



# 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

**The Oliver Building**  
**527-537 Smithfield St.**  
**Pittsburgh, PA 15222**

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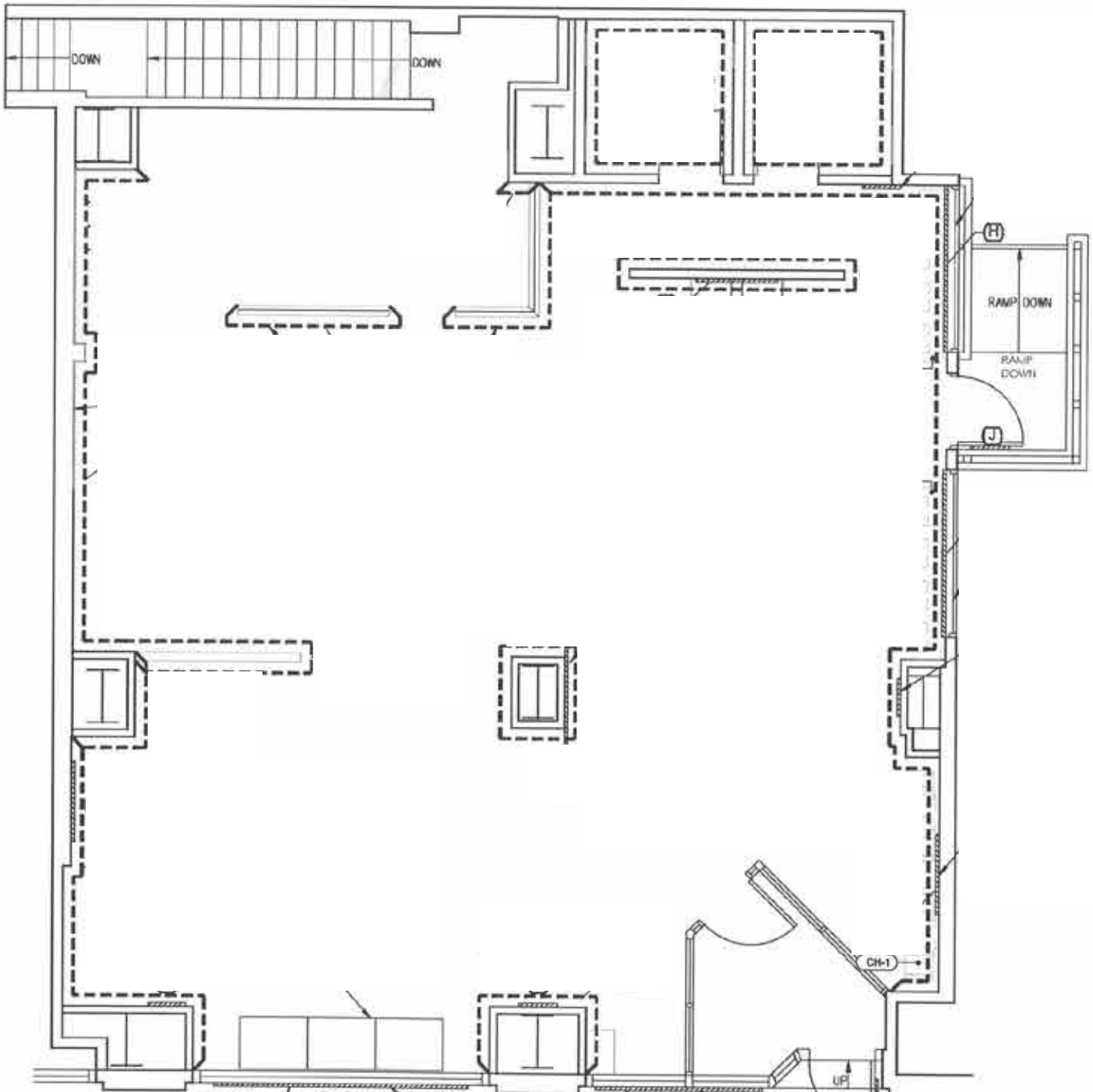
**Transit Score:**  
Excellent Transit (100)



**Walk Score:**  
Walkers Paradise (99)



# Available space



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## 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



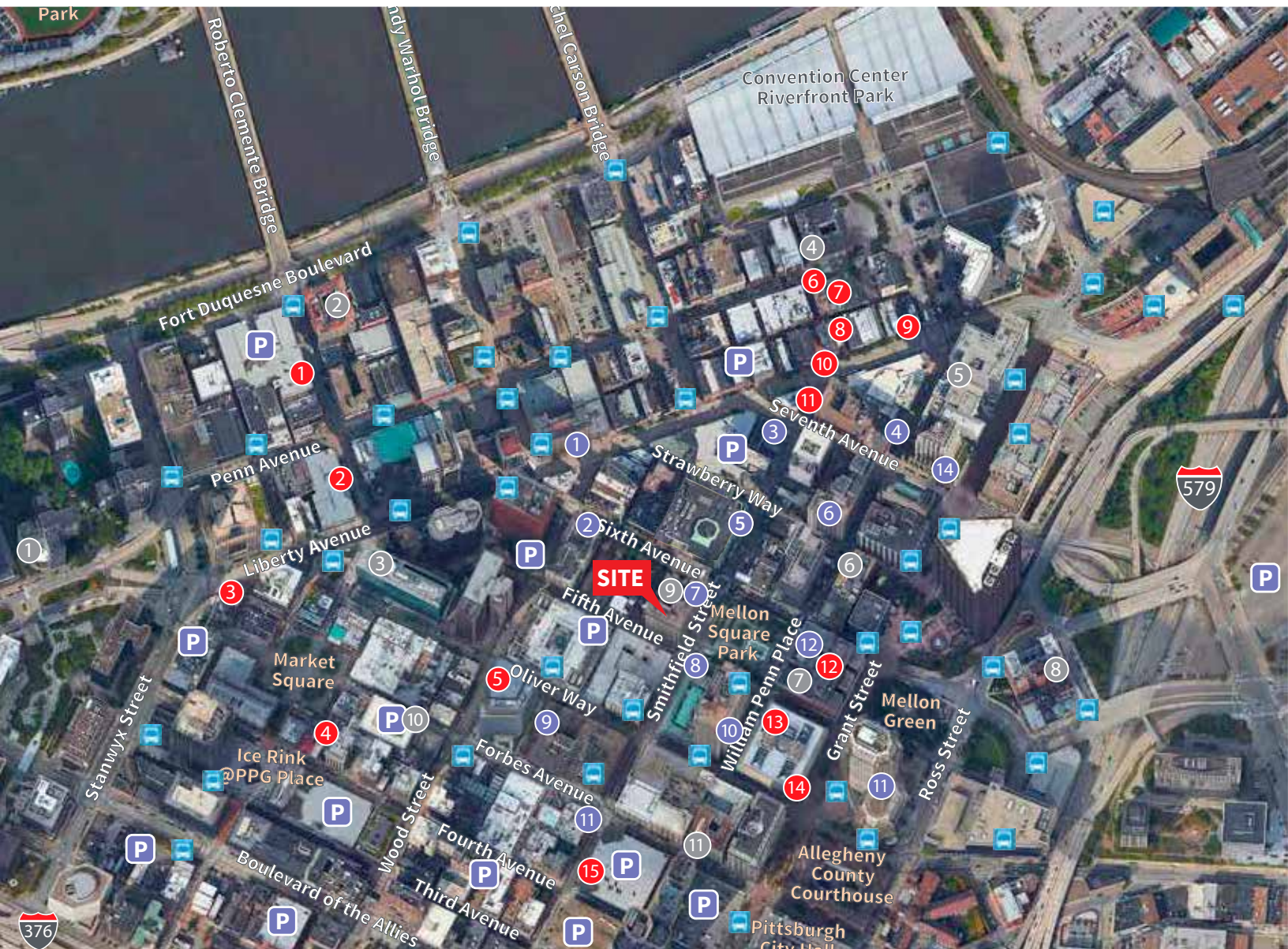
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# Trade Area Overview



## 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

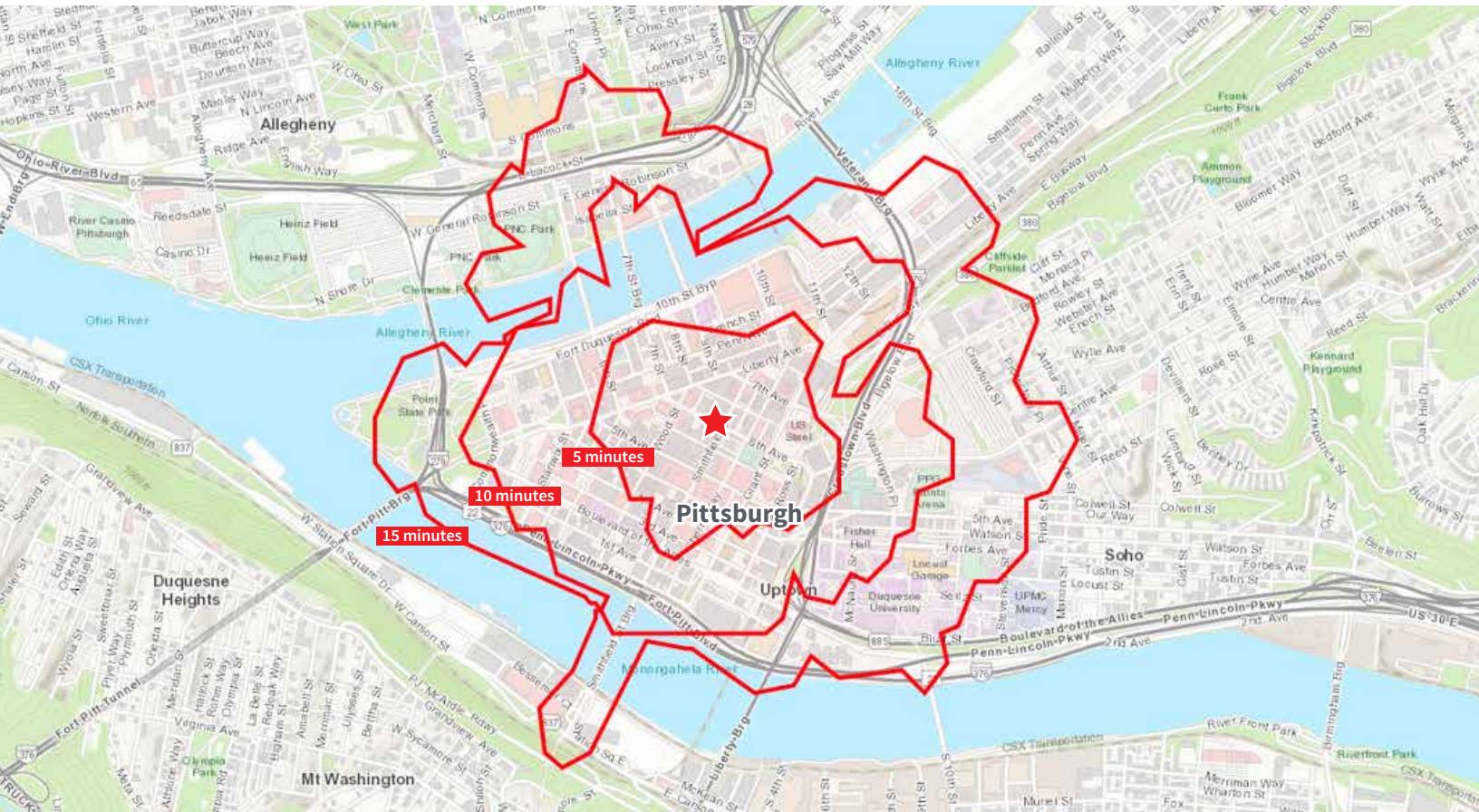
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# Trade Area Overview



## 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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