

OFFERING MEMORANDUM
**24,000 SF Office Building with
Parking for Sale or Lease**

3030 PENN AVENUE

Pittsburgh, PA 15201

PRESENTED BY:

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Senior Advisor

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

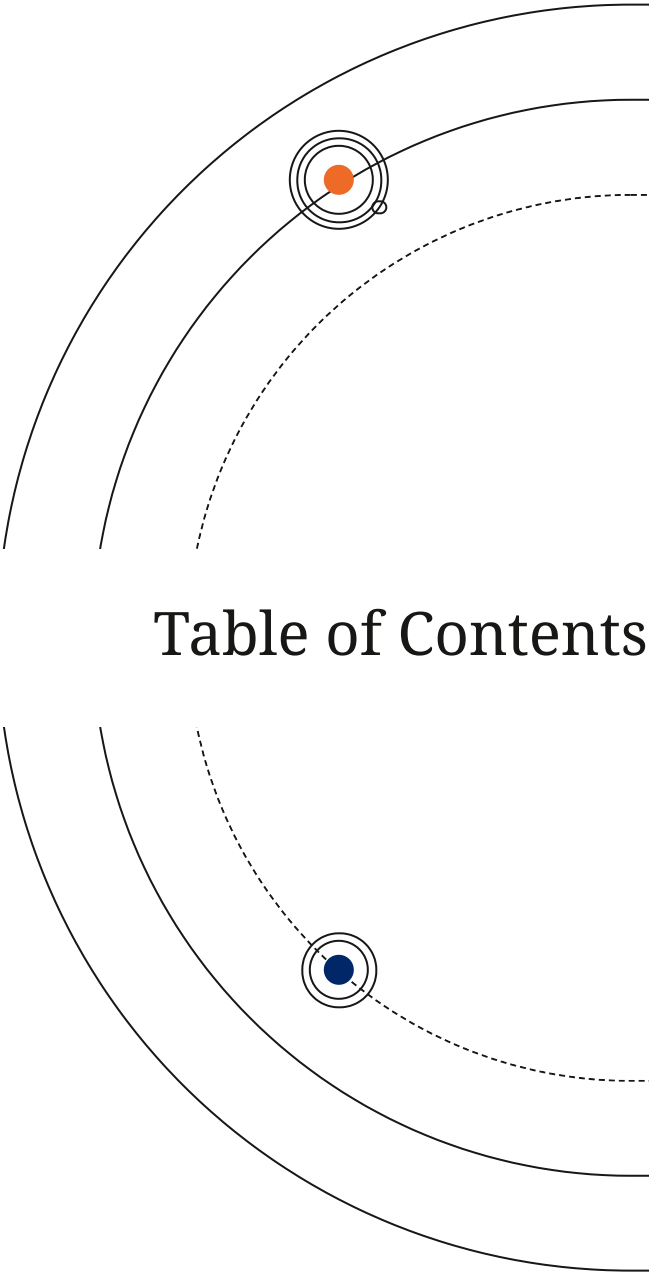


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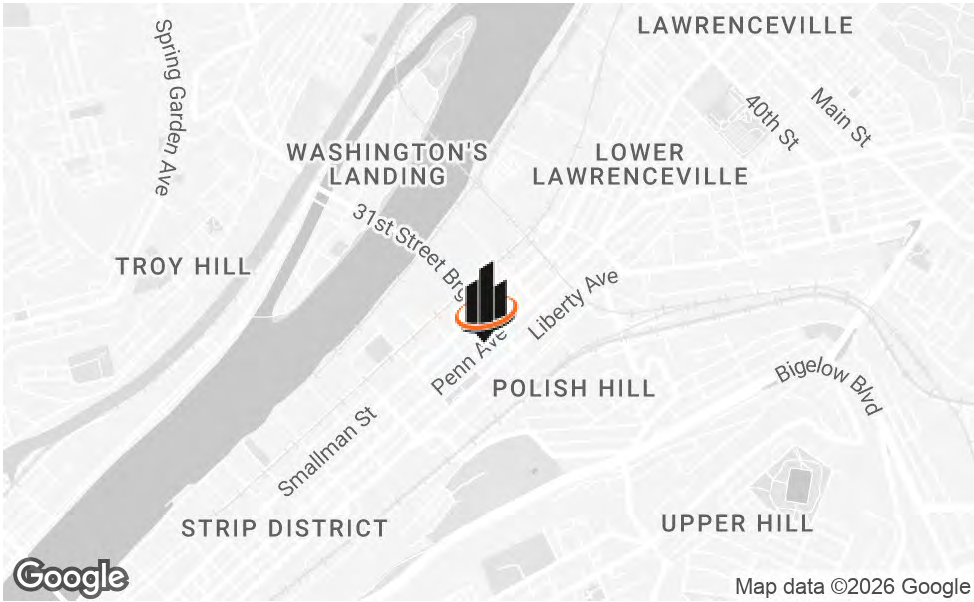
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Upon Request
LEASE RATE:	\$21.50 SF/yr (plus utilities)
BUILDING SIZE:	24,000 SF
AVAILABLE SF:	24,000 SF
MARKET:	Pittsburgh
SUBMARKET:	Strip District

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 3030 Penn Ave for sale or lease. The property features exposed red brick, wood beams, and upgraded power infrastructure suitable for high-tech firms. Each floor boasts a thoughtfully designed open space plan with private offices, extensive outlets, and additional HVAC capacity. With a kitchen area on each floor and ample parking controlled by ownership, this property offers a seamless blend of functionality and convenience.

PROPERTY HIGHLIGHTS

- Exposed red brick and wood beams throughout
- Developed for high tech firms with upgraded power to each floor
- Extensive outlets for computers & Additional tonnage for HVAC
- Kitchen area on each floor & Signage potential on building
- Extensive parking spaces available and controlled by ownership
- Sprinkler & Security and lock off for elevator
- Open space plan with private offices
- Located in Pittsburgh's Strip District close to the 31st street bridge
- Night time rental income of \$1,850 per month through March 21, 2027

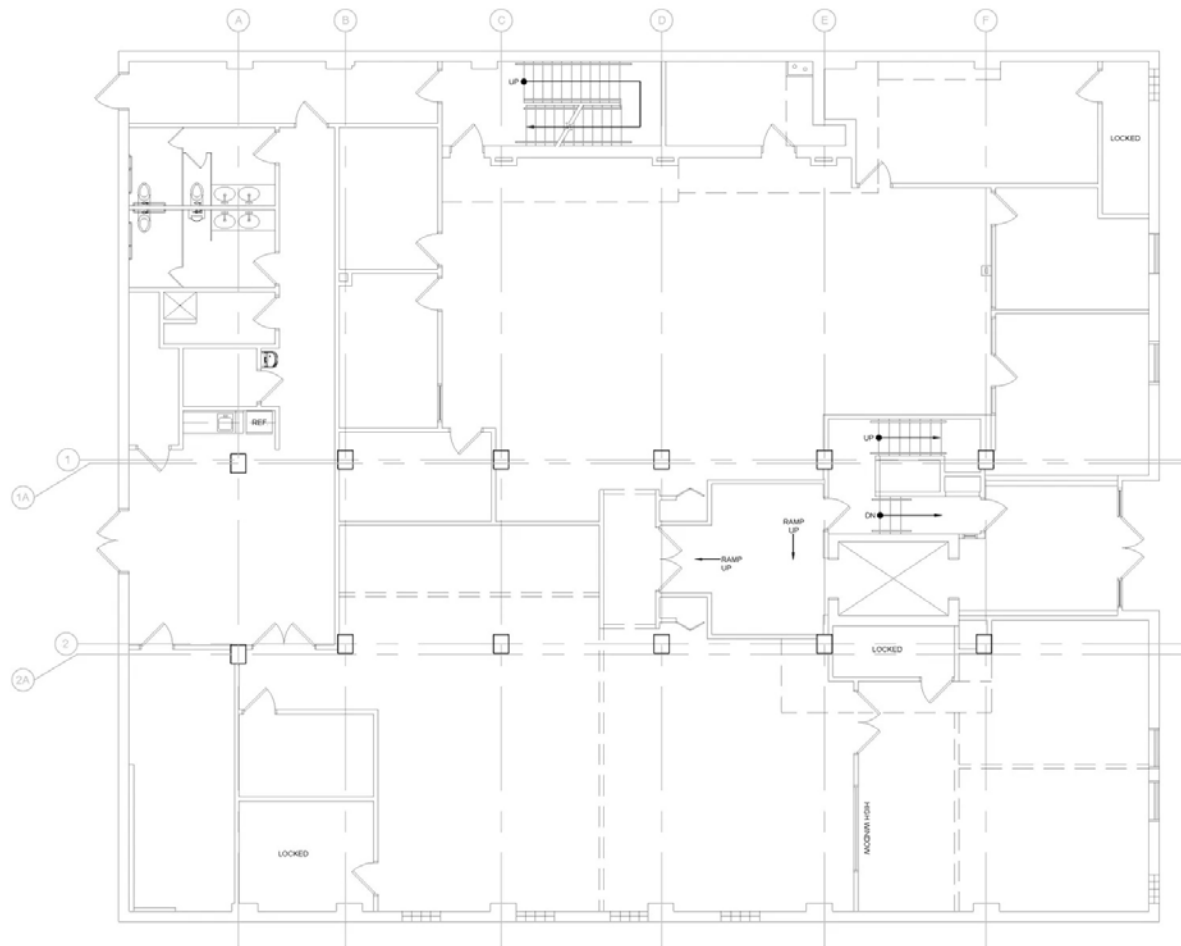
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



1ST FLOOR PLAN



1 Existing Partition Plan @ 1ST FLOOR
AB.01 SCALE: 3/16" = 1'-0"



03.27.18 - AB Plans



NEXT
architecture

1133 PENN AVENUE
SUITE 100
PITTSBURGH, PA 15222

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3030 PENN AVE BUILDING
3030 PENN AVENUE
PITTSBURGH, PA 15201
ALLEGHENY COUNTY

PROJECT No. 18021.00

Existing 1st
Floor Partition
Plan

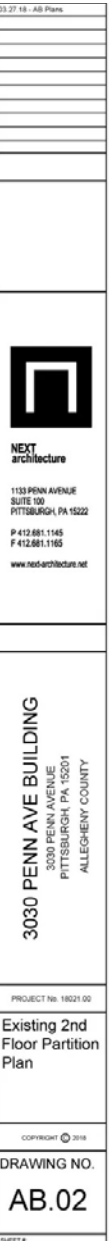
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DRAWING NO.

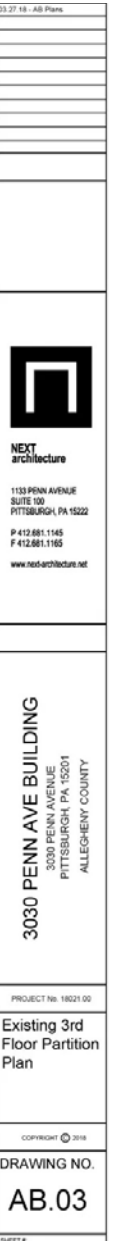
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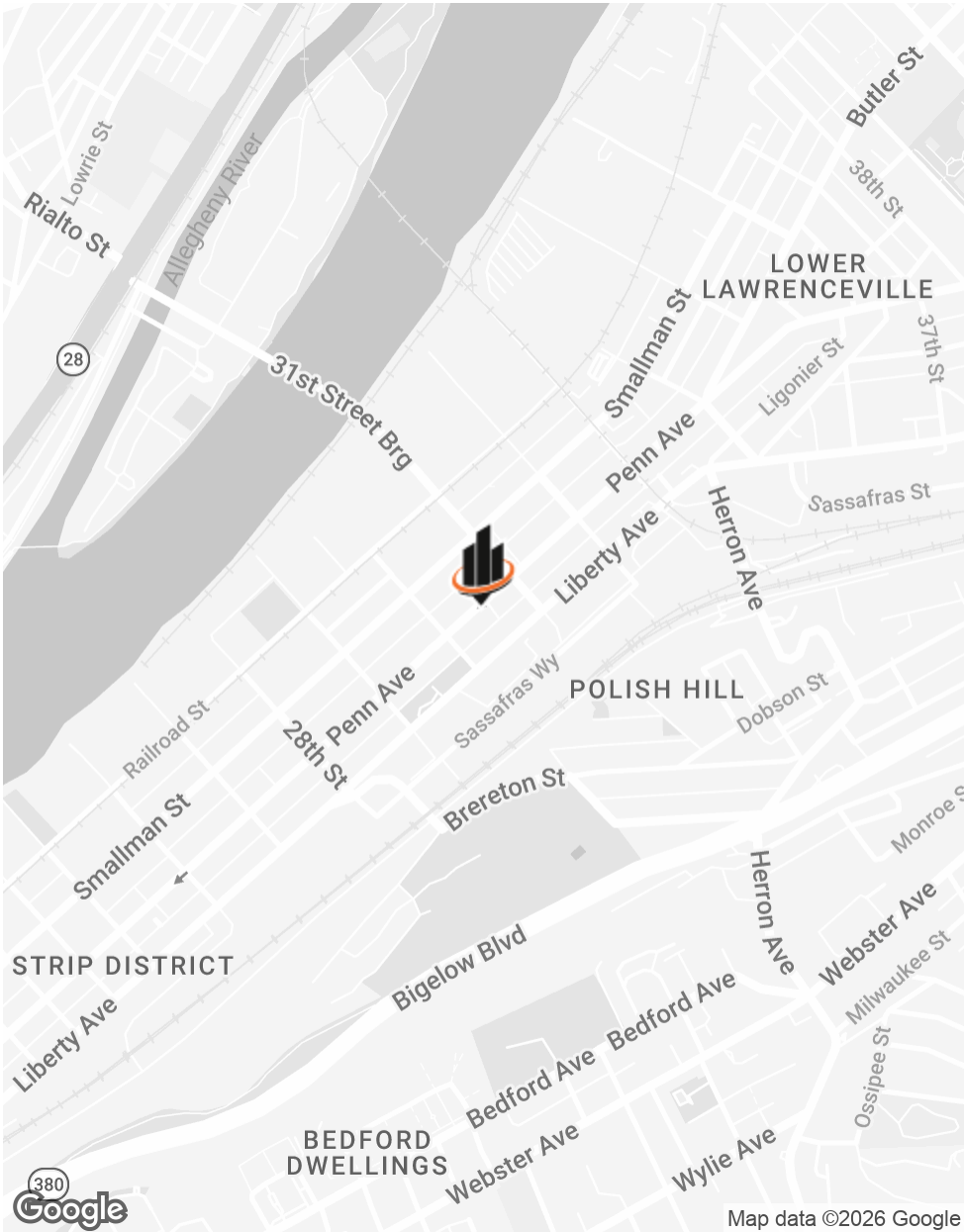
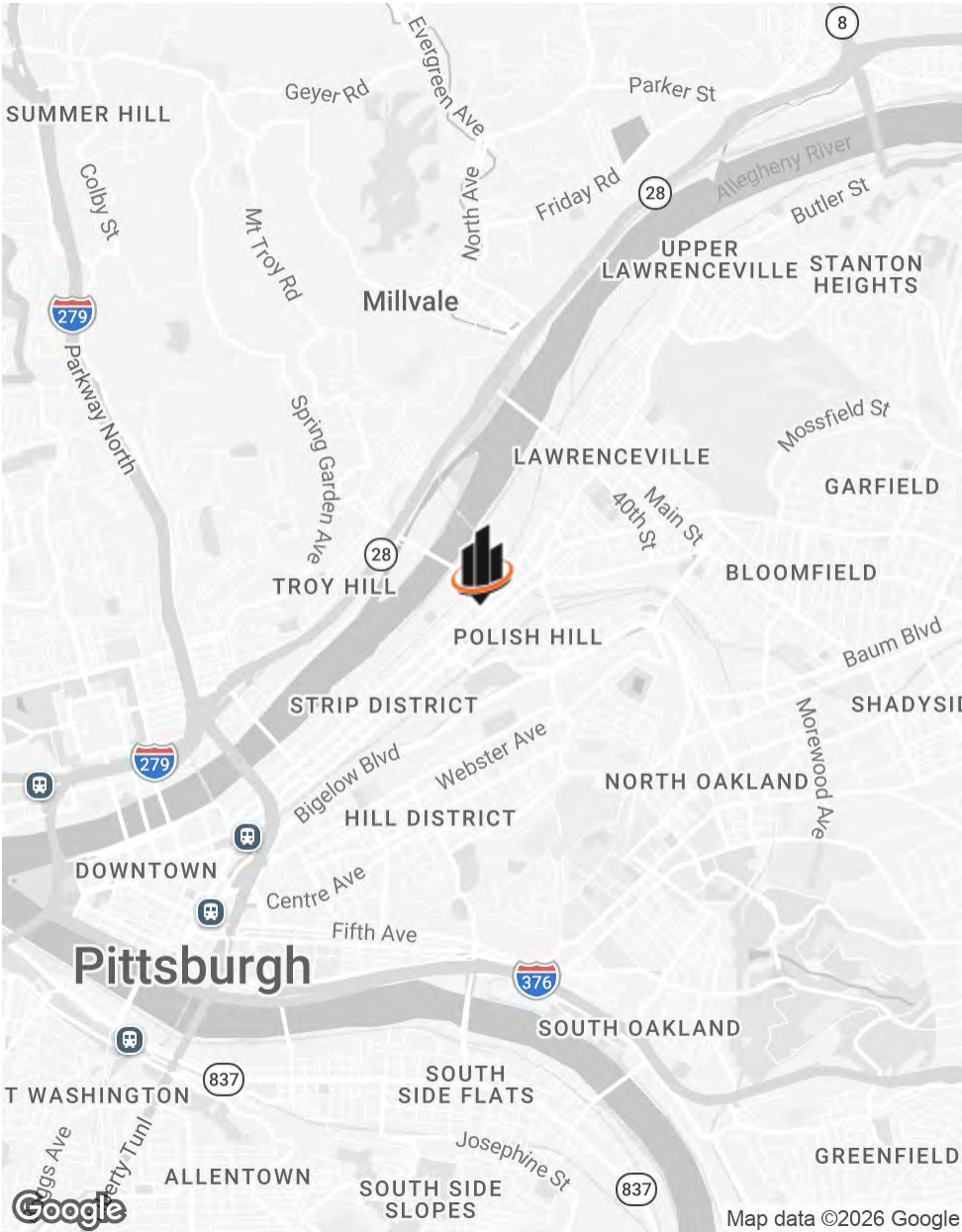


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SECTION 2
Location
Information

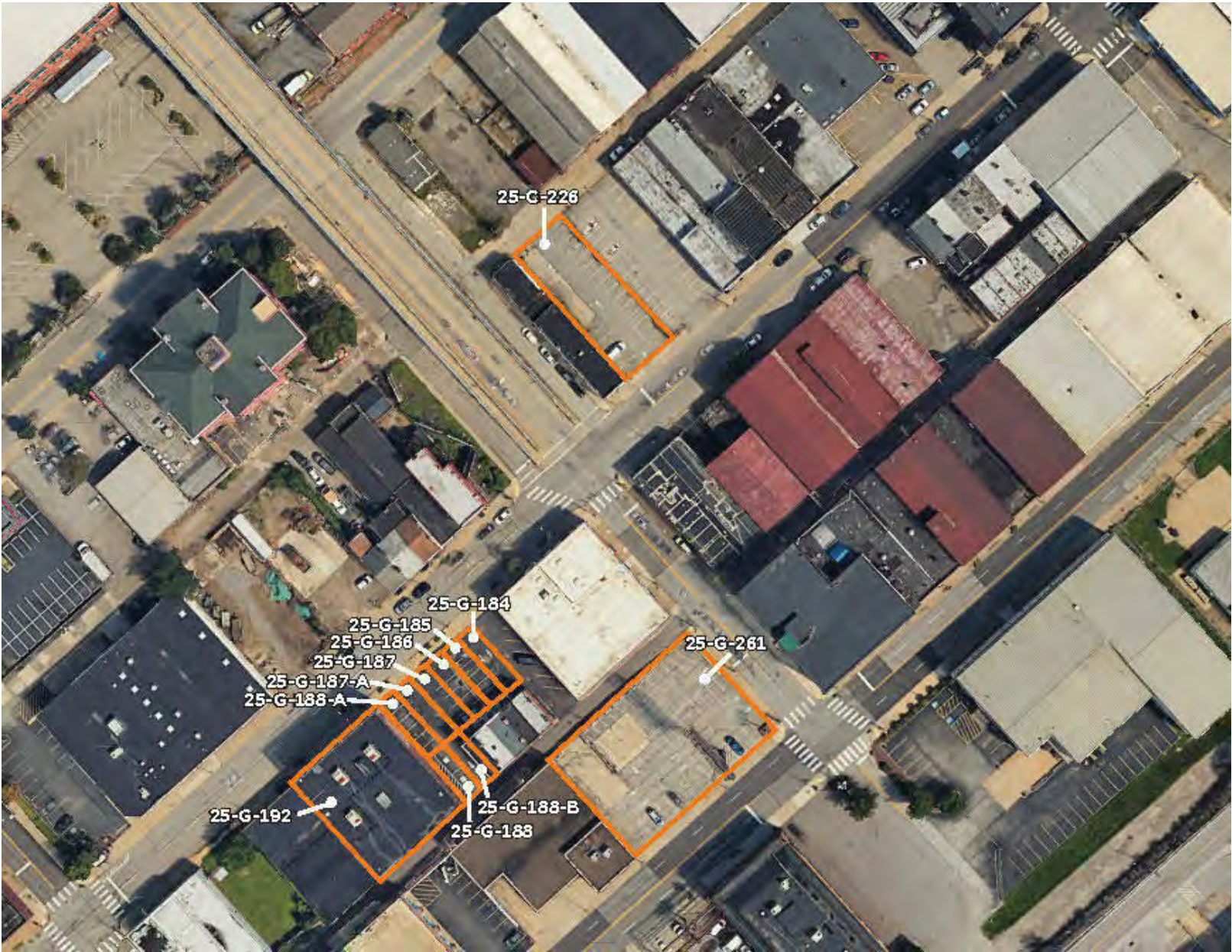
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

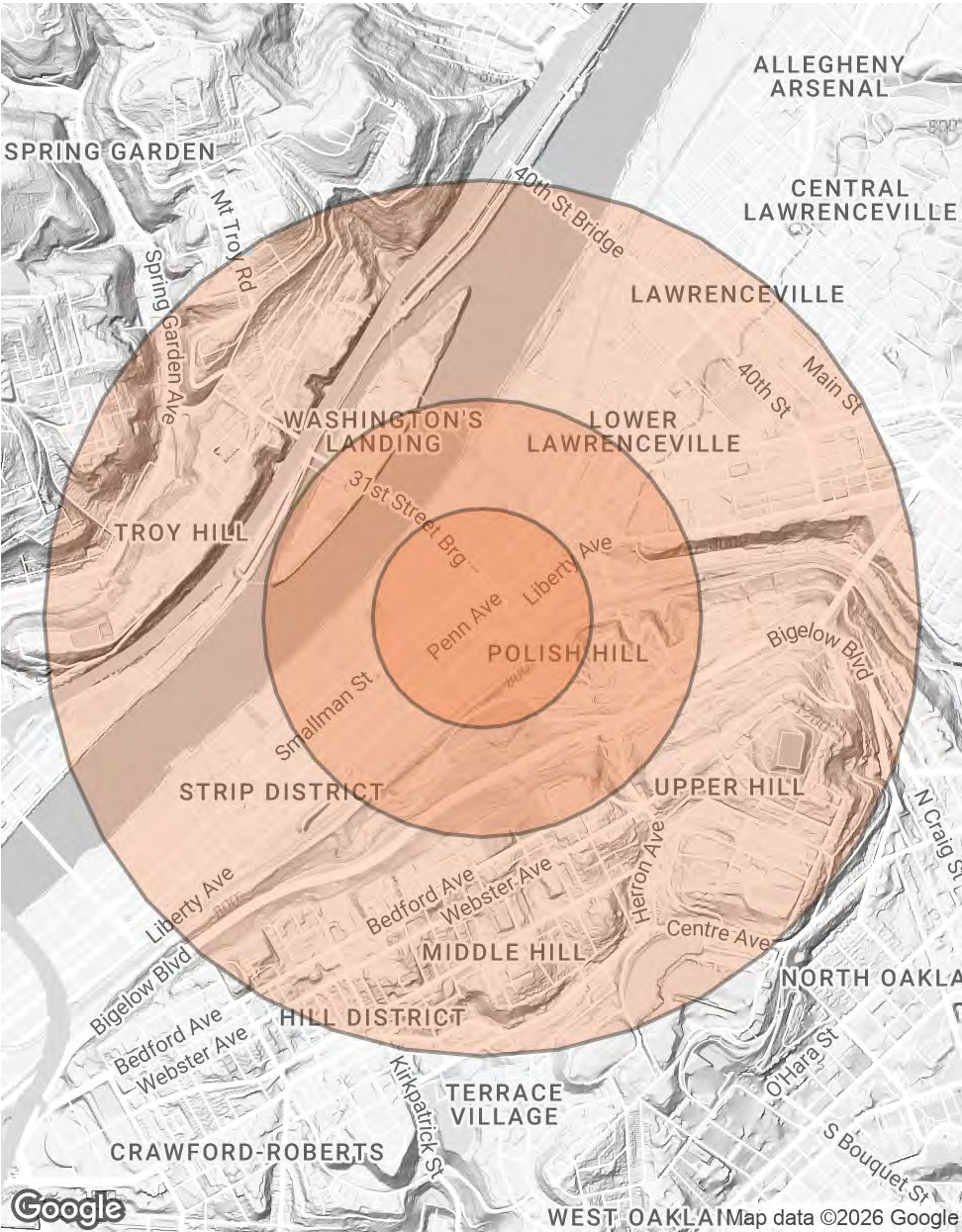
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	540	3,042	16,214
AVERAGE AGE	36.6	33.9	35.6
AVERAGE AGE (MALE)	36.7	31.5	33.2
AVERAGE AGE (FEMALE)	36.9	34.5	36.9

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	359	1,829	8,609
# OF PERSONS PER HH	1.5	1.7	1.9
AVERAGE HH INCOME	\$132,842	\$111,135	\$95,862
AVERAGE HOUSE VALUE	\$289,416	\$267,129	\$226,160

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following 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.

STRIP DISTRICT

Stretching along the southern banks of the Allegheny River, Pittsburgh's Strip District is a vibrant, half-square-mile sensory playground that perfectly blends historic blue-collar grit with a modern, bustling energy. This bustling market corridor is home to legendary culinary institutions like Pennsylvania Macaroni Co., Wholey's Fish Market, and the original, 24-hour Primanti Bros., where the city's famous fries-and-slaw sandwiches were born in 1933. While the neighborhood has steadily evolved to welcome tech offices, upscale dining, and converted loft apartments, it has proudly held onto its authentic, industrial soul, making it the undisputed beating heart of Pittsburgh's food and culture scene.

TAX ASSESSMENT

PARCEL NO.	TAX DISTRICT	MARKET VALUE	MILLAGE	/1000	FACE	DISCOUNT	MONTHLY
0025-G-00184	Allegheny County	\$8,500	6.43	0.00643	\$54.66	\$53.56	\$4.46
0025-G-00184	City of Pittsburgh	\$8,500	9.67	0.00967	\$82.20	\$80.55	\$6.71
0025-G-00184	Pittsburgh School District	\$8,500	10.457	0.10457	\$888.85	\$871.07	\$72.59
0025-G-00185	Allegheny County	\$8,500	6.43	0.00643	\$54.66	\$53.56	\$4.46
0025-G-00185	City of Pittsburgh	\$8,500	9.67	0.00967	\$82.20	\$80.55	\$6.71
0025-G-00185	Pittsburgh School District	\$8,500	10.457	0.10457	\$888.85	\$871.07	\$72.59
0025-G-00186	Allegheny County	\$8,500	6.43	0.00643	\$54.66	\$53.56	\$4.46
0025-G-00186	City of Pittsburgh	\$8,500	9.67	0.00967	\$82.20	\$80.55	\$6.71
0025-G-00186	Pittsburgh School District	\$8,500	10.457	0.10457	\$888.85	\$871.07	\$72.59
0025-G-00187	Allegheny County	\$8,500	6.43	0.00643	\$54.66	\$53.56	\$4.46
0025-G-00187	City of Pittsburgh	\$8,500	9.67	0.00967	\$82.20	\$80.55	\$6.71
0025-G-00187	Pittsburgh School District	\$8,500	10.457	0.10457	\$888.85	\$871.07	\$72.59
0025-G-00187-000A	Allegheny County	\$8,500	6.43	0.00643	\$54.66	\$53.56	\$4.46
0025-G-00187-000A	City of Pittsburgh	\$8,500	9.67	0.00967	\$82.20	\$80.55	\$6.71
0025-G-00187-000A	Pittsburgh School District	\$8,500	10.457	0.10457	\$888.85	\$871.07	\$72.59
0025-G-00188	Allegheny County	\$5,600	6.43	0.00643	\$36.01	\$35.29	\$2.94
0025-G-00188	City of Pittsburgh	\$5,600	9.67	0.00967	\$54.15	\$53.07	\$4.42
0025-G-00188	Pittsburgh School District	\$5,600	10.457	0.10457	\$585.59	\$573.88	\$47.82
0025-G-00188-000A	Allegheny County	\$8,500	6.43	0.00643	\$54.66	\$53.56	\$4.46
0025-G-00188-000A	City of Pittsburgh	\$8,500	9.67	0.00967	\$82.20	\$80.55	\$6.71
0025-G-00188-000A	Pittsburgh School District	\$8,500	10.457	0.10457	\$888.85	\$871.07	\$72.59

TAX ASSESSMENT

0025-G-00188-000B	Allegheny County	\$4,600	6.43	0.00643	\$29.58	\$28.99	\$2.42
0025-G-00188-000B	City of Pittsburgh	\$4,600	9.67	0.00967	\$44.48	\$43.59	\$3.63
0025-G-00188-000B	Pittsburgh School District	\$4,600	10.457	0.10457	\$481.02	\$471.40	\$39.28
0025-G-00261	Allegheny County	\$159,100	6.43	0.00643	\$1,023.01	\$1,002.55	\$83.55
0025-G-00261	City of Pittsburgh	\$159,100	9.67	0.00967	\$1,538.50	\$1,507.73	\$125.64
0025-G-00261	Pittsburgh School District	\$159,100	10.457	0.10457	\$16,637.09	\$16,304.35	\$1,358.70
0025-G-00192	Allegheny County	\$955,000	6.43	0.00643	\$6,140.65	\$6,017.84	\$501.49
0025-G-00192	City of Pittsburgh	\$955,000	9.67	0.00967	\$9,234.85	\$9,050.15	\$754.18
0025-G-00192	Pittsburgh School District	\$955,000	10.457	0.10457	\$99,864.35	\$97,867.06	\$8,155.59
0025-C-00226	Allegheny County	\$60,900	6.43	0.00643	\$391.59	\$383.76	\$31.98
0025-C-00226	City of Pittsburgh	\$60,900	9.67	0.00967	\$588.90	\$577.12	\$48.09
0025-C-00226	Pittsburgh School District	\$60,900	10.457	0.10457	\$6,368.31	\$6,240.95	\$520.08
TOTALS					\$149,172.34	\$146,188.81	\$12,182.36

PRESENTED BY:

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