

100 ROSS STREET

Pittsburgh, PA 15219

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EXECUTIVE SUMMARY

SVN | Three Rivers Commercial Advisors is pleased to present this rare opportunity to purchase a 5-story office building, in Downtown Pittsburgh. It offers an attractive combination of in-place revenues, strong tenant roster and a tremendous upside for the future owner.

100 Ross Street is an office building comprised of 53,056 SF with street retail along the corner of Ross Street and First Avenue, with visibility to Grant Street and Boulevard of the Allies in Downtown Pittsburgh. Its ideal location offers access to and from the city via I-376 E, I-376 W, I-279 N, and the Smithfield Street Bridge and it is within walking distance to Market Square, Station Square, and the Cultural District.

- 100 Ross Street is a 5-story Office building located in Downtown Pittsburgh.
- Built in 1891 and renovated in 1995
- Elevators side of building built in 1925, older side of building built pre-1900.
- Roofs replaced: elevator side - 2018. Stair towers, penthouse and elevator tower - 2014
- Elevator replaced in 2006. Manual elevator replaced with automatic hydraulic.
- LED lighting installed throughout building in 2018.
- Exposed aggregated sidewalk installed in 2013 and sealed yearly.
- Assumable Debt @4% w/ Seller Financing



BUILDING HIGHLIGHTS

ADDRESS: 100 Ross Street | Pittsburgh, PA 15219

PARCEL ID: 0002-J-00244-0000-00

LOT SIZE: 10,088 SF

LOCATION: Located between First Avenue and Boulevard of the Allies on Ross Street, parallel to Grant Street near the I-376 on/off ramps.

TENANCY: Mixture of law offices and other professional services

BUILDING SF: 53,242 SF

RSF: 53,056 SF

OCCUPANCY: 82%

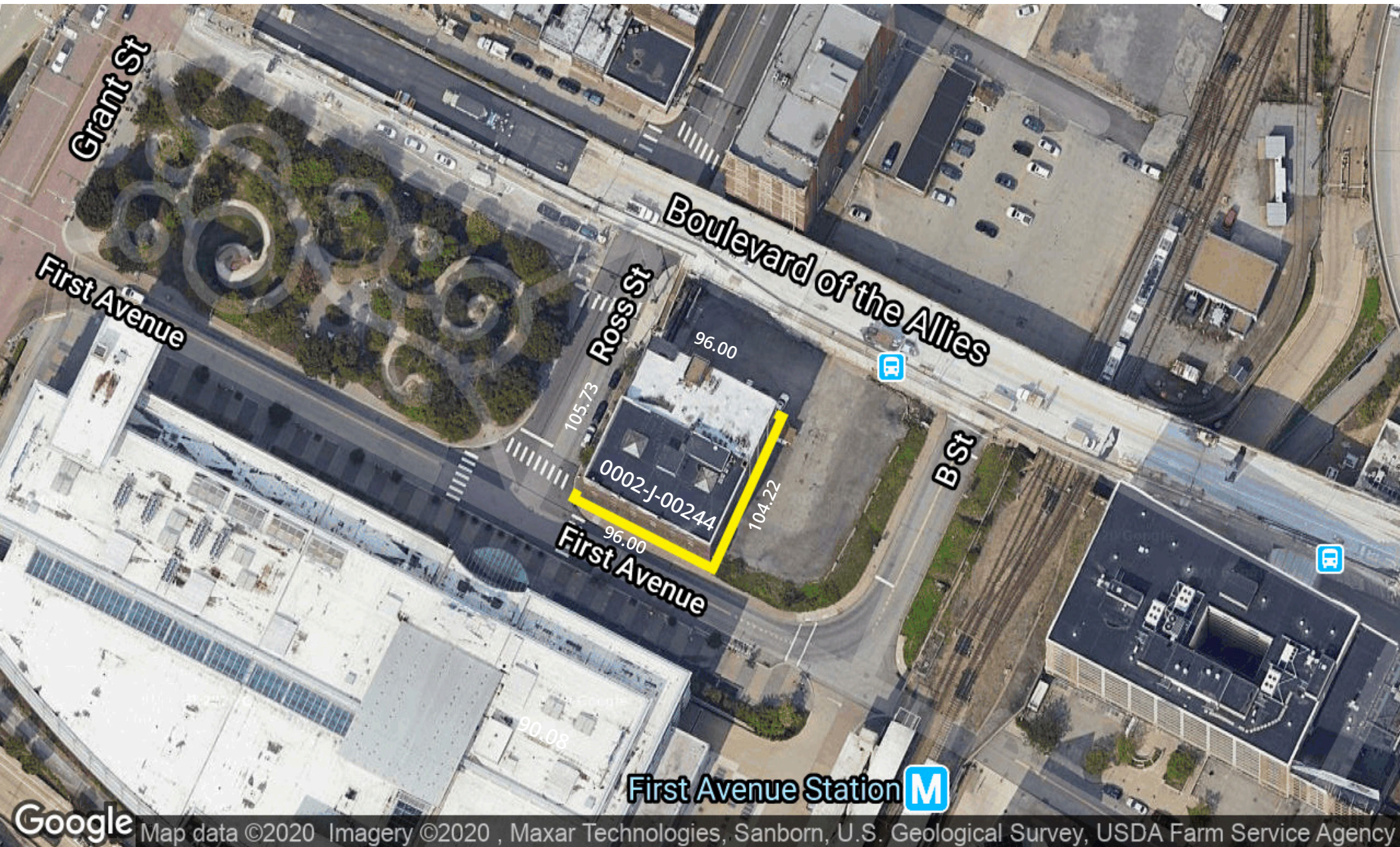
OF STORIES: 5

PARKING: Located next to multiple surface lots and parking garages

YEAR BUILT: 1891



PARCEL OVERVIEW



DOWNTOWN PITTSBURGH MAP



DOWNTOWN PITTSBURGH BY THE NUMBERS



 **100**
TRANSIT SCORE

 **98**
WALK SCORE


 **81**
BIKE SCORE

 **11**
THEATERS

 **215**
RESTAURANTS

 **130**
RETAILERS

 **4k+**
HOTEL ROOMS

 **24M+**
SQUARE FEET
RENTABLE OFFICE SPACE

 **5**
FORTUNE 500 COMPANIES

DEMOGRAPHICS



DAYTIME POPULATION

148,042

*3 Mile Radius

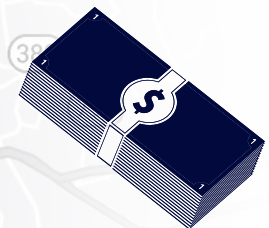


AVERAGE

AGE

36.0

*1 Mile Radius

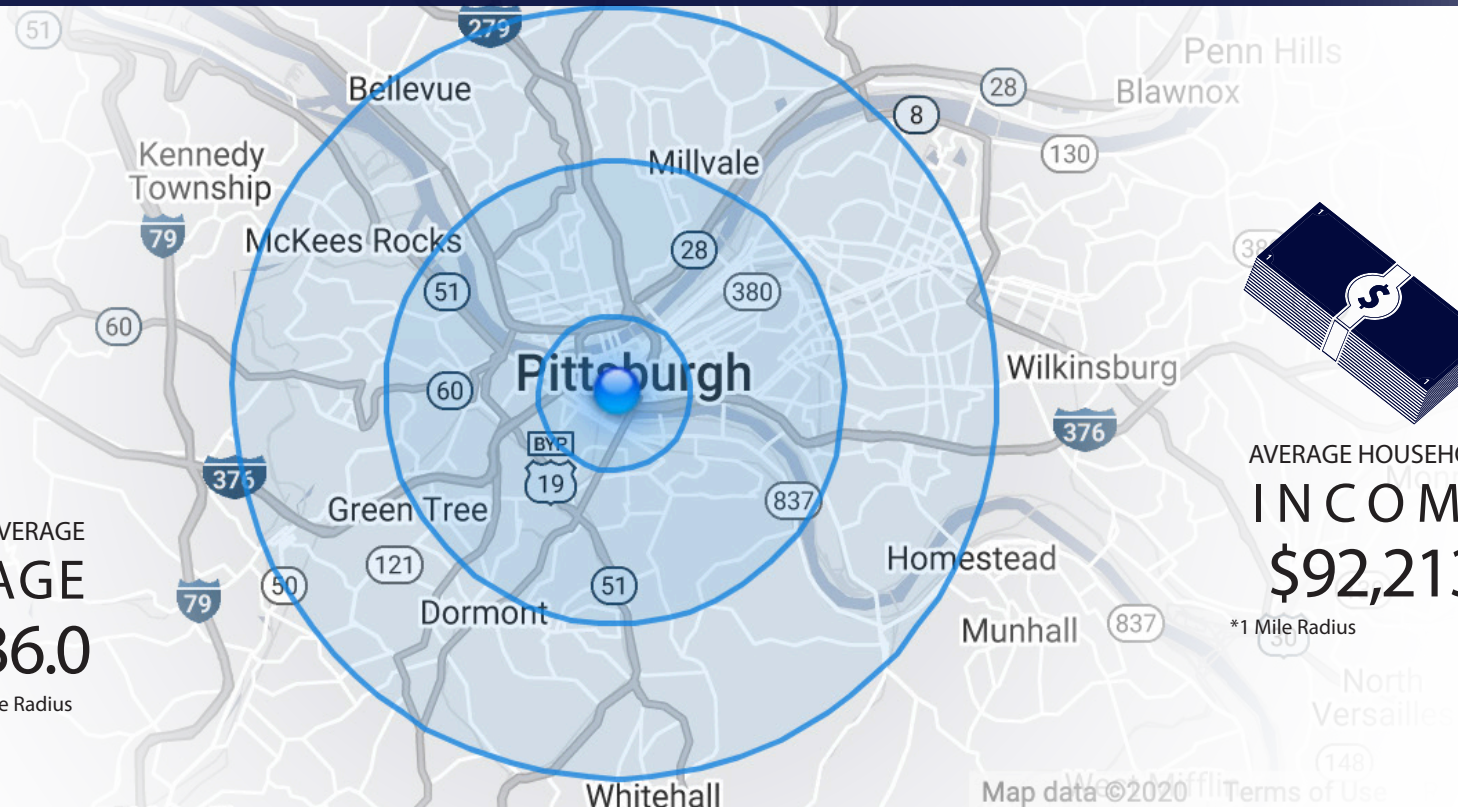


AVERAGE HOUSEHOLD

INCOME

\$92,213

*1 Mile Radius



Map data ©2020 Terms of Use

POPULATION

	1 MILE	3 MILES	5 MILES
2020 Total population	22,969	148,042	382,931
2025 Projected population	23,210	147,454	379,409
Average age	36.0	37.0	39.0
Median home value	\$194,507	\$120,935	\$148,918

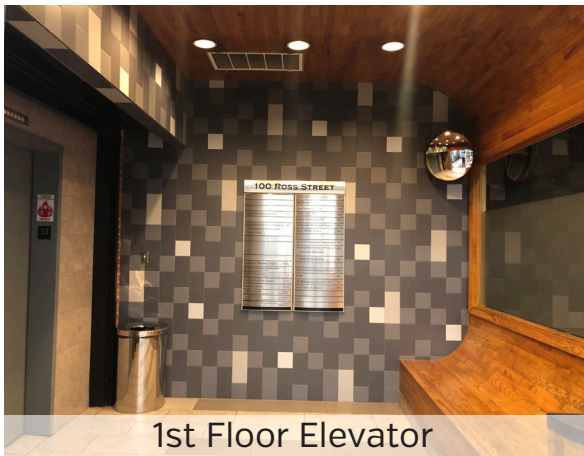
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,213	65,118	172,008
# of persons per HH	1.7	2.0	2.1
Average HH income	\$92,213	\$65,012	\$74,581
Median HH income	\$57,784	\$41,888	\$52,301

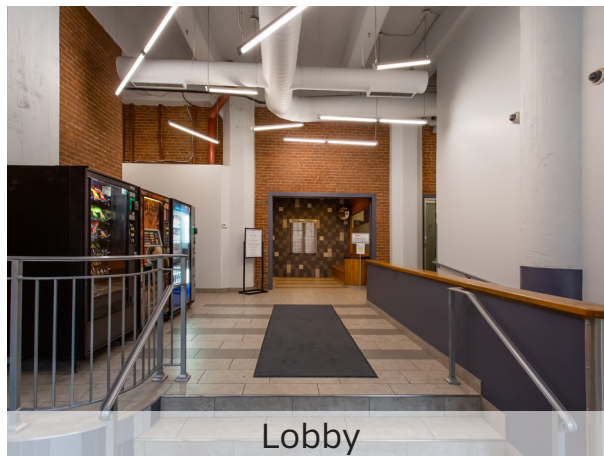
EXTERIOR PHOTOS



INTERIOR PHOTOS



1st Floor Elevator



Lobby



4th Floor



5th Floor

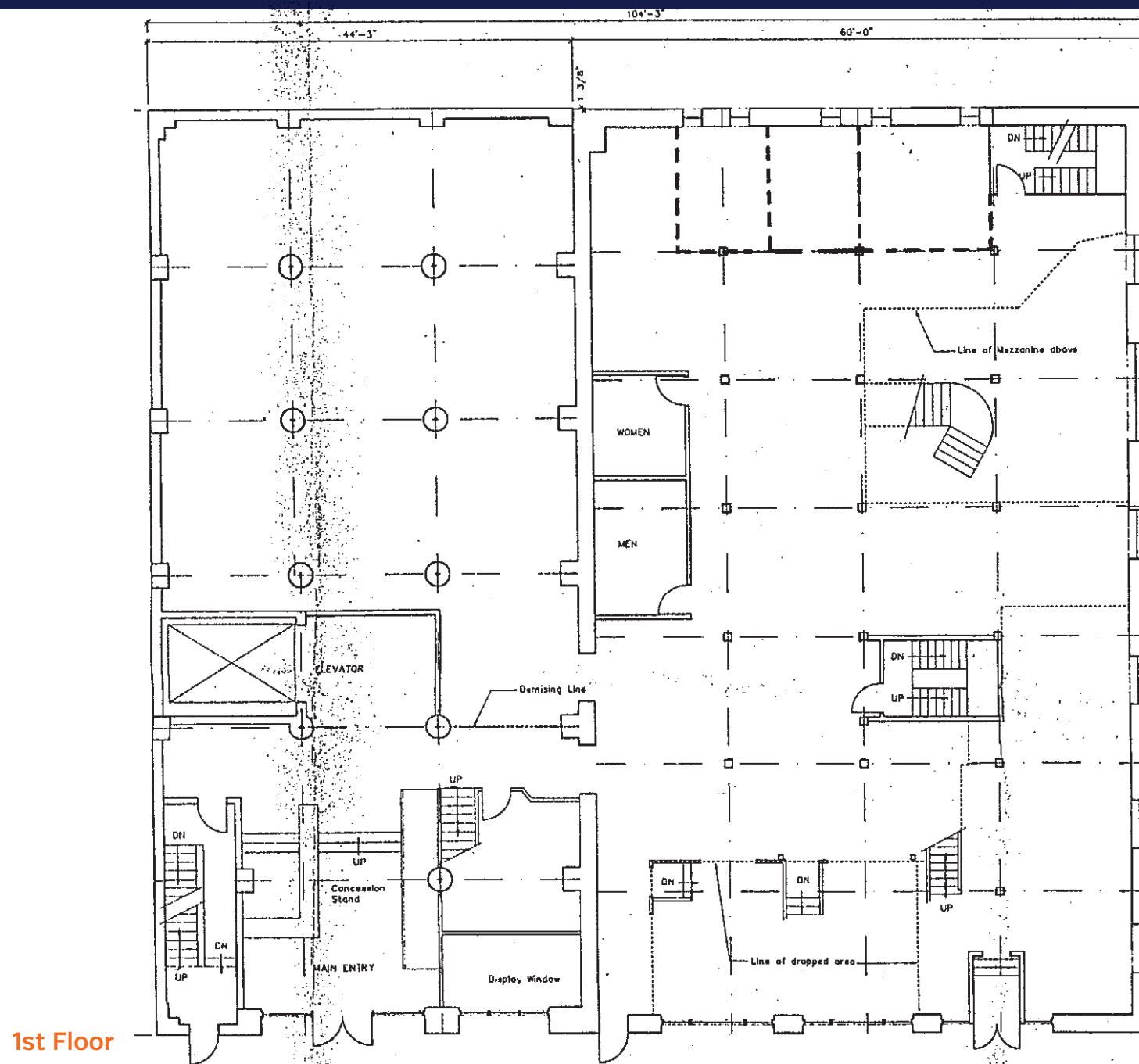


5th Floor



4th Floor

FLOOR PLAN SAMPLE



1st Floor



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