



50K SF INDIGO SQUARE | EAST LIBERTY

215-217 N HIGHLAND AVE
PITTSBURGH, PA 15206

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

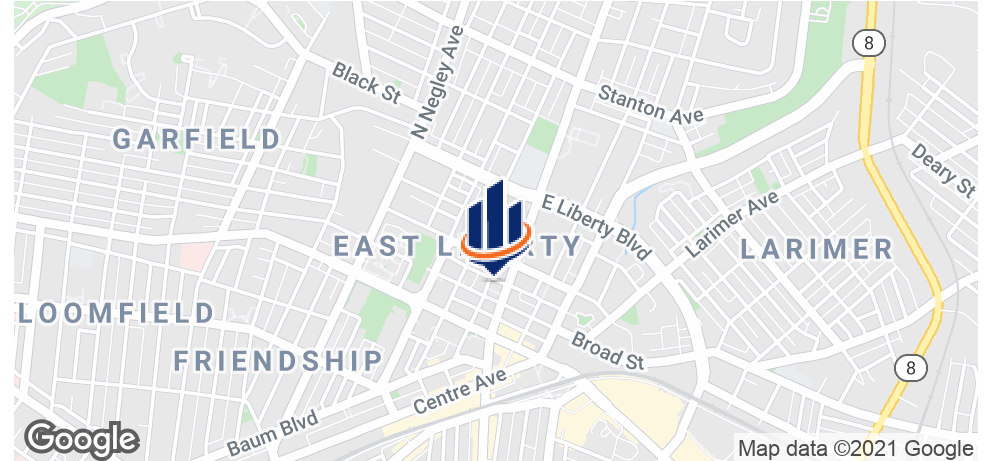
This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

215-217 N Highland Ave
Pittsburgh, PA 15206

Property Summary



OFFERING SUMMARY

Available SF:	1,419 - 8,535 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	0.35 Acres
Building Size:	50,000 SF
Market:	Pittsburgh
Submarket:	East Liberty

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease multiple retail/office spaces at the Kirkwood building, situated in East Liberties Indigo Square. Renovated in 2011, the Kirkwood building has a modern ascetic and prominent location along N Highland Ave. Within walking distance of ample shopping and restaurants, as well as the new renovated bus terminal and bike routes.

LOCATION OVERVIEW

The Indigo Square is centrally located in East Liberty, in the East End of Pittsburgh. In just the past few years this area has experienced a commercial development renaissance. Close to major universities, hospitals and cultural institutions, the Kirkwood building is situated in an area that is highly conducive to business development.

PROPERTY HIGHLIGHTS

- Multiple layout options for retail and office space
- Each lease includes one parking space with additional spaces available
- Basement space available with direct access to retail suites
- Option to build-out space to tenants specifications

Available Spaces

LEASE TYPE | NNN **LEASE SPACE** | 1,419 - 8,535 SF

LEASE TERM | Negotiable **LEASE RATE** | \$19.00 SF/yr

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	FLOOR
5967 Withfield St - Retail	5,499 SF	NNN	\$19.00 SF/yr	1st
5975 Broad St - Retail	1,619 SF	NNN	\$19.00 SF/yr	1st
5983 Broad St - Retail	1,419 SF	NNN	\$19.00 SF/yr	1st
Suite 234 - Office	3,140 SF	NNN	\$19.00 SF/yr	Mezzanine [No Elevator Access]
Suite 204 - Office	1,591 SF	NNN	\$19.00 SF/yr	2nd
Suite 202 - Office	2,127 SF	NNN	\$19.00 SF/yr	2nd
Suite 206 - Office	1,633 SF	NNN	\$19.00 SF/yr	2nd
217 N Highland	3,000 - 6,898 SF	NNN	\$19.00 SF/yr	
Suite 5971	1,612 SF	NNN	\$17.00 SF/yr	Commencement Date - April 1, 2021 Expira
Suite 201	8,535 SF	NNN	\$19.00 SF/yr	



Location Overview



PENNSYLVANIA

Pennsylvania is officially a Commonwealth, a word which comes from Old English and means the "common weal" or well-being of the public. In Pennsylvania, all legal processes are carried out in the name of the Commonwealth, although the word does not appear on the State Seal. The commonwealth borders Delaware to the southeast, Maryland to the south, West Virginia to the southwest, Ohio to the west, Lake Erie and the Canadian province of Ontario to the northwest, New York to the north, and New Jersey to the east. It is also one of the 13 original founding states.

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania [PA]. It is the second most populous county in PA followed by Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the "Mother County" for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny county is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.

EAST LIBERTY

East Liberty is a culturally diverse neighborhood in Pittsburgh's East End. It is bordered by Highland Park, Morningside, Stanton Heights, Garfield, Friendship, Shadyside and Larimer. One of the most notable features in the East Liberty skyline is the East Liberty Presbyterian Church, which is an area landmark. East Liberty is home to the East Liberty Development, Inc., a private nonprofit that has worked to fight crime by buying problem properties, improving them and recruiting new residents. This in turn has helped the economy grow and the community to flourish.

Broad Street Plaza - Late 2020

BROAD STREET PLAZA

"Market Square" heading to East Liberty, the proposed redevelopment of the open space between Hotel Indigo and the Kirkland building is poised to enhance the identity of Indigo Square. The vision for the space, as put forth by Klavon Design in conjunction with the Urban Redevelopment Authority, is to create a vibrant focal point for community and the arts.



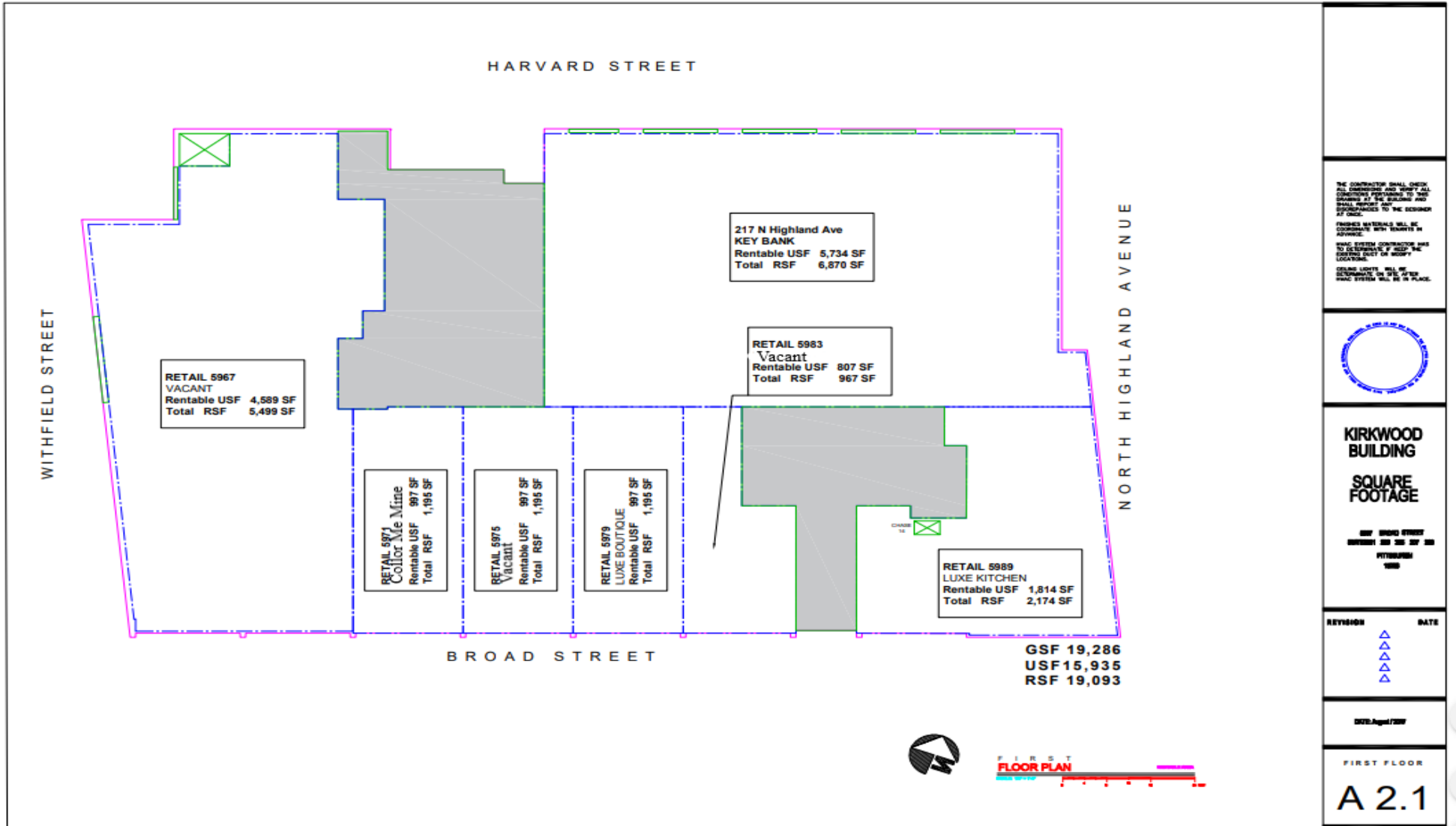
Design objectives for the project include integrating the Kirkland Building storefronts into the plaza, providing enough width to accommodate cafe seating, unobstructed visual sight lines across the plaza, provide an area for performances, provide space for food trucks and tented vendors, integrate artful lighting that also provides sage lighting levels for access and visibility, maintain Broad Street as one-way traffic pattern but wide enough to allow two lanes of traffic, including bikes.

In the words of Pittsburgh Mayor Bill Peduto, "The idea was, could we create like a Market Square for East Liberty. When you think of Market Square it already rings to a certain type of urban center. I think if we had something like that in East Liberty it could help to break up the parking lots and buildings, but help create that identity around a neighborhood based on the people who live there".

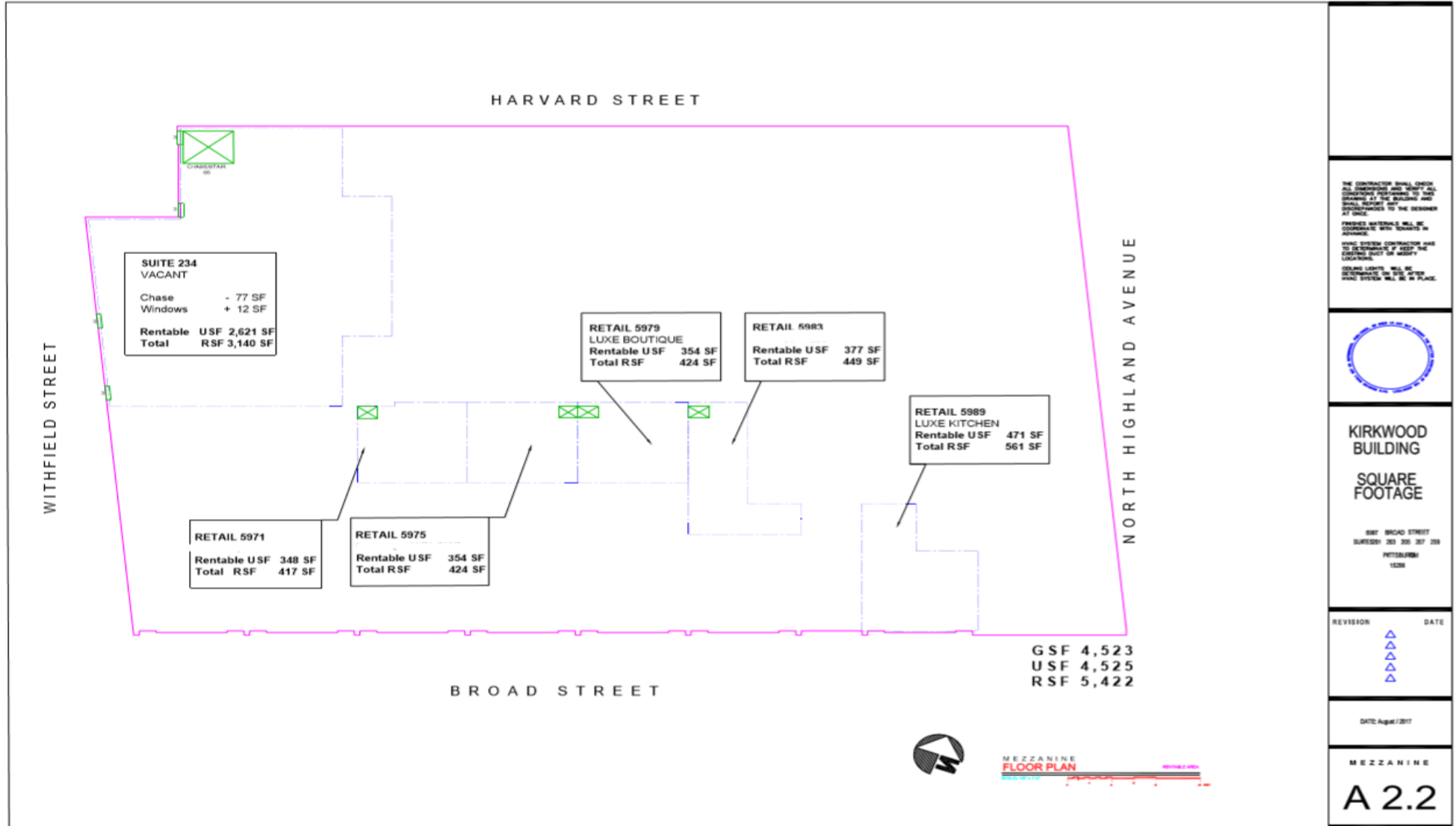
Additional Photos



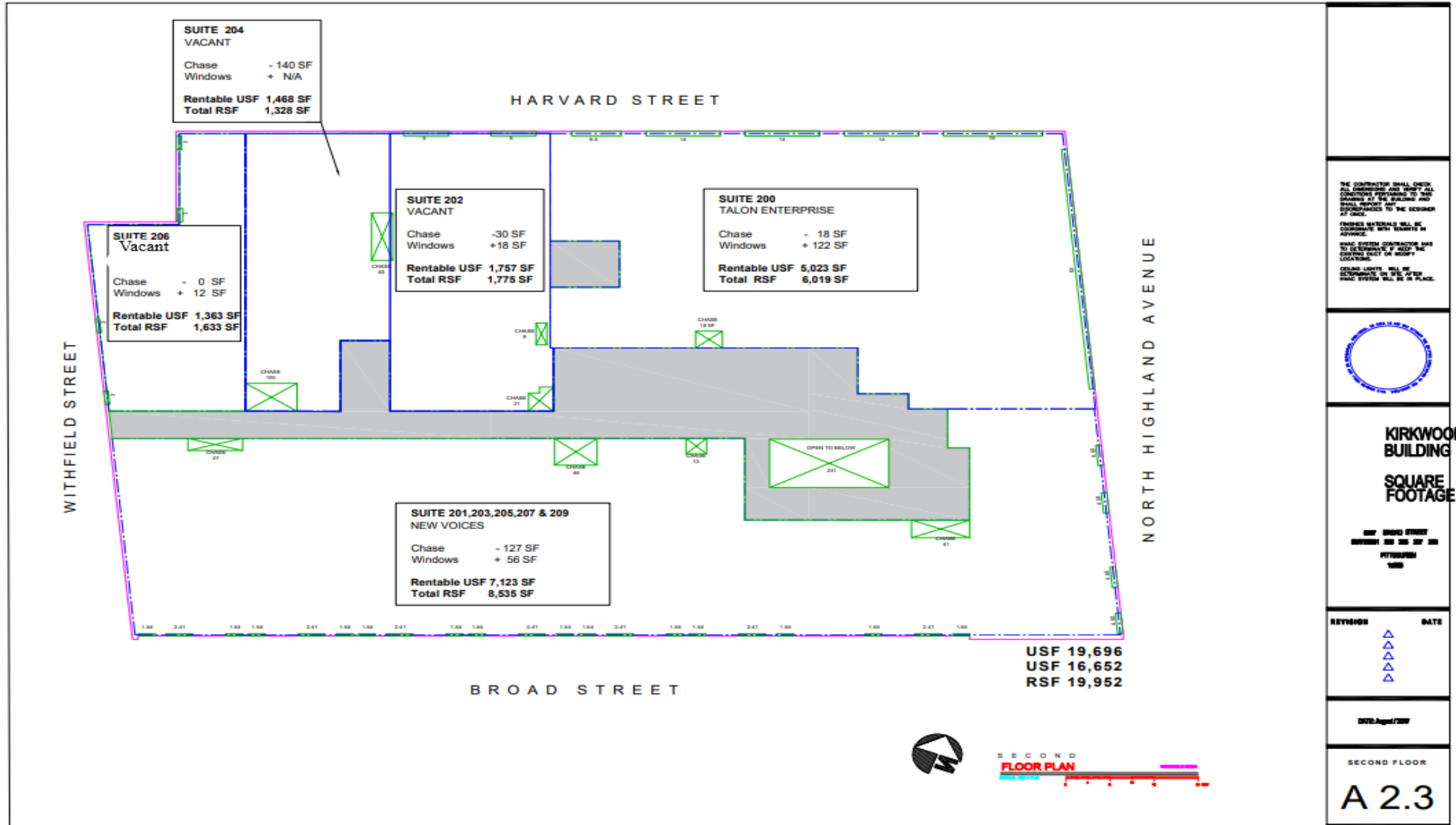
First Floor Plan



Mezzanine Floor Plan



Second Floor Plan



Parking Lot And Kirkwood Building



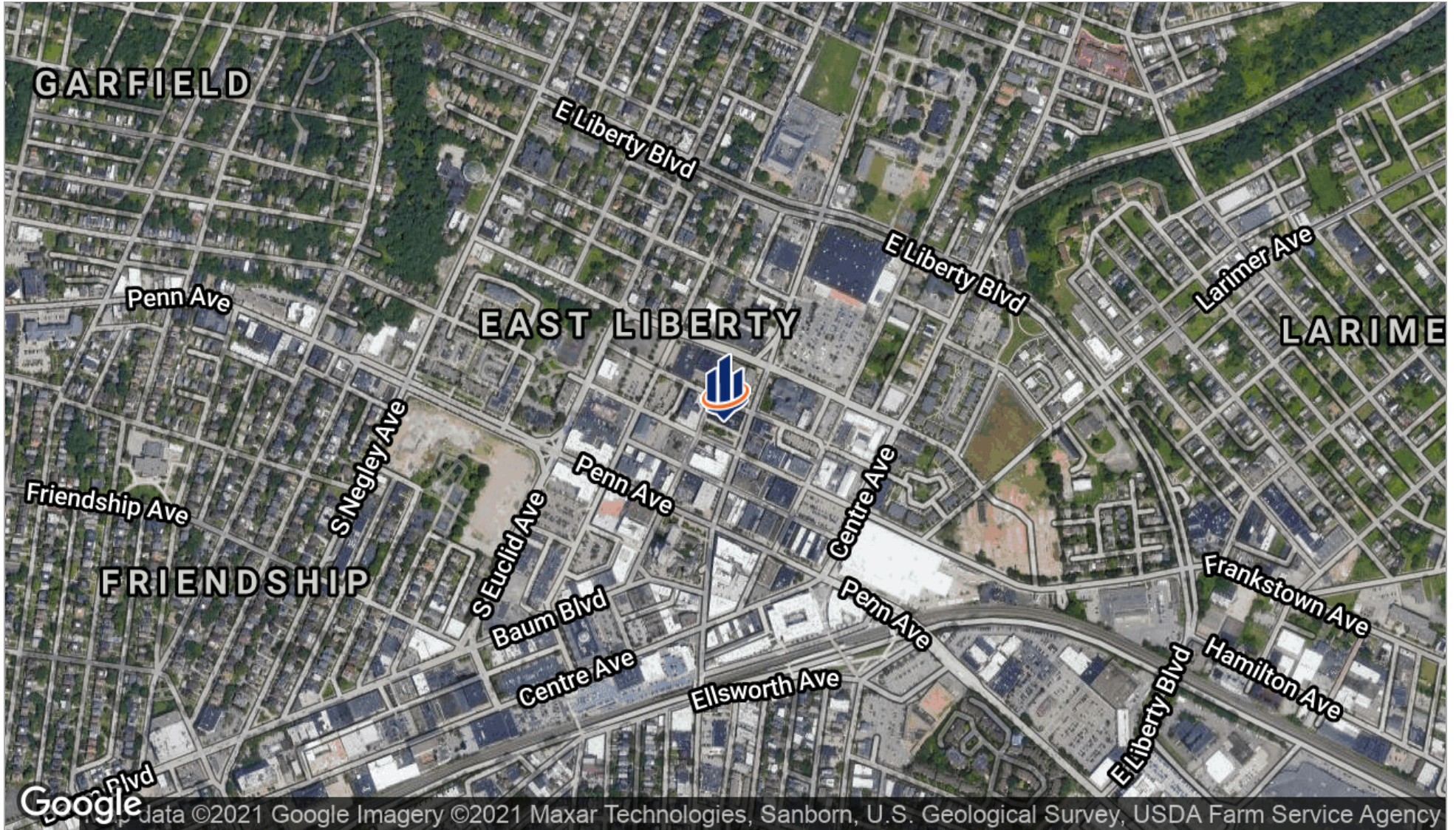
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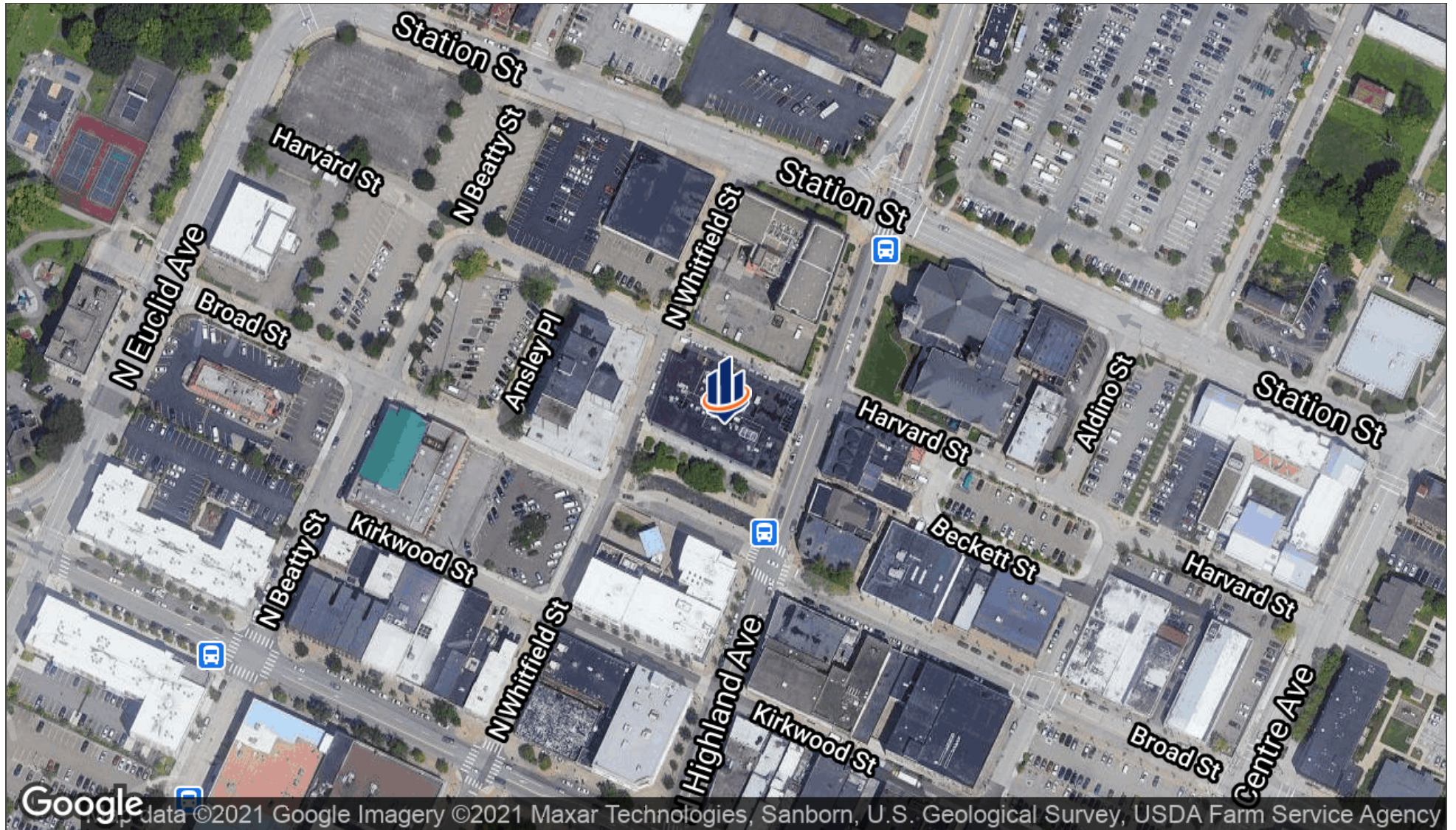
Regional Map



Location Maps



Aerial Map



Retailer Map




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DEMOGRAPHICS

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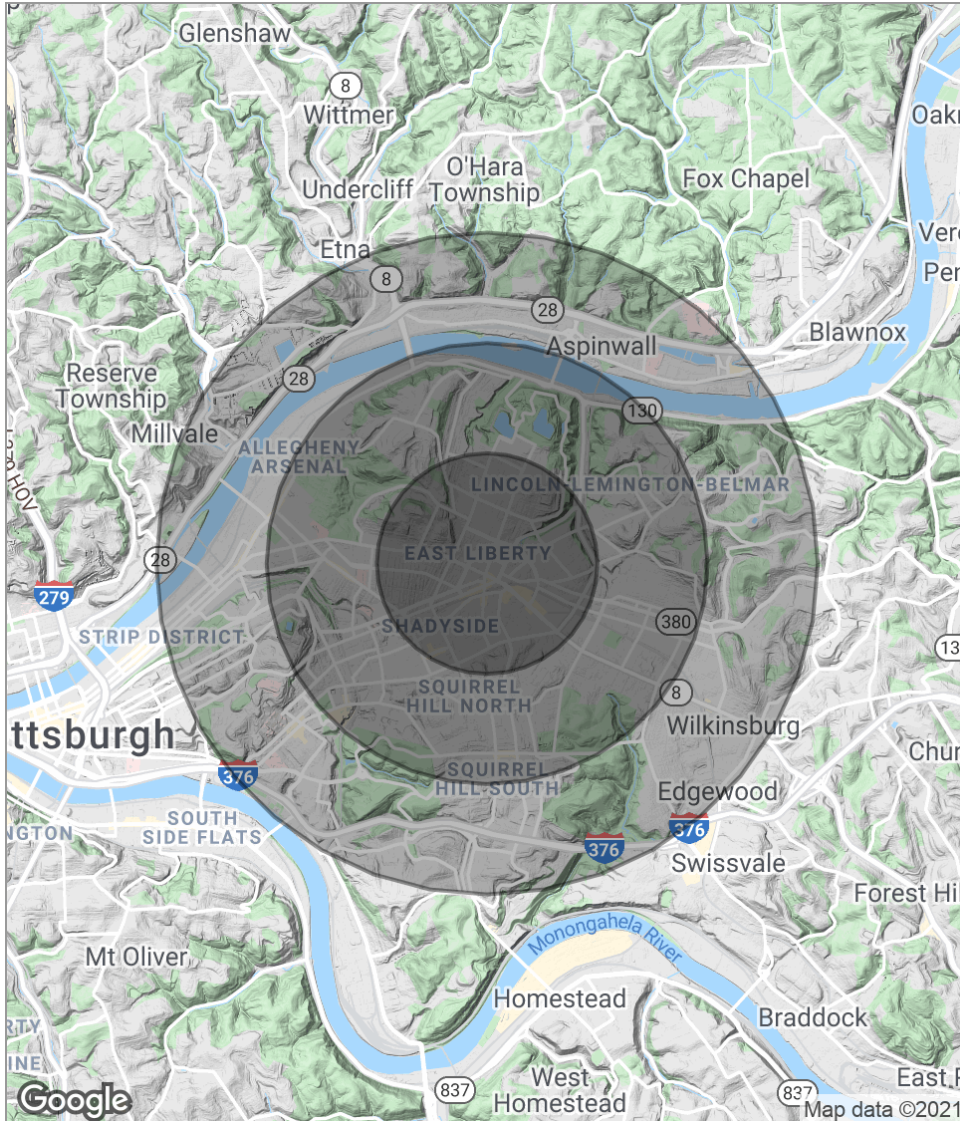
Demographics Report



	1 MILE	2 MILES	3 MILES
Total population	34,089	98,999	181,307
Median age	34.3	34.7	35.1
Median age (male)	34.0	34.2	34.1
Median age (female)	34.4	35.5	36.5
Total households	17,947	46,446	82,669
Total persons per HH	1.9	2.1	2.2
Average HH income	\$58,600	\$67,291	\$59,923
Average house value	\$226,861	\$233,141	\$197,716

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION

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HOUSEHOLDS & INCOME

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4 ADVISOR BIOS

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Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

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.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

Advisor Bio & Contact 2



IAN DUPRE

Associate Advisor

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PROFESSIONAL BACKGROUND

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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