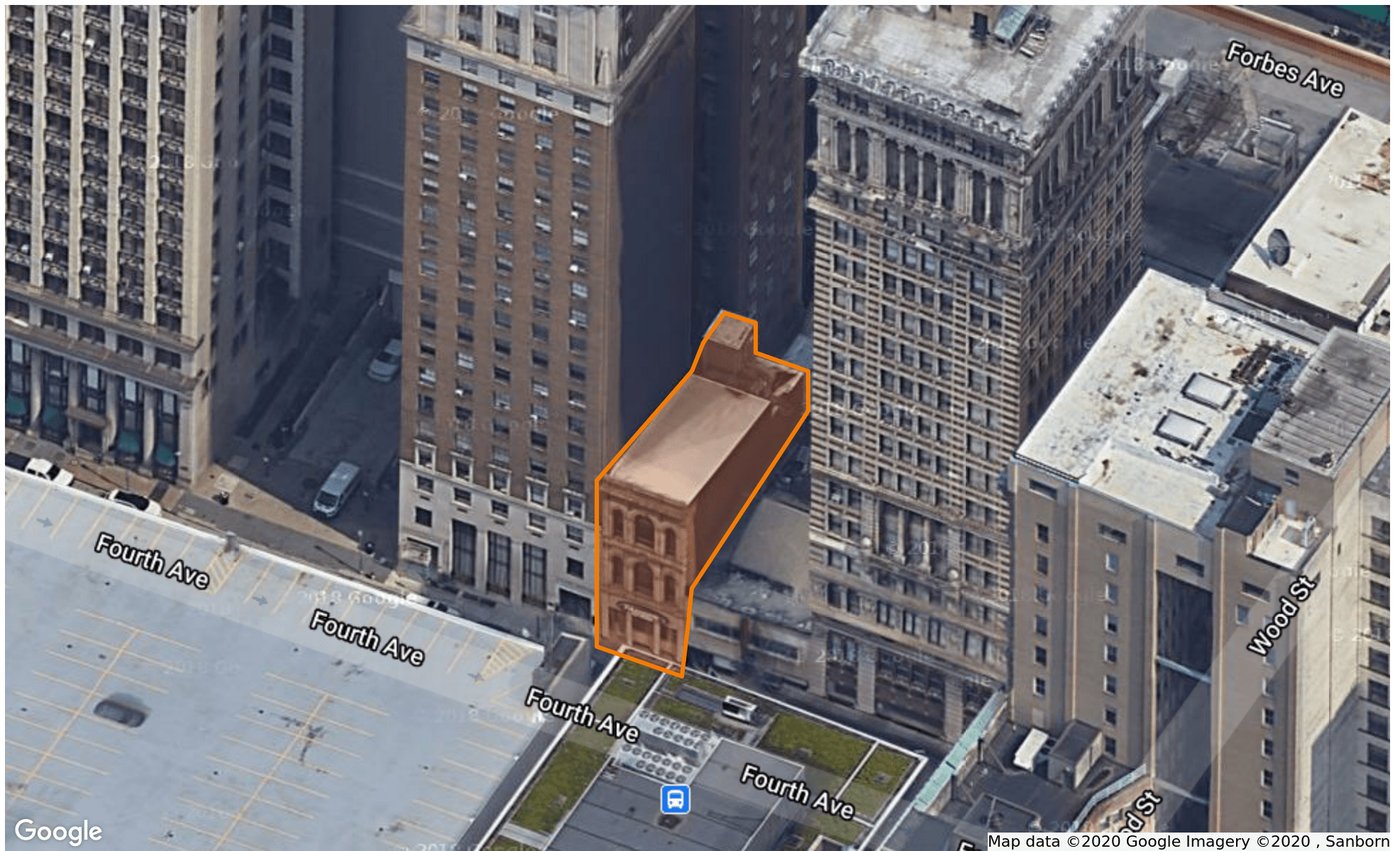


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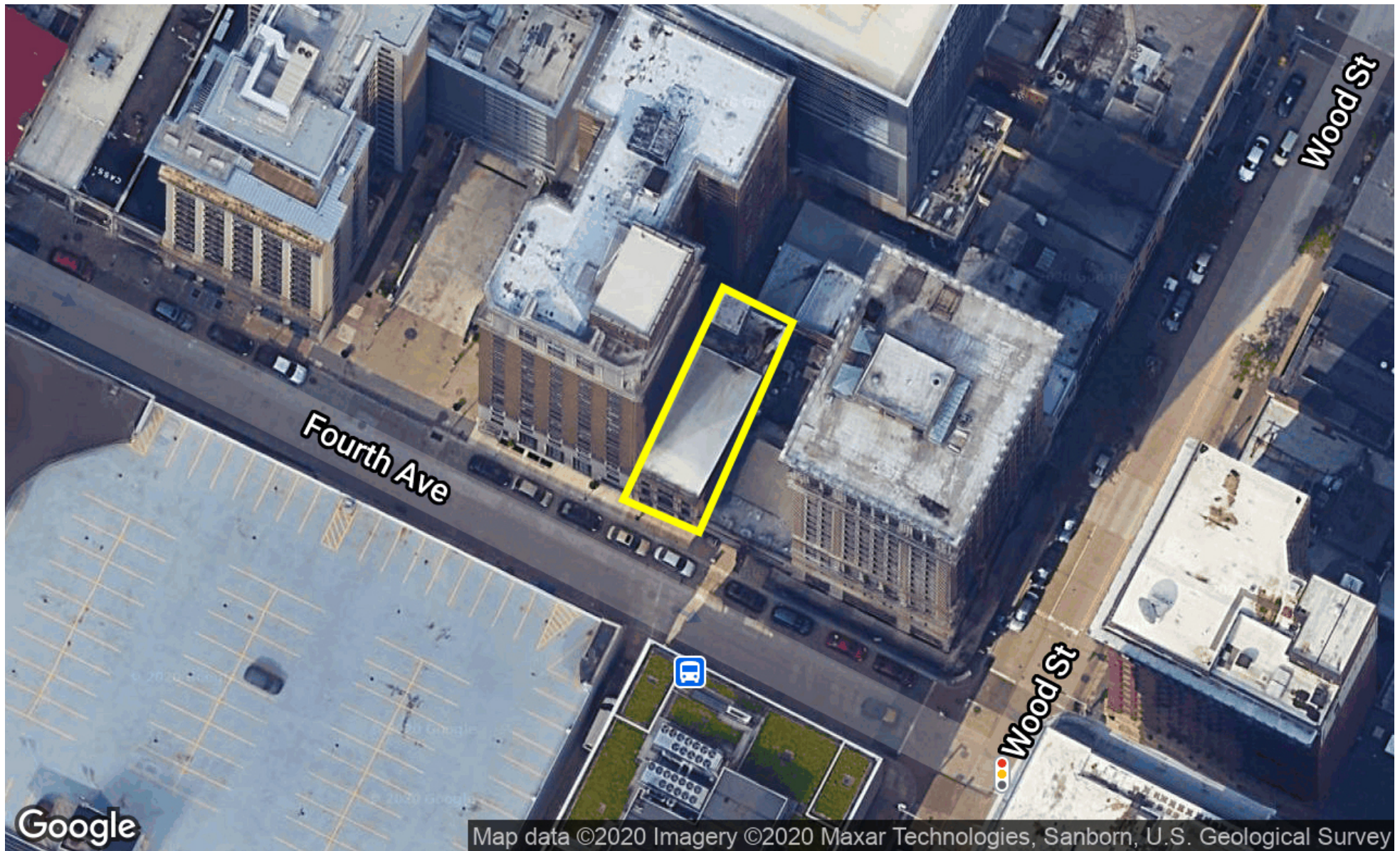


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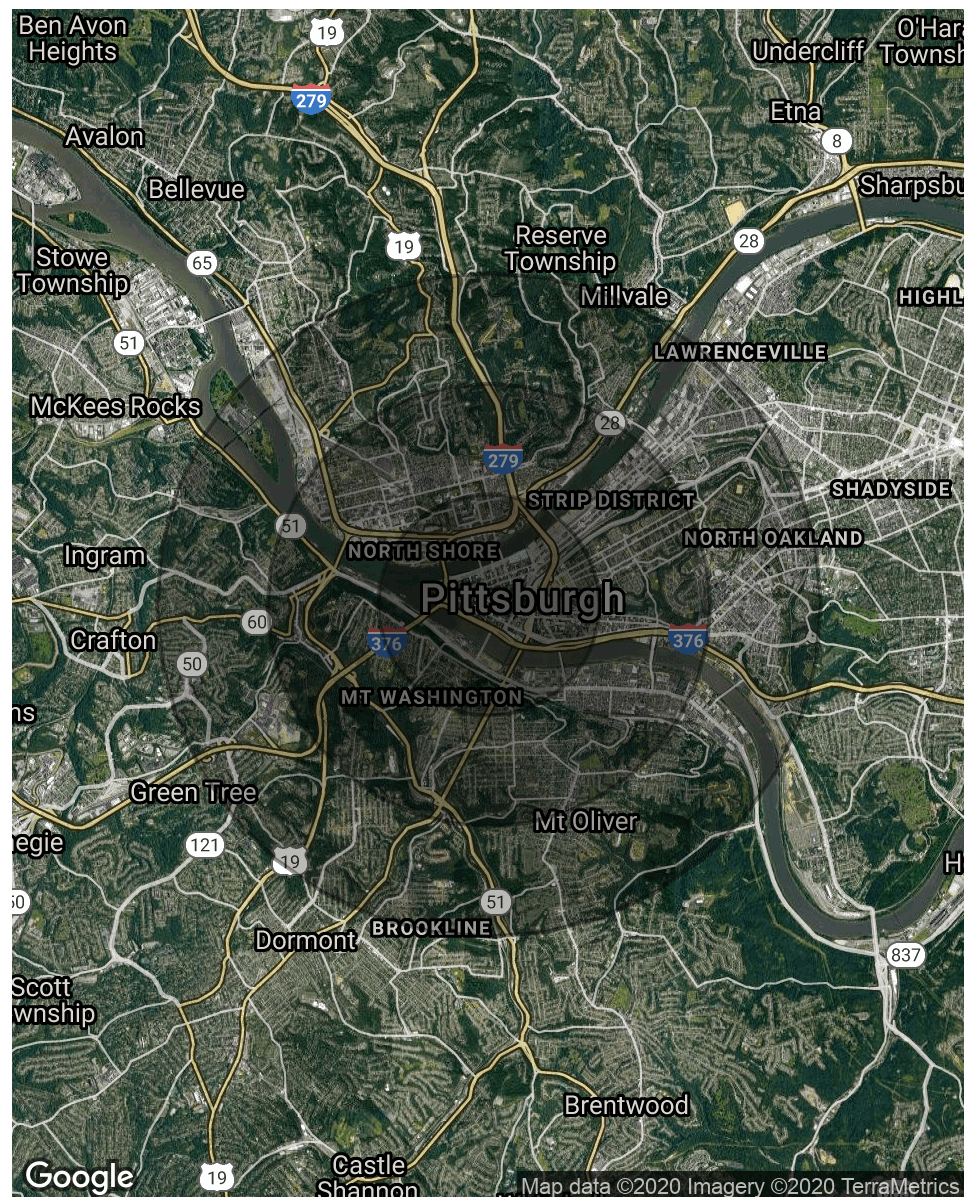
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,311	71,873	145,827
AVERAGE AGE	33.1	35.7	35.7
AVERAGE AGE (MALE)	32.1	33.5	33.5
AVERAGE AGE (FEMALE)	35.7	36.8	37.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,654	31,307	62,148
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$60,268	\$50,873	\$47,052
AVERAGE HOUSE VALUE	\$156,649	\$121,346	\$113,740

* Demographic data derived from 2010 US Census



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MEET THE TEAM

Biography



Jason Campagna
Managing Director

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

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Ian Dupre
Associate Advisor

Ian Dupre serves as an associate advisor with SVN | Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

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Alexander Dupre
Associate Advisor

Alexander "A.J." Dupre serves as an associate advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

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