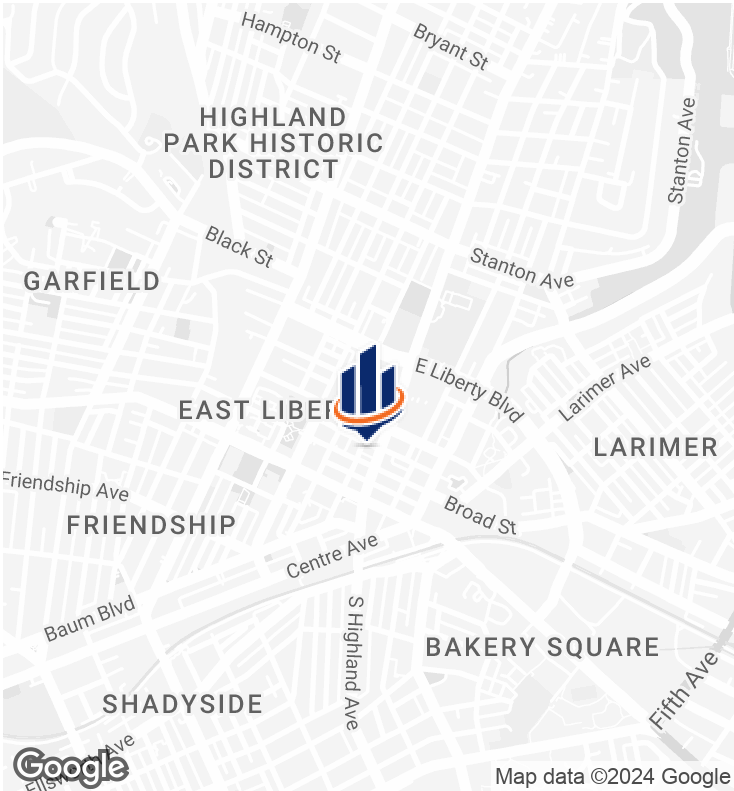


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
LEASE RATE:	\$19.00 SF/yr (NNN; MG)
OCCUPANCY:	37.4%
BUILDING SIZE:	52,810 SF
LOT SIZE:	0.35 Acres
YEAR BUILT:	2011
ZONING:	UNC (Urban Neighborhood Commercial District)
MARKET:	Pittsburgh
SUBMARKET:	East Liberty
ADN:	0083-P-00140-

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PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sale the Kirkwood Building located in the heart of East Liberty. Renovated in 2011, the flex office property has a modern aesthetic and prominent location along N Highland Ave. The Kirkwood Building features 7 street level retail bays, 5 office suites, a dedicated 22 space parking lot, a loading dock, and elevator.

Being one of Pittsburgh’s MSA’s hottest markets, a number of Pittsburgh’s most prominent tenants such as Google, DuoLingo, UPMC, Astrobotic, and Argo AI lease space in East Liberty. Recent developments include Liberty East, a 240k sf MU development that is now home to Whole Foods new flagship location in Western, PA. This property is 15 minutes from Downtown and a 35 minutes from the Pittsburgh International Airport.

PROPERTY HIGHLIGHTS

- Rent Incentive: 6 months free for lease terms over 5 years
- Multiple layout options for retail and office space
- Each space includes one parking spot with additional spots available
- Street retail spaces with large floor-to-ceiling windows
- Basement space available with direct access to retail suites
- TI Allowances available subject to lease terms
- Located in prime East Liberty sub market