



THE FORT PITT BREWERY

FOR LEASE

**MULTIPLE OFFICE SUITES
65,500 SF Building**

±14,590 SF

**TOTAL AVAILABILITY
across 1st and 2nd floors**



±4,600 SF

OFFICE SUITE

**1st floor, art deco design
with private entrance**

&

±2,700+ SF

**MULTIPLE FLEX
AVAILABILITIES**

**2nd floor, loft-style
office spaces**

Colliers

1601 MARYS AVENUE • SHARPSBURG PA • 15215

Ideal location for *creative companies*.

PROPERTY ATTRIBUTES

- Open ceiling designs and exposed brick walls
- Ample and paved parking available in dedicated lot + bike racks
- Multiple flex options available starting at ±2,300 square feet
- Modern and Art Deco style office interiors

BREWERY WORKSHOP LOFTS ACCESS

- Located adjacent to the recently renovated makerspace Brewery Workshop Lofts (*1600 Marys Avenue*)
- 1600 Marys Avenue currently features ±11,030 SF of industrial space available for added use
- Both loft-style workshop and traditional industrial spaces are move-in ready

LOCATION / APPEAL

- Exciting mix of artistic, food, beverage, professional, retail, service, and light industrial businesses nearby
- Quick access to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to CMU, UPMC, University of Pittsburgh and “Robotics Row”

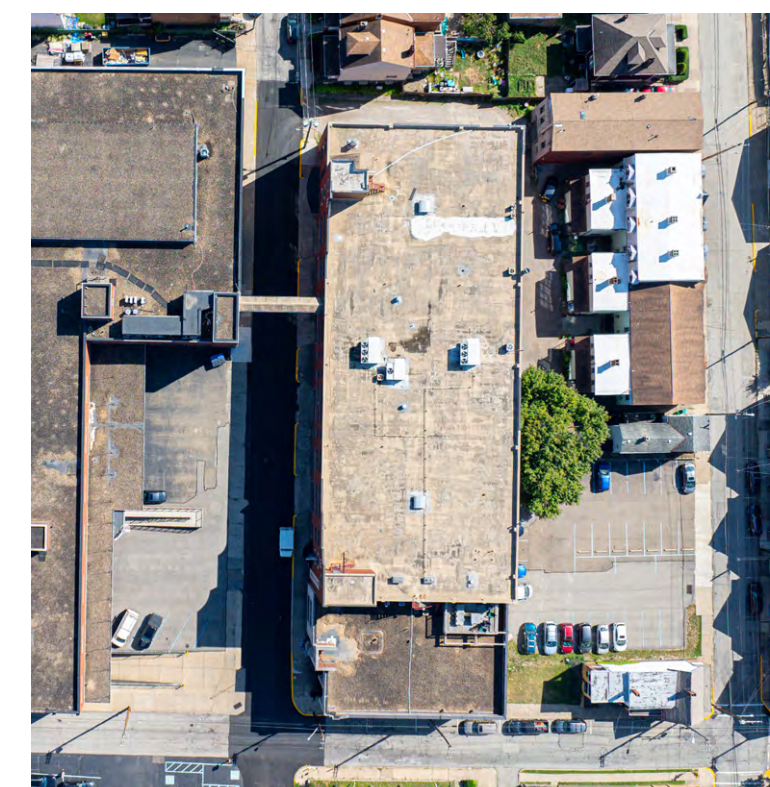
HUBZONE PROGRAM

- Property is located in an SBA recognized HUBZone
<https://www.sba.gov/federal-contracting/contractingassistance-programs/hubzone-program>



1601 Marys Ave.

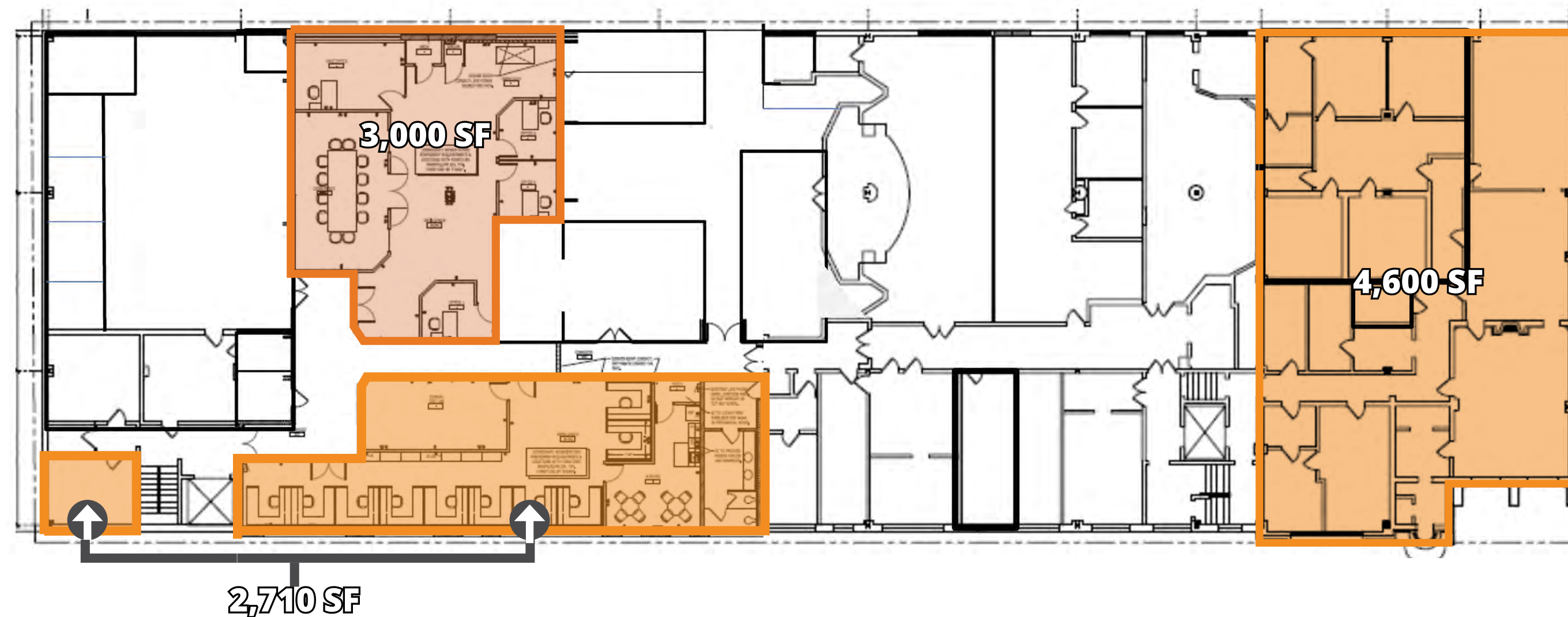
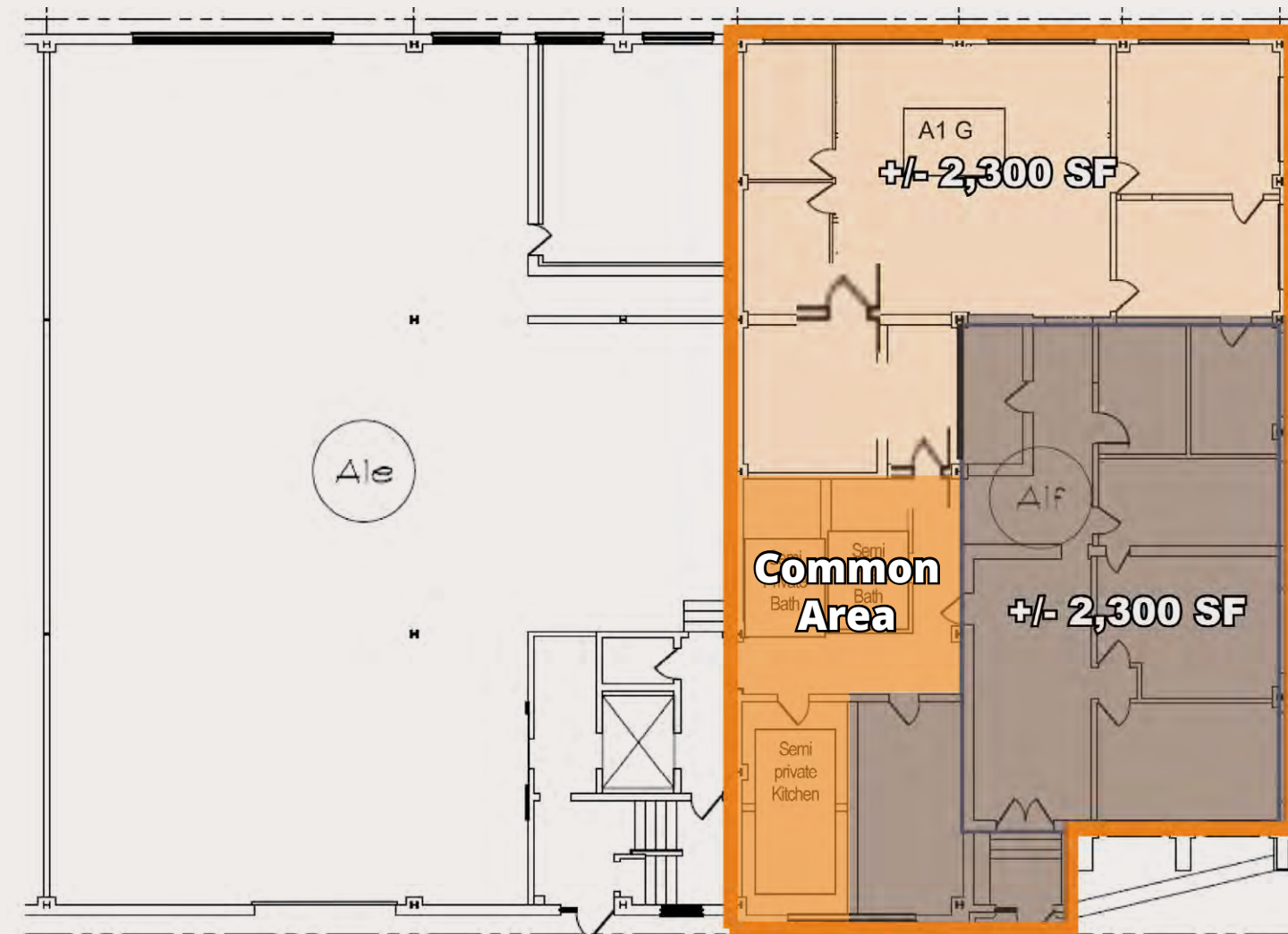
PHOTO GALLERY



Architectural nods to iconic previous tenant Fort Pitt Brewing Co.

1st Floor Availability

- $\pm 4,600$ SF
- Subdividable to two (2) $\pm 2,300$ SF sections
- Space could be easily converted to retail



2nd Floor Availabilities

- Potential to lease entirety of 4,600 SF space or subdivide as as small as a single office
- Modern and Art Deco style interior designs
- Mix of open and private office layouts available



NEARBY AMENITIES



3-MILE RADIUS DEMOGRAPHICS REPORT



Population Count
95,166



Average HH Income
\$98,808



Median Home Value
\$199,889



Total Area Employees
57,701



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