



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR LEASE

**1014 5th Avenue**  
Pittsburgh, PA 15219

**AVISON  
YOUNG**





Offering Summary

Lease Rate:	\$22.00 SF/YR (NNN)
Available SF:	10,755 SF

Space Description

- Completely equipped and furnished second-generation restaurant space
- 6,230 SF of Street Level Space with 4,525 SF of Basement
- Equipped with a Full Commercial Kitchen, Walk-In Cooler, and Tap System
- Located beneath a 13-Unit Student Housing Apartment Building

Location Description

Due to the space's location across the street from the Peoples Gate of PPG Paints Arena and proximity within Duquesne University's campus on 5th Avenue, enjoy prime visibility and foot traffic, attracting a diverse audience from sports enthusiasts to students.

Located only a five-minute walk away, this restaurant space is primed to service Pittsburgh's newest real estate development and community in the Lower Hill District. FNB Tower, a Class-A Trophy office tower of 470,000 SF, is set to open its doors soon. Soon to follow is 1,2k units of residential, 1M SF of entertainment venues, 400 hotel rooms, and roughly another 500k SF of office space planned.



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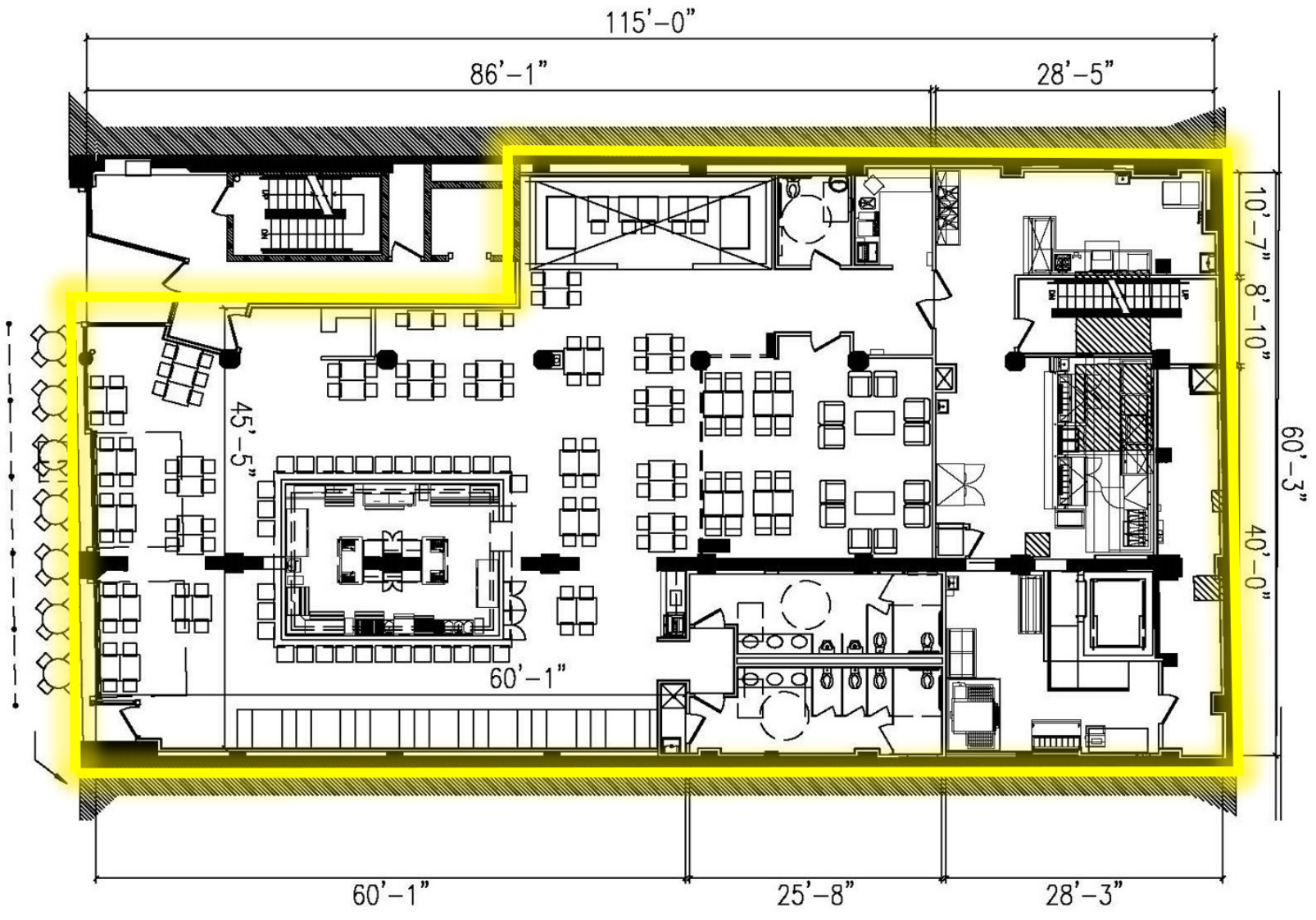
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Upper-Level Floor Plan (From 5th Avenue) - 6,230 SF

1014 5th Ave



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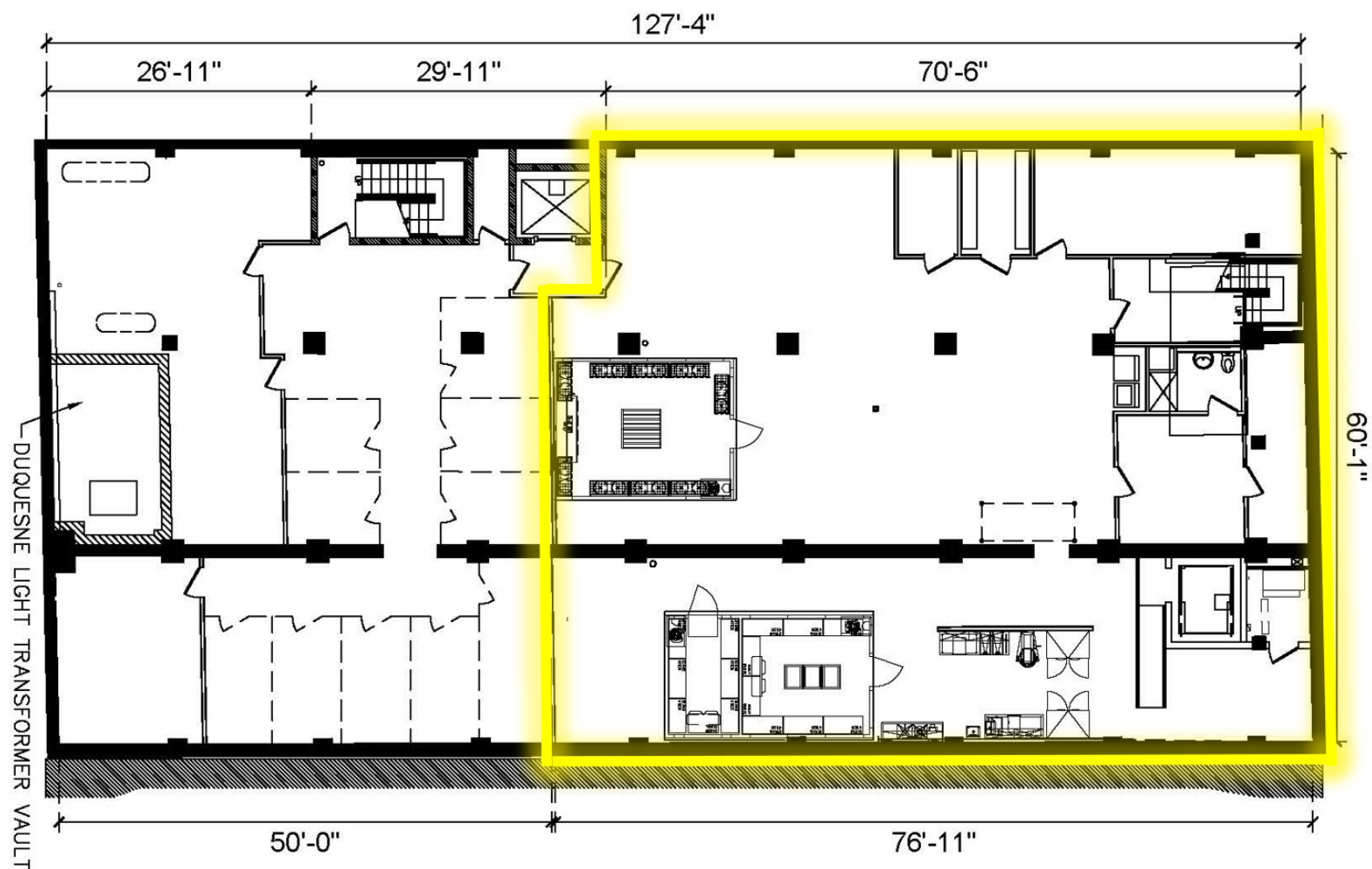
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Lower-Level Floor Plan - 4,525 SF

1014 5th Ave



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