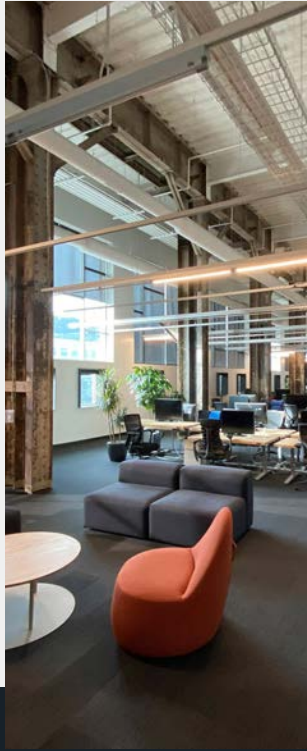


# 3011 SMALLMAN STREET

Pittsburgh, PA 15201





# EXPERIENCE

## 3011 SMALLMAN STREET

Sitting in the middle of Pittsburgh's bustling Strip District's Robotics Row, 3011 Smallman Street presents the users a rare opportunity to be in an office building that flawlessly blends historical elements with contemporary finishes. From exposed steel beams to polished concrete floors, the building pays homage to its previous days of housing the Crucible Steel Company facility. While 3011 Smallman has already come a long way from its blue-collar history, more improvements are on the way, including a renovated fitness center with showers, an updated entrance/lobby, and an all-hands amenity space.



3-story, 110,000 SF office building



Planned common area and amenity improvements



Steps away from various retail options



Historical elements throughout the building



Move-in ready availabilities

# THE EPICENTER OF THE STRIP DISTRICT'S CREATIVE ENERGY

3011 Smallman Street, sitting right off of the 31st Street Bridge, is surrounded by some of Pittsburgh's best mom-and-pop shops, authentic cuisine restaurants, and tech-leader headquarters.

5

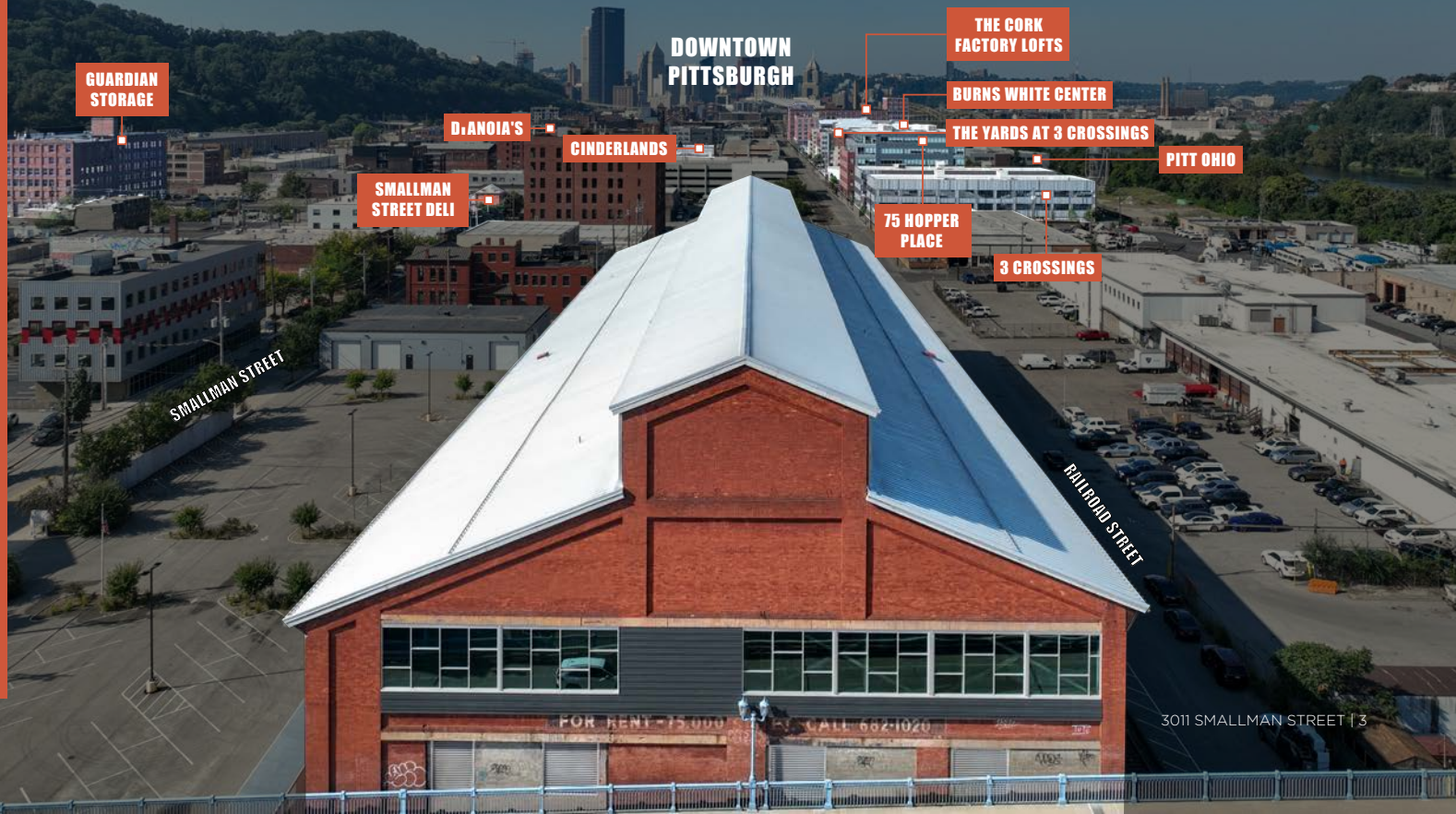
Minutes to  
Downtown Pittsburgh

100+

Retailers within the  
Strip District

4,800+

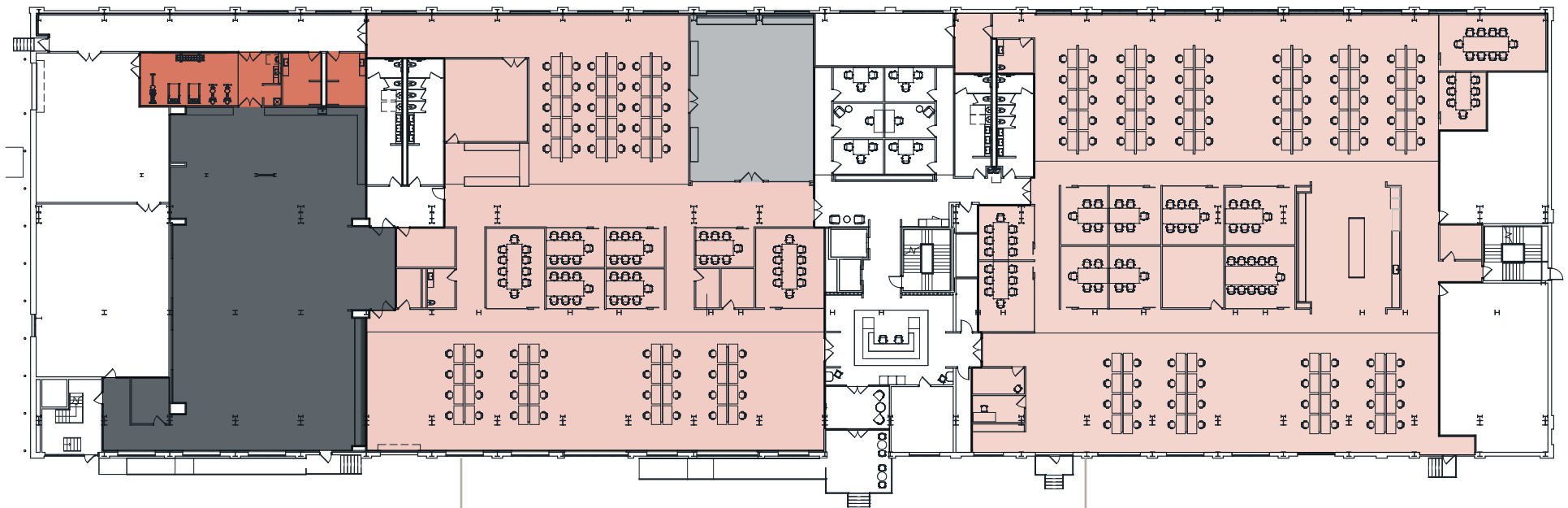
Multi-family  
units planned/  
completed within  
the Strip District



# CURRENT AVAILABILITIES

14,238 - 16,251 RSF

- Shared All-Hands Amenity Space
- Fitness Center & Shower Facilities
- Shared Board Room

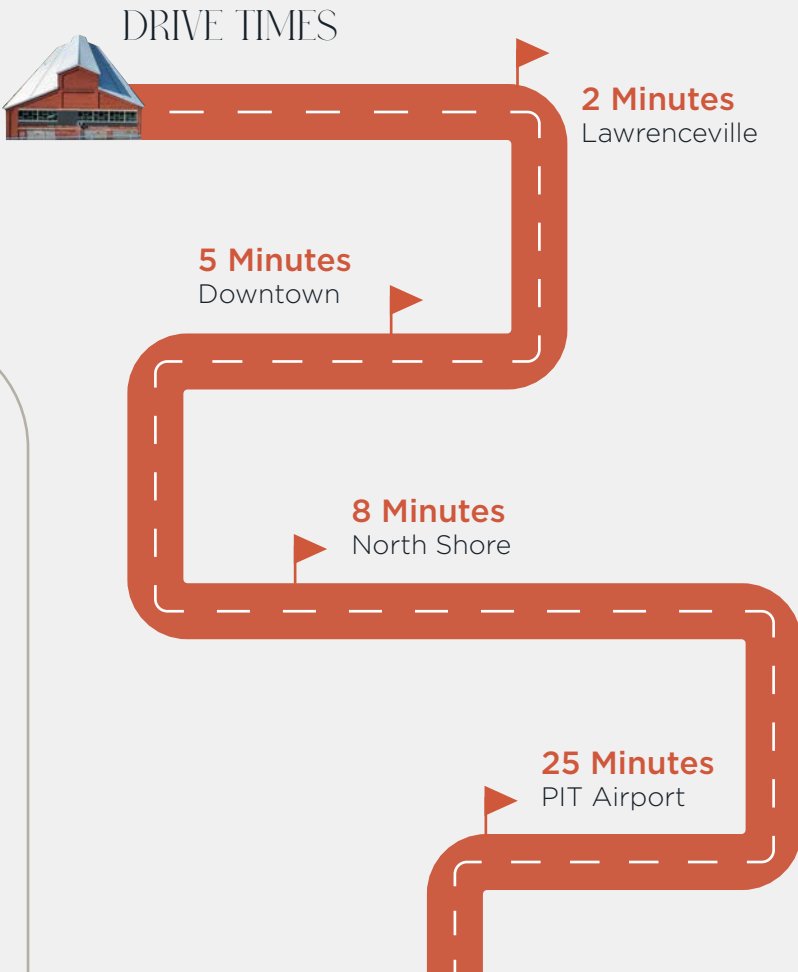


14,238 RSF

16,251 RSF

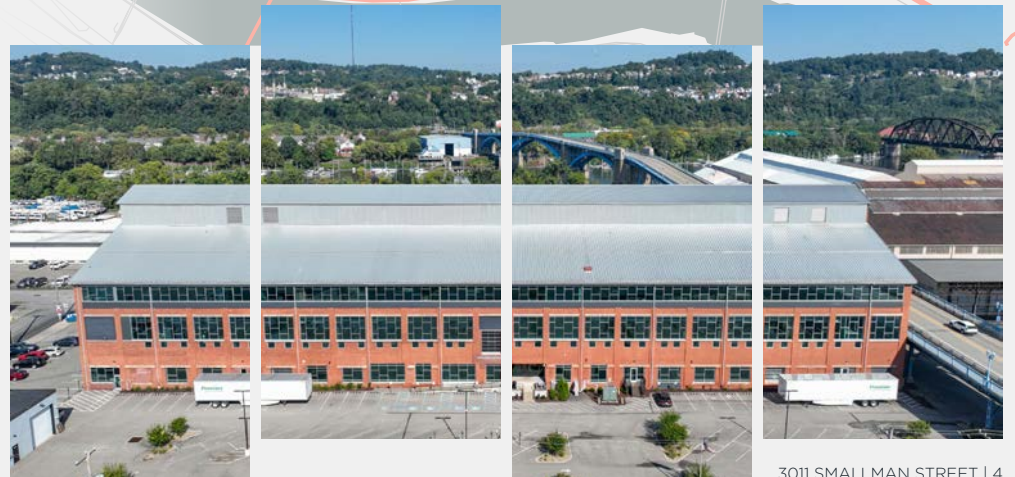
# UNMATCHED ACCESSIBILITY

The Strip District provides convenient access to Downtown Pittsburgh, Lawrenceville, and convenient access to Route 28 which connects the property to broader suburban areas.



**CLOSEST  
BUS STOPS**

Buses:  
54, 86, 87, 88, 91



# WALKABLE AMENITIES

That immerse you in the culture of the Strip

 within a 20-minute walk

## RESTAURANTS

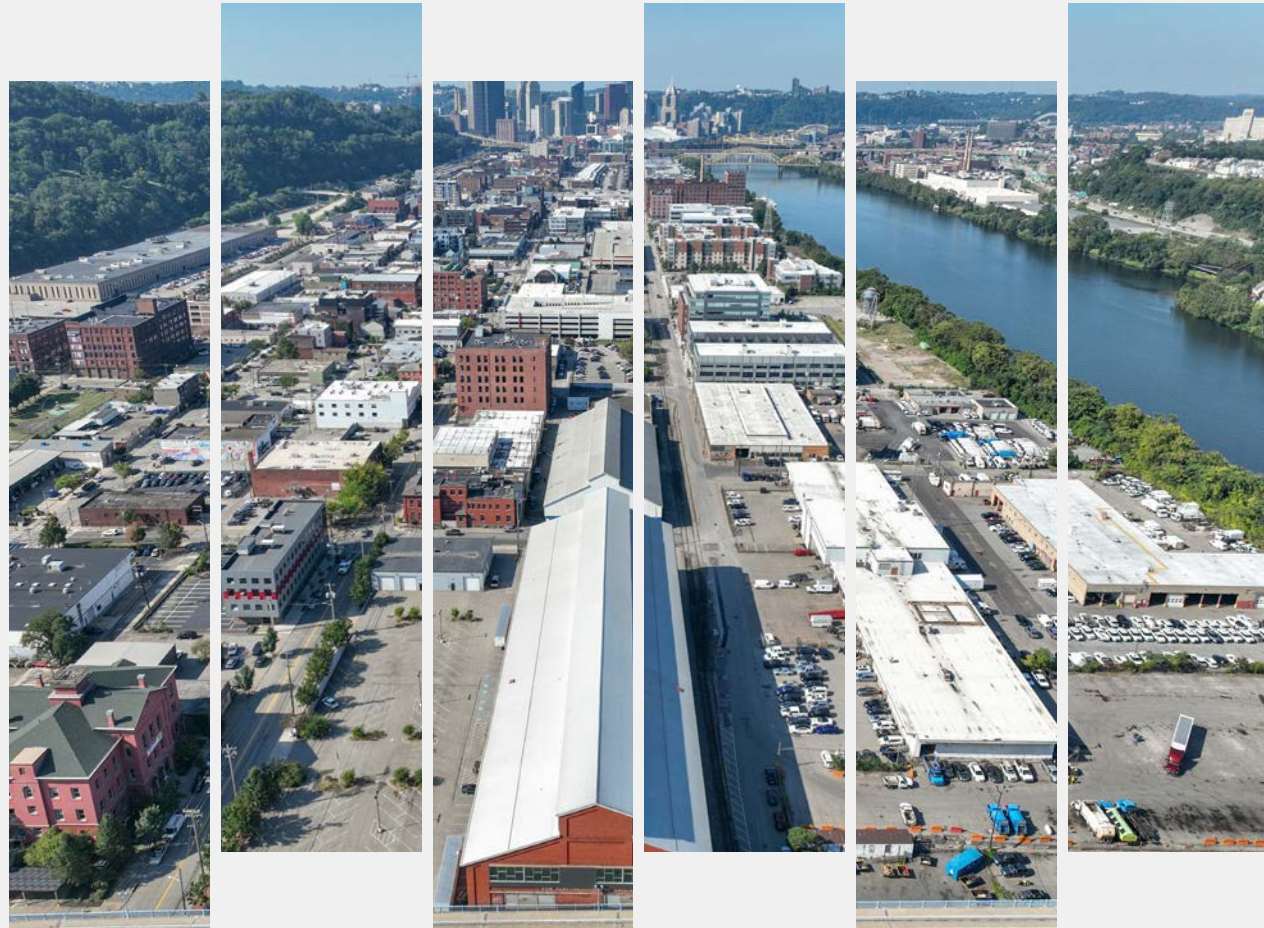


## RETAIL/ENTERTAINMENT



# 3011 SMALLMAN STREET

Pittsburgh, PA 15201



## BROKER CONTACTS

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