



KIRKWOOD BUILDING | INDIGO SQUARE | EAST LIBERTY

215-217 N HIGHLAND AVE
PITTSBURGH, PA 15206

Jason Campagna

Managing Director

O: 412.535.5756

jason.campagna@svn.com

Ian Dupre

Advisor

O: 412.535.8956

ian.dupre@svn.com

Alexander Dupre

Advisor

O: 412.535.8063

alex.dupre@svn.com

LOCATION INFORMATION

Regional Map
Location Maps
Aerial Map
Retailer Map

DEMOGRAPHICS

Demographics Report
Demographics Map

ADVISOR BIOS

Advisor Bio & Contact 1
Advisor Bio & Contact 2



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

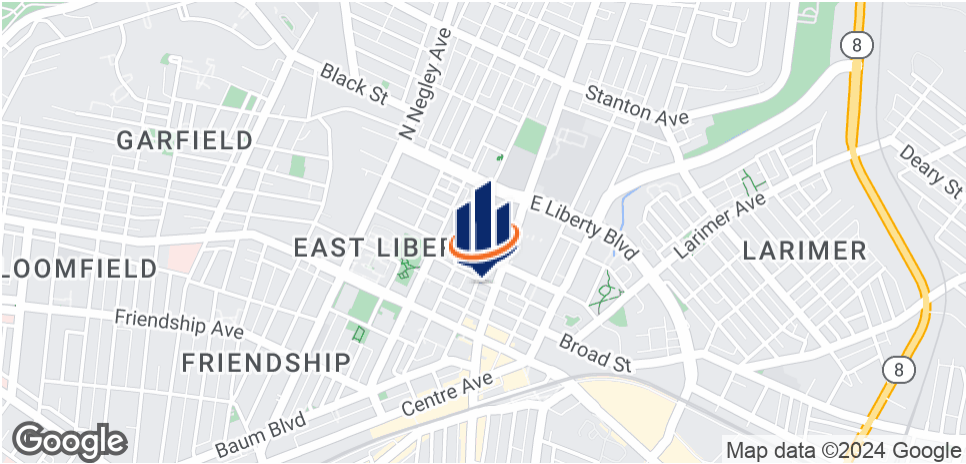
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

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.

Property Summary



OFFERING SUMMARY

Available SF:	1,363 - 7,123 SF
Lease Rate:	\$19.00 SF/yr (NNN; MG)
Lot Size:	0.35 Acres
Year Built:	2011
Building Size:	52,810 SF
Zoning:	UNC (Urban Neighborhood Commercial District)
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 aesthetic 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.

PROPERTY HIGHLIGHTS

- Rent Incentive: 6 months free for lease terms over 5 years
- TI allowances available subject to lease terms
- 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
- Street retail spaces with large floor-to-ceiling windows

Available Spaces

LEASE TYPE | NNN; MG

LEASE SPACE | 1,363 - 7,123 SF

LEASE TERM | Negotiable

LEASE RATE | \$19.00 SF/yr

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
5967 Broad St - Retail	4,589 SF	NNN	\$19.00 SF/yr
Suite 234 - Office	2,621 SF	Modified Gross	\$19.00 SF/yr
Suite 204 - Office	1,591 SF	Modified Gross	\$19.00 SF/yr
Suite 202 - Office	1,510 SF	Modified Gross	\$19.00 SF/yr
Suite 206 - Office	1,363 SF	Modified Gross	\$19.00 SF/yr
217 N Highland	3,000 - 5,757 SF	NNN	\$19.00 SF/yr
5987 Broad Street, Suite 200	5,023 SF	Modified Gross	\$19.00 SF/yr
Suite 201 - Available 7/1/24	7,123 SF	Modified Gross	\$19.00 SF/yr
5975 Broad Street	1,619 SF	Modified Gross	\$19.00 SF/yr
5979 Broad Street - Retail - Available 5/1/24	1,430 SF	NNN	\$19.00 SF/yr
5989 Broad Street - Retail - Available 5/1/24	2,285 SF	NNN	\$19.00 SF/yr



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.

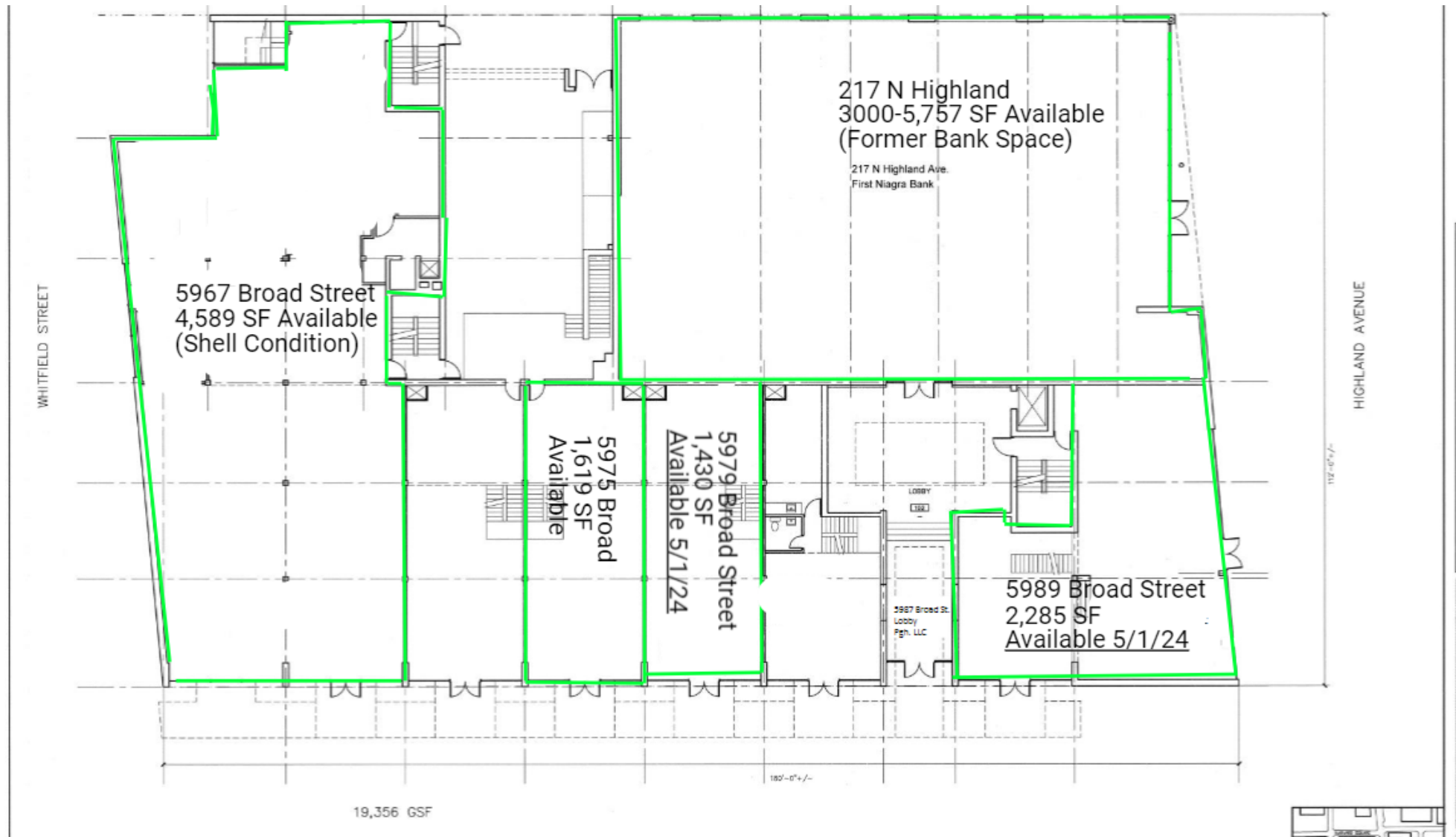
Design objectives for the project include integrating the Kirkland Building storefronts into the plaza, providing enough width to accommodate cafe seating, unobstructed visual sight lines across the plaza, provide an area for performances, provide space for food trucks and tented vendors, integrate artful 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".

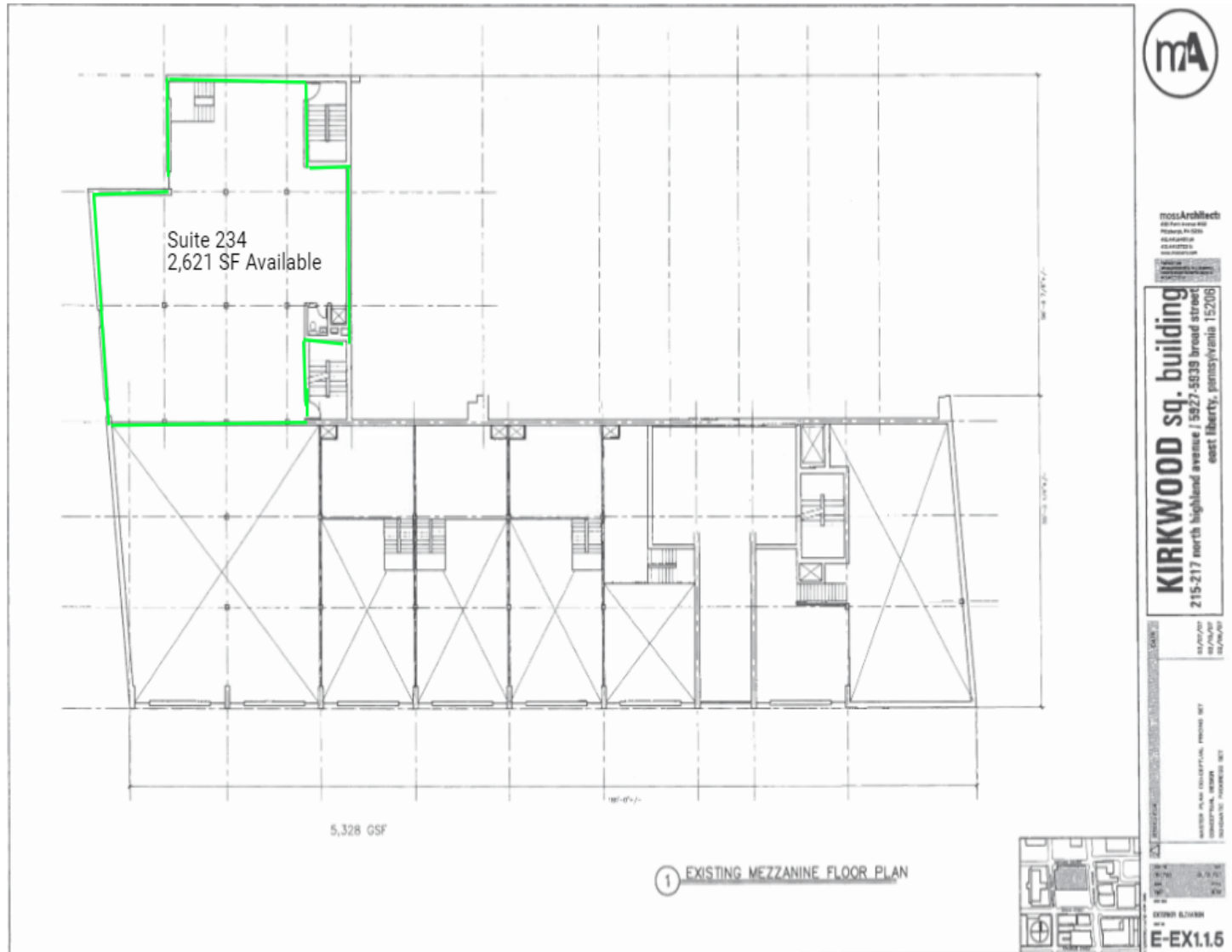
Additional Photos



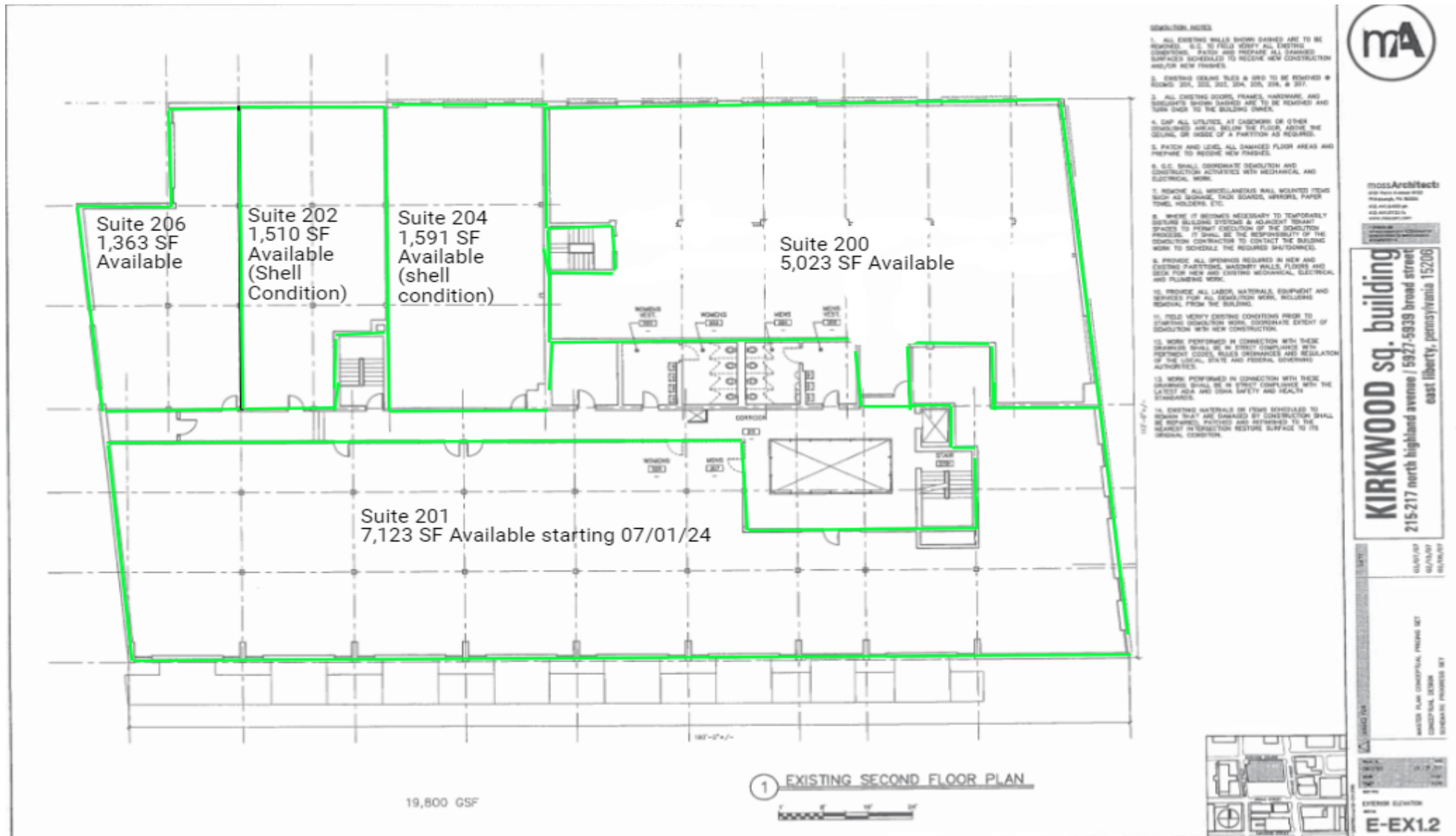
First Floor Plan



Mezzanine Floor Plan



Second Floor Plan



Parking Lot And Kirkwood Building



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.

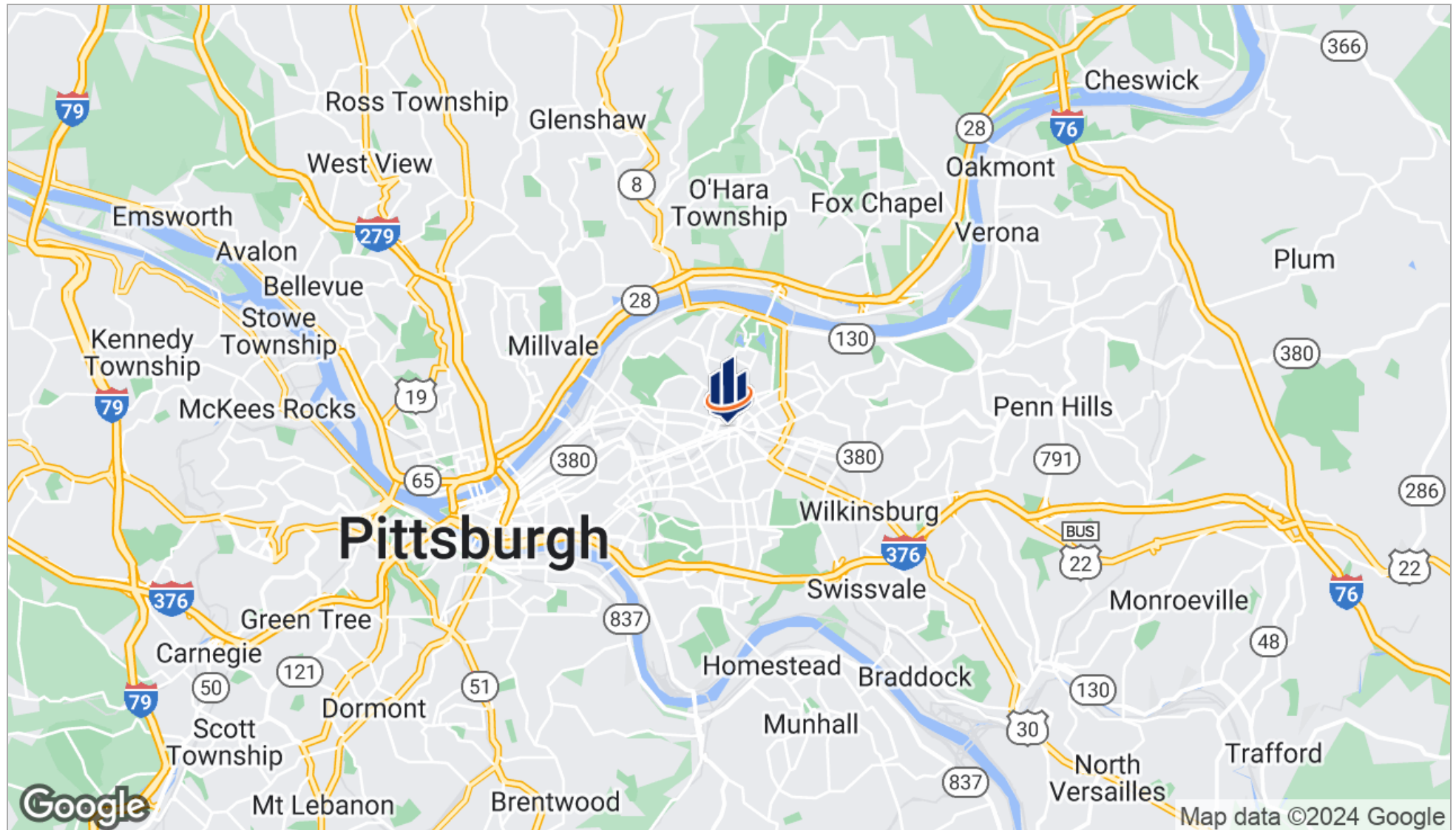
EAST LIBERTY

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.

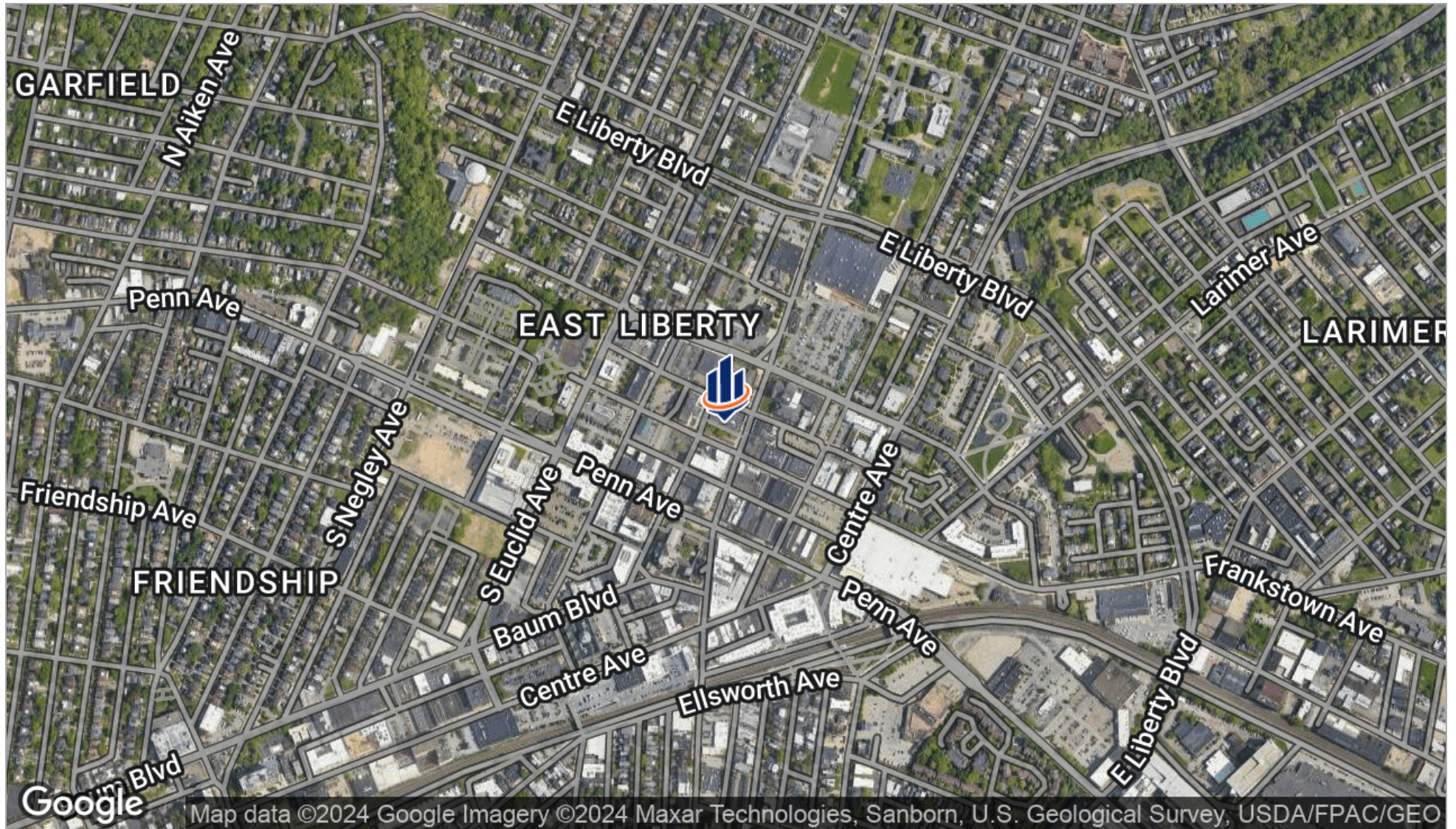
1 LOCATION INFORMATION

215-217 N Highland Ave
Pittsburgh, PA 15206

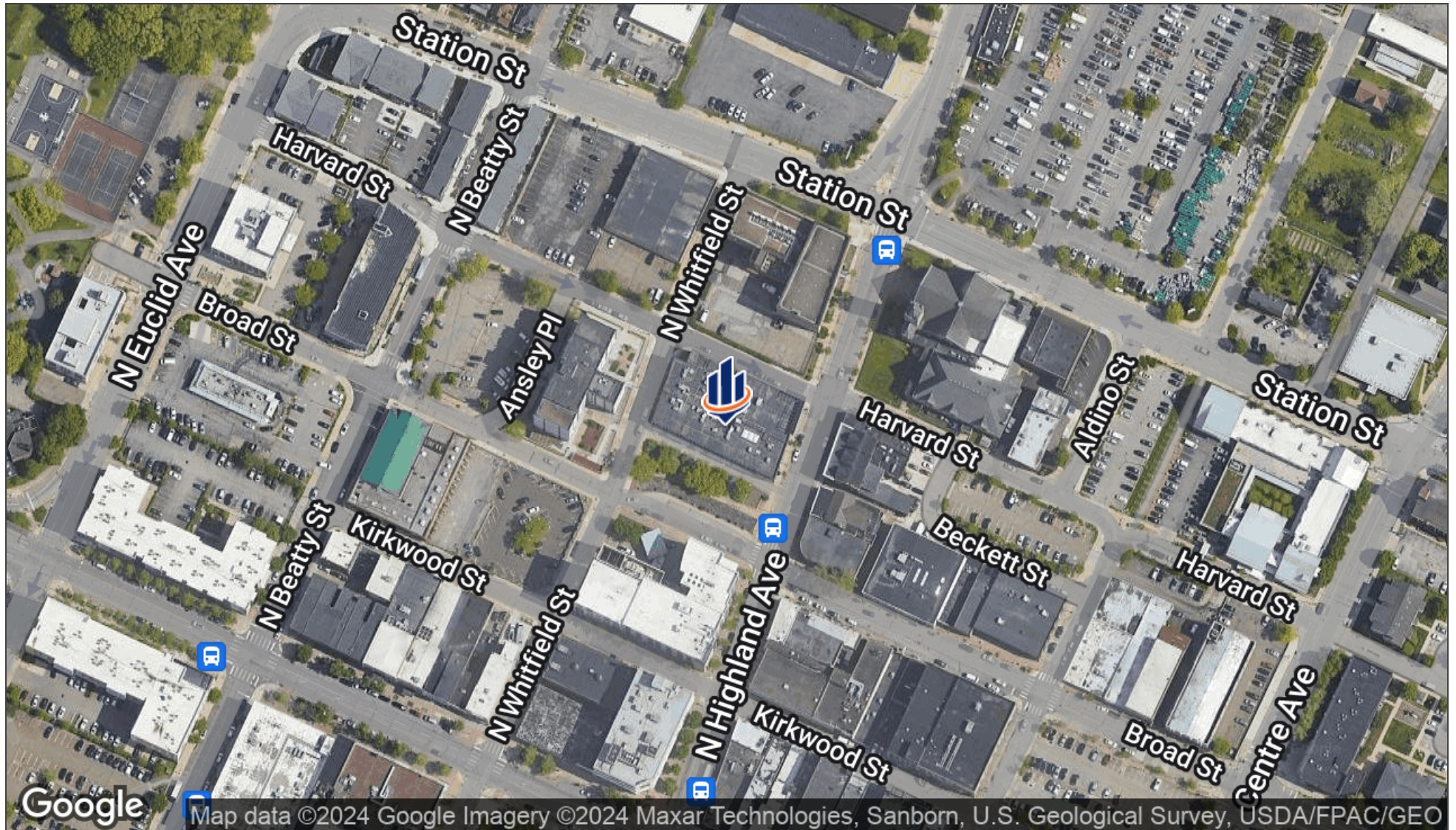
Regional Map



Location Maps



Aerial Map



Retailer Map



2

DEMOGRAPHICS

215-217 N Highland Ave
Pittsburgh, PA 15206

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 2020 ACS - US Census*

Demographics Map



POPULATION	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
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	17,947	46,446	82,669
# of 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 2020 ACS - US Census

3 ADVISOR BIOS

215-217 N Highland Ave
Pittsburgh, PA 15206

Advisor Bio & Contact 1

JASON CAMPAGNA

Managing Director

6 PPG Place, Suite 550
Pittsburgh, PA 15222
T 412.535.5756
C 724.825.3137
jason.campagna@svn.com
PA #RM424399

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

Advisor

6 PPG Place, Suite 550
Pittsburgh, PA 15222
T 412.535.8956
C 724.620.7125
ian.dupre@svn.com
PA #RS350195

PROFESSIONAL BACKGROUND

Ian Dupre serves as an 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.



6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.5756
svnthreerivers.com