For Lease

Prime CBD street level retail

- Former food and beverage space with 2,150 SF on upper level
- 850 SF storage / dish / cooler lower level
- Two (2) ADA compliant restrooms
- Lobby entrance
- Street entrance from Sixth Avenue

Transit Score:
Excellent Transit (100)

Walk Score:
Walkers Paradise (99)
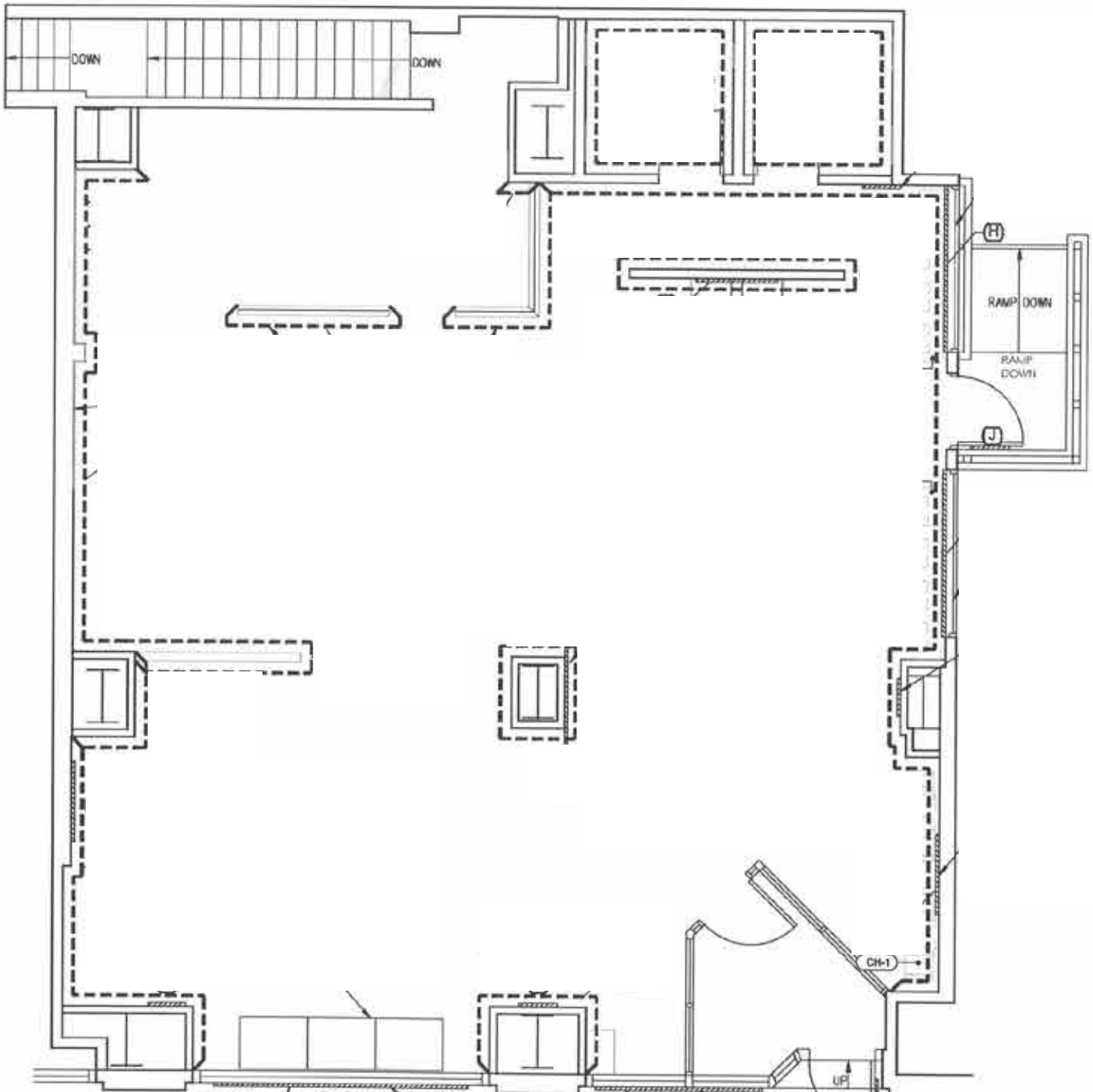
The Oliver Building
527-537 Smithfield St.
Pittsburgh, PA 15222

Jared Imperatore
Vice President
Jones Lang LaSalle
+1 412 651 2949
jared.imperatore@am.jll.com

Justin Walbert
Associate
Jones Lang LaSalle
+1 412 201 3181
justin.walbert@am.jll.com

jll.com/properties

JLL®

Available space

DOWN DOWN

RAMP DOWN

RAMP DOWN

CH-1

UP

JLL®

Location

The Oliver Building

- 480,000 SF of Class A Office space
- Prominent tenant roster including several of Pittsburgh's top tier law firms
- Excellent access to public transportation
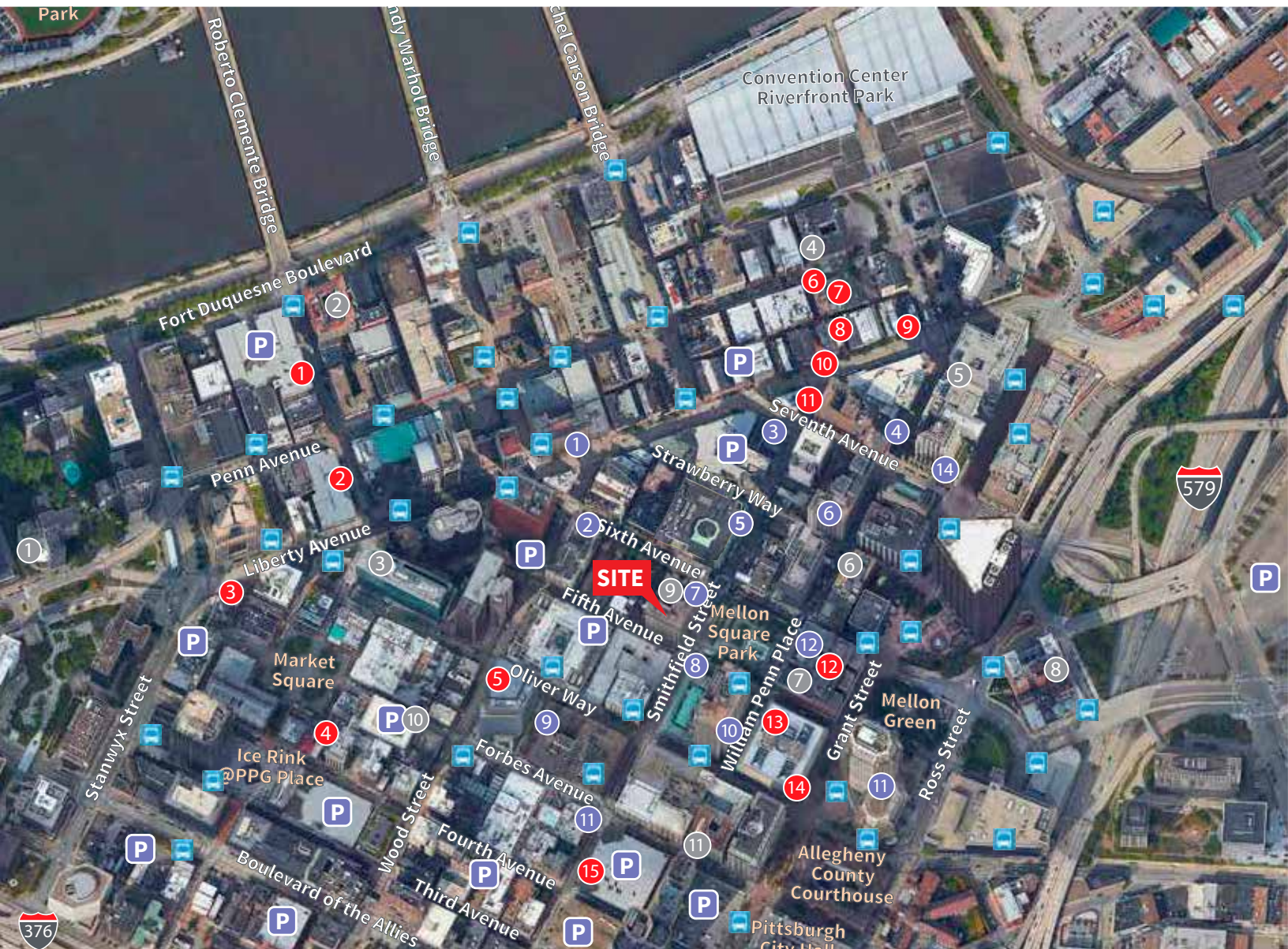- 3,600 parking spaces in a three-block radius

))) JLL®

Trade Area Overview

FOOD & BEVERAGE

1. Christos Mediterranean Grill
2. Tako Tako
3. Pittsburgh Poke
4. Winghart's
5. The Capital Grille
6. Bakersfield
7. Sienna Mercato
8. Bae Bae's Kitchen
9. Condado Tacos
10. Mike & Tony's Gyros
11. Sree's Foods
12. The Terrace Room
13. Union Standard
14. Eddie V's Prime Seafood
15. Madonna's Mediterranean Cuisine

RETAIL SERVICES

1. Social Status
2. One Stop Shop
3. Sports World Specialties
4. Weldins
5. Steel City Clothing
6. S.W. Randall Toys & Gifts
7. Rite Aid
8. GNC
9. Foot Locker
10. Crazy Mocha Coffee
11. CVS Pharmacy
12. Starbucks

HOTELS

1. Wyndham Grand
2. Renaissance Hotel
3. Fairmount Pittsburgh
4. Courtyard by Marriott
5. Drury Plaza Hotel
6. Kimpton Hotel Monaco
7. Omni William Penn Hotel
8. Doubletree by Hilton
9. Embassy Suites by Hilton
10. Hilton Garden Inn
11. EVEN Hotel

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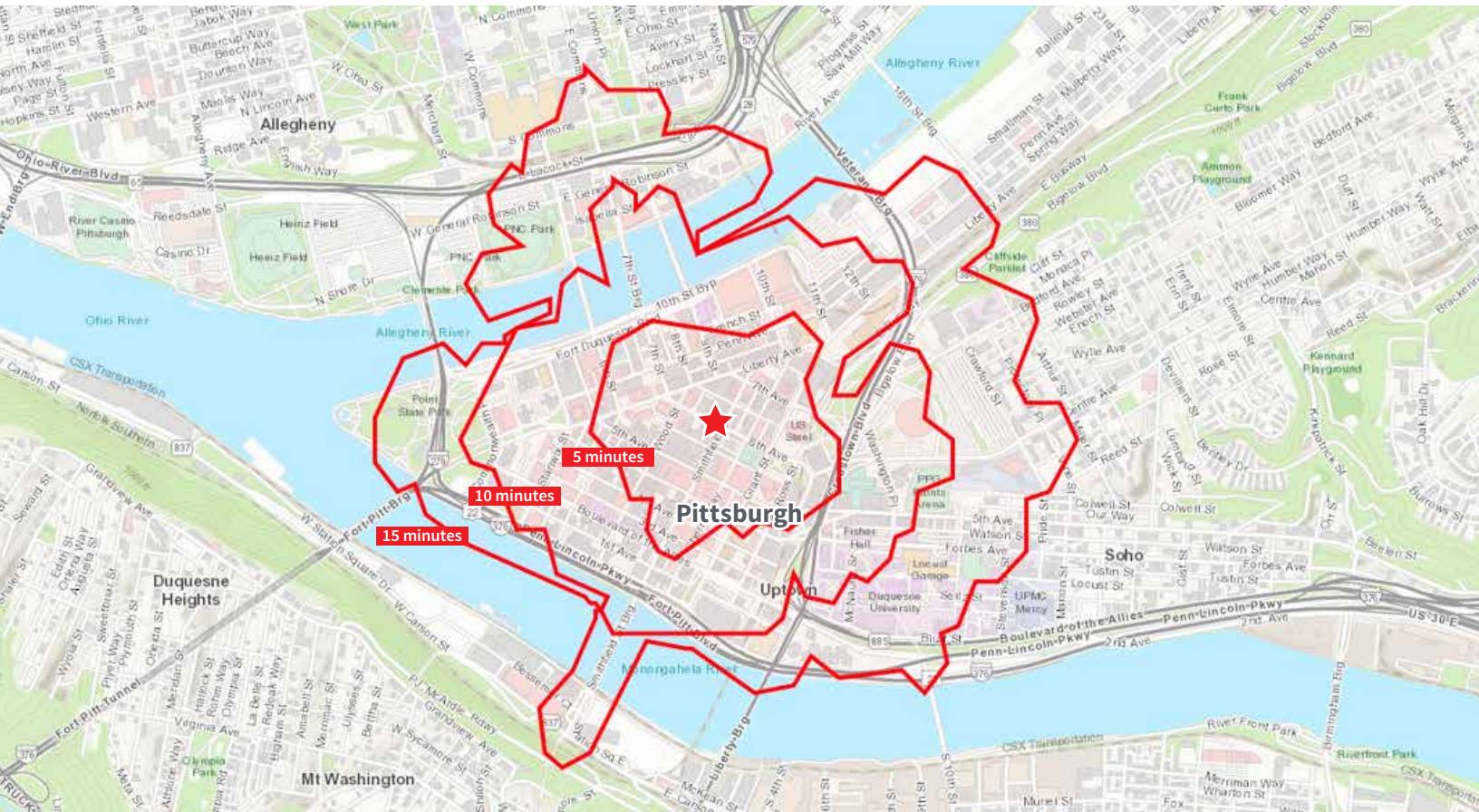
Retail Demographics

Leasable Office Space (SF):	35 M
2017 Population Living Downtown:	15,000 est

CULTURE, ENTERTAINMENT & HOTELS

Sports Venue Attendance:	4.9 M
Cultural & Entertainment Attendance:	3.0 M
Existing Hotel Rooms:	4,817
Planned Hotel Rooms:	1,513
Total Economic Impact of Arts:	$252M

RESTAURANTS & RETAIL
(Average Retail Vacancy)

Number of Dining Establishments:	295
Number of Retail Establishments:	210
Average Pedestrian Weekly Spending :	$108
Average Retail Vacancy Rate:	6.0%
Restaurants with Outdoor Seating:	95

Among the Top 10 Most Affordable Foodie Cities
~ Wallethub

One of the Best Cities for Millennials
~ Niche, Inc.

One of the World's Most Resilient Cities
~ Rockefeller Foundation

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