



2 OFFICES SUITES | PITTSBURGH'S CULTURAL DISTRICT

125 7TH STREET
PITTSBURGH, PA 15222

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Executive Summary



OFFERING SUMMARY

Available SF:	7,650 - 8,190 SF
Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	54,556
Zoning:	Office
Market:	Pittsburgh
Submarket:	CBD

PROPERTY OVERVIEW

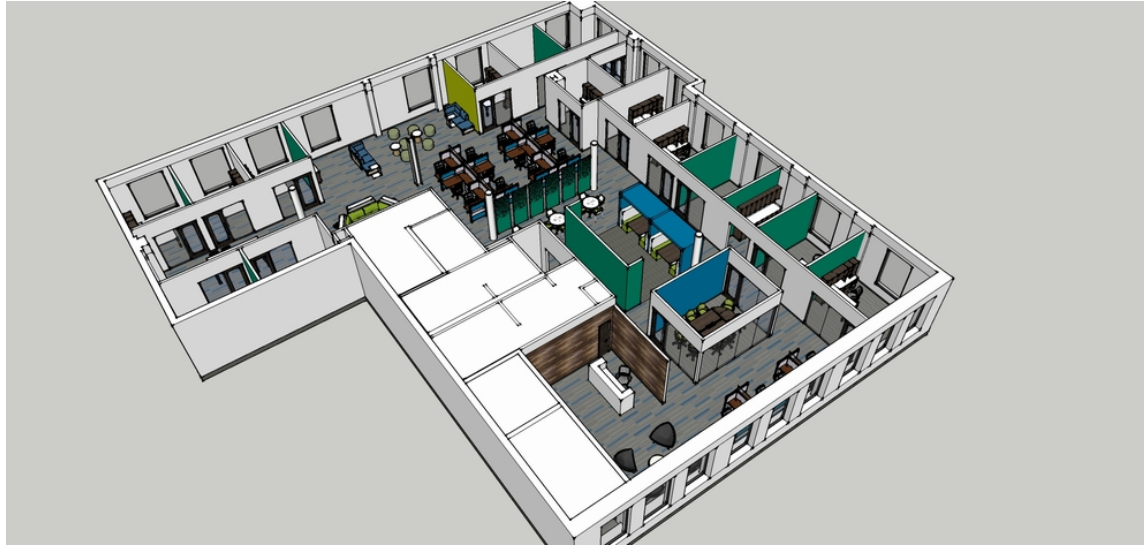
SVN | Three Rivers Commercial Advisors is pleased to present for lease 125 7th Street, located in the heart of the Cultural District in Downtown Pittsburgh.

PROPERTY HIGHLIGHTS

- Exposed Brick Walls
- Expansive Views
- Steps away from High-End Restaurants
- Social House and Howl at the Moon on the same block

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Available Spaces



LEASE TYPE **MG** | **TOTAL SPACE** **7,650 - 8,190 SF** | **LEASE TERM** **NEGOTIABLE** | **LEASE RATE** **\$15.00 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4th Floor Suite E4	Available	8,190 SF	Modified Gross	\$15.00 SF/yr
5th Floor Suite E5	Available	7,650 SF	Modified Gross	\$15.00 SF/yr

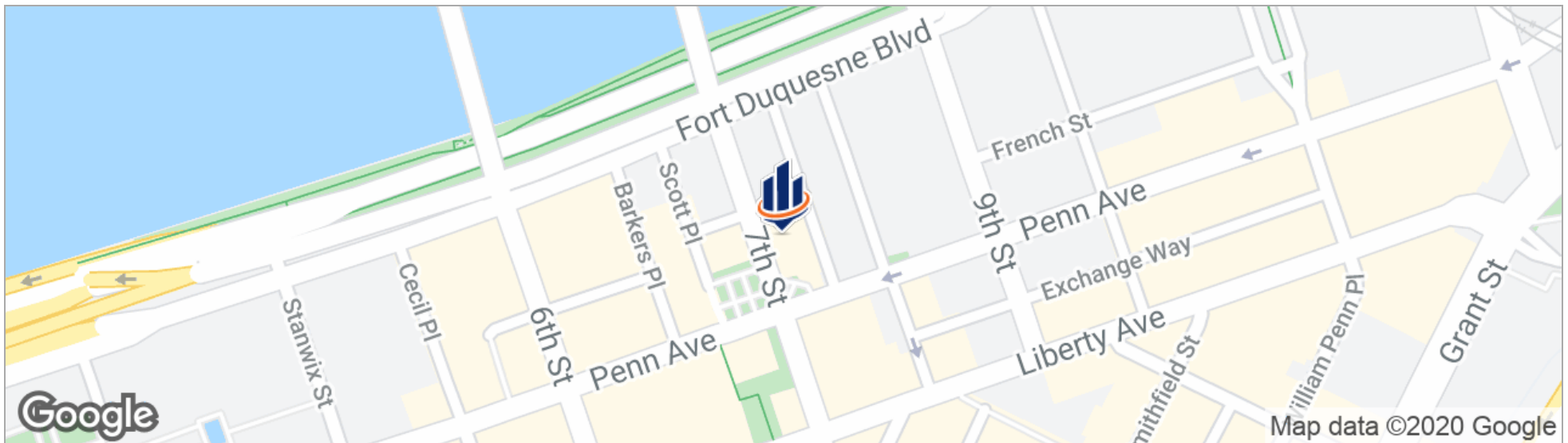
4th & 5th Floor Photos



Floor Plan



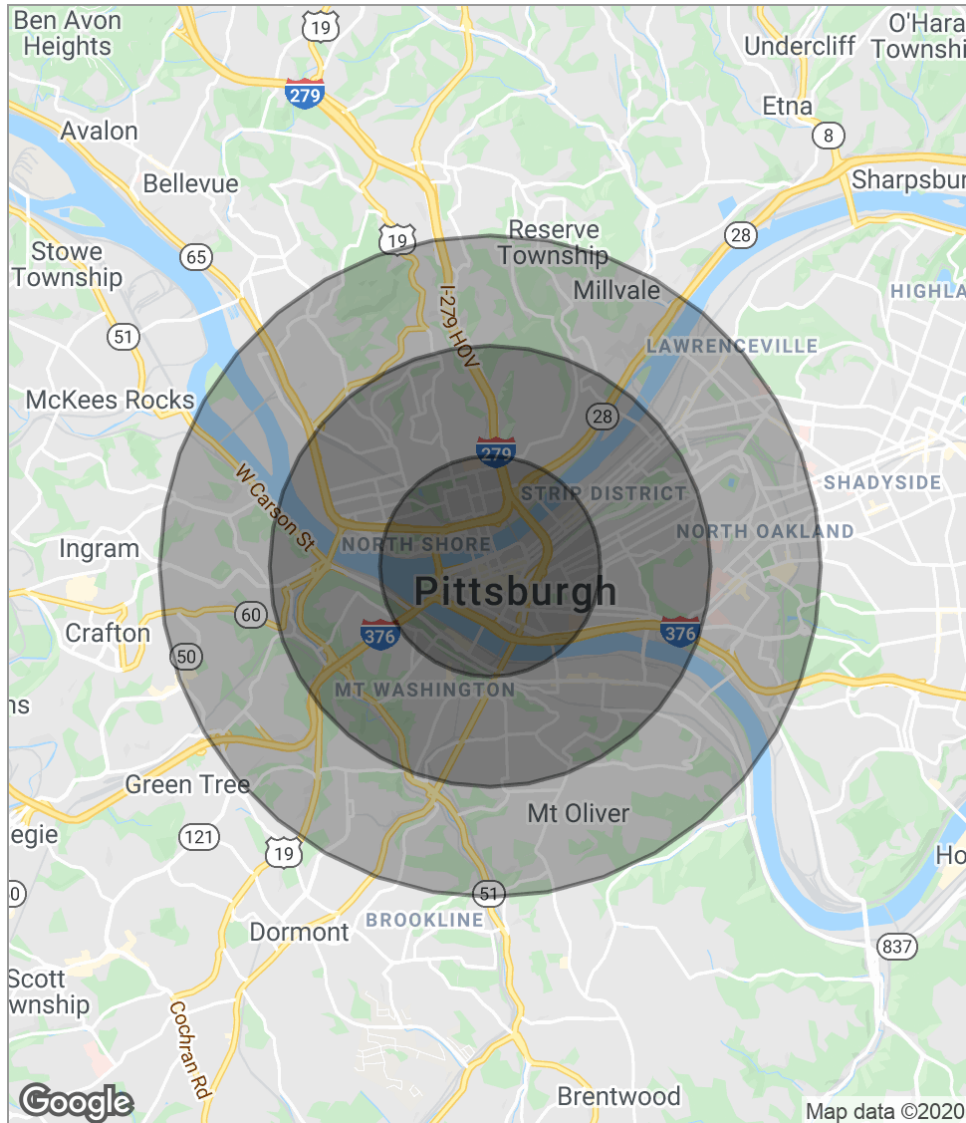
Location Maps



Area Overview



Demographics Map



POPULATION

	1 MILE	2 MILES	3 MILES
Total population	15,839	69,589	145,709
Median age	34.0	35.9	35.3
Median age (male)	33.1	33.7	33.2
Median age (Female)	36.9	37.1	36.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,245	30,510	61,697
# of persons per HH	2.5	2.3	2.4
Average HH income	\$56,718	\$50,105	\$46,896
Average house value	\$162,351	\$119,954	\$114,701

* Demographic data derived from 2010 US Census