

Available For Lease  
**3220-3232**

PENN AVENUE

STRIP DISTRICT | PITTSBURGH



**FLEX-INDUSTRIAL SPACE | UP TO 7,665 SF**

**HOWARD WEST**

hwest@lee-associates.com  
412.528.1301

**CAROLINE MUSE**

cmuse@lee-associates.com  
412.339.1962

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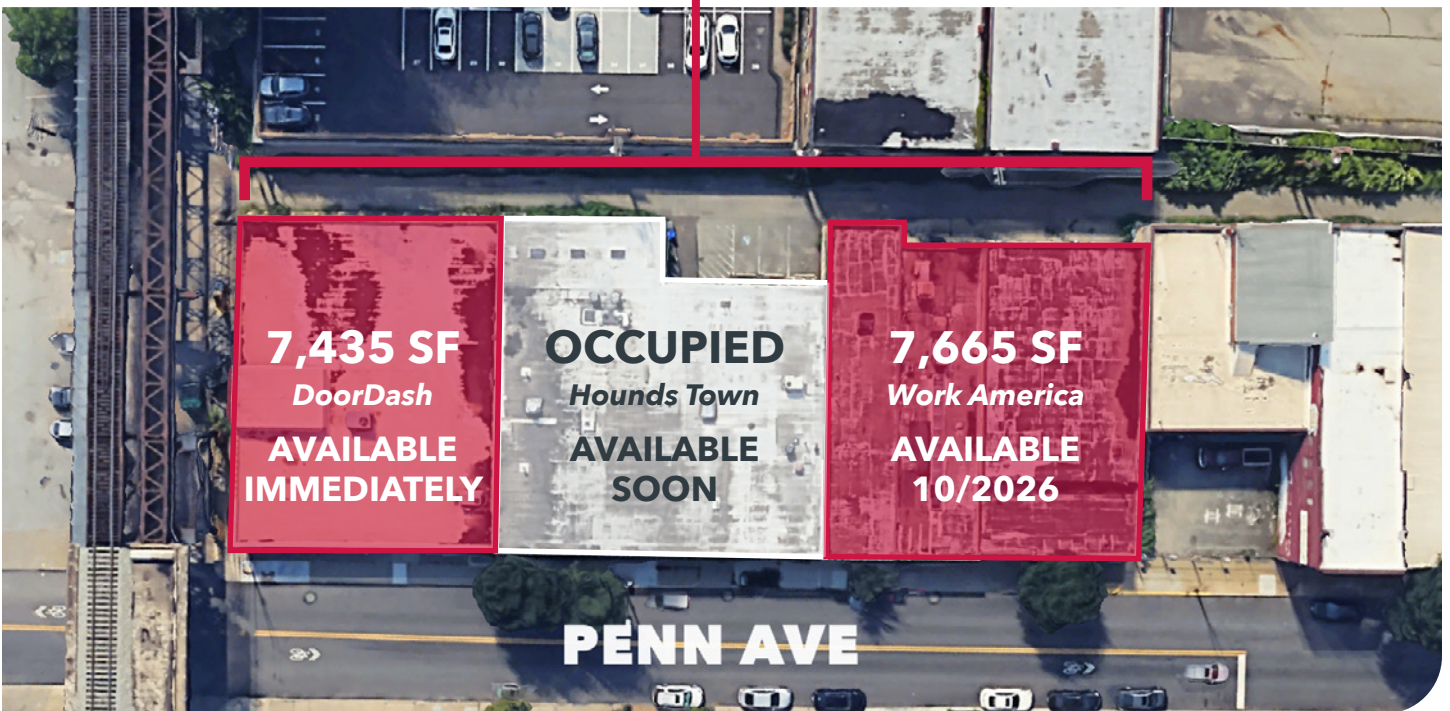
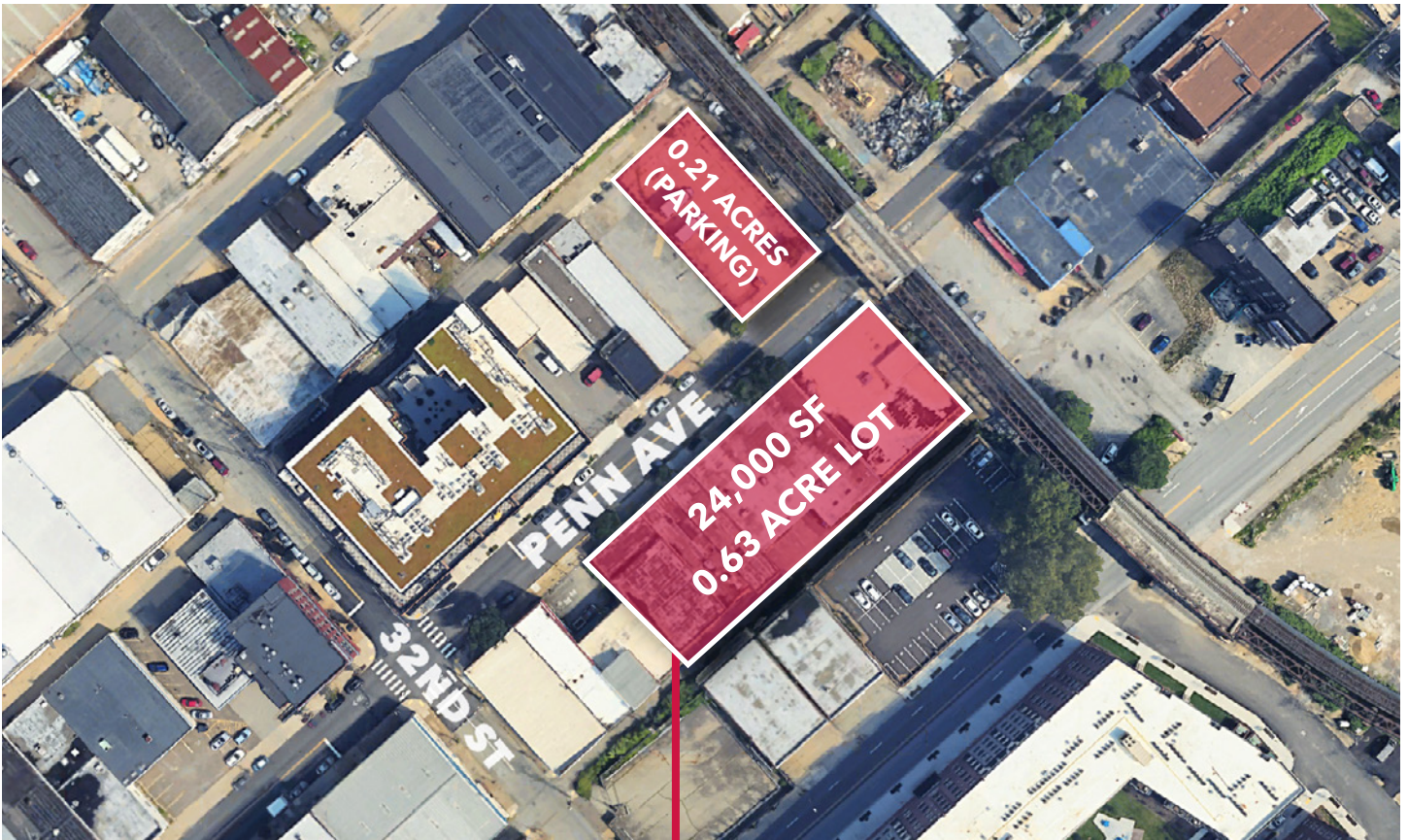
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## AERIAL VIEW



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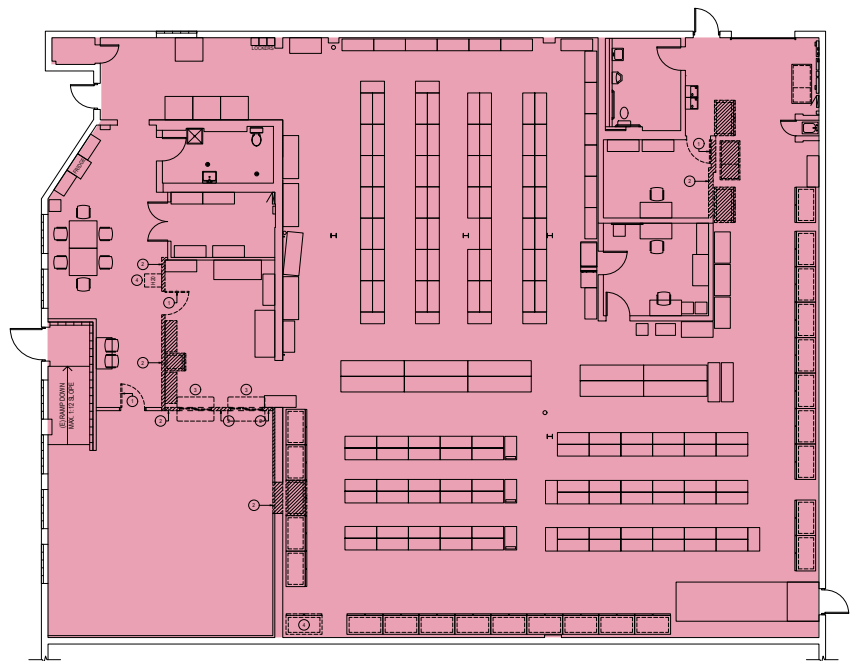
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### AVAILABLE SPACE: 3232 PENN AVE

Availability	7,435 SF flex space for lease
Current Tenant	Vacant
Occupancy	Immediately
Clear Heights	12'-14'
Loading	(1) 7' x 15' drive-in door



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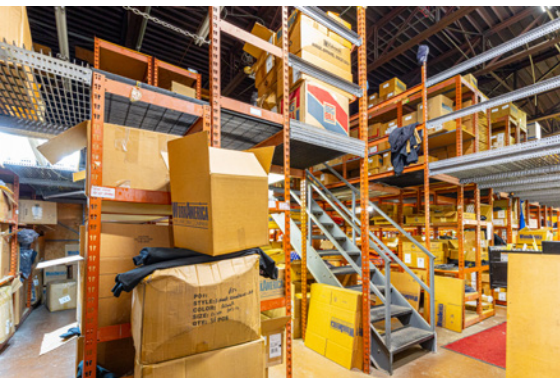
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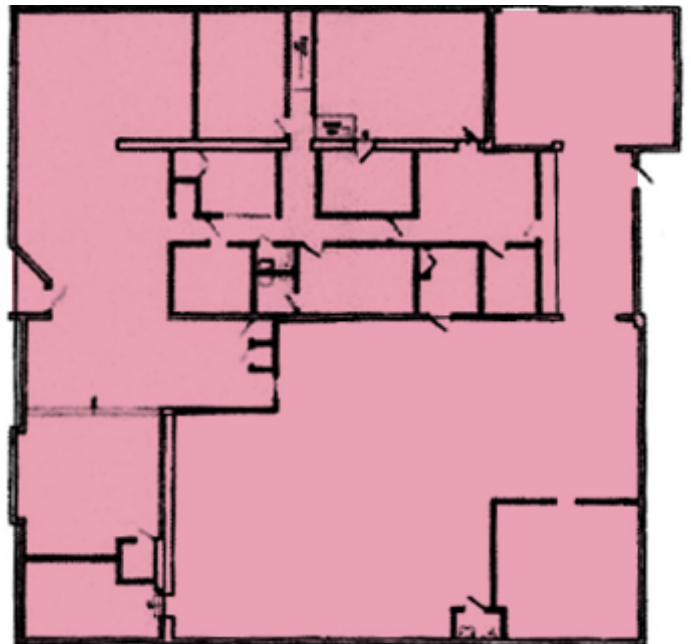


### AVAILABLE SPACE: 3220 PENN AVE

Availability	7,665 SF flex space for lease
Current Tenant	Work America
Occupancy	October 2026
Clear Heights	12'-14'
Loading	(1) 7' x 15' drive-in door



PENN AVENUE



## STRIP DISTRICT AMENITIES: DINING



- |                                |                                      |                          |                              |
|--------------------------------|--------------------------------------|--------------------------|------------------------------|
| 1. Jimmy John's                | 8. Bella Notte                       | 15. The BeerHive         | 22. Mullaney's Harp & Fiddle |
| 2. Eleven                      | 9. Kaya                              | 16. Pho Van Pittsburgh   | 23. DiAnoia's Eatery         |
| 3. Balvanera                   | 10. De Fer Coffee & Tea              | 17. Penn Avenue Fish Co. | 24. Cinderlands              |
| 4. The Strip District Terminal | 11. DeLuca's Diner                   | 18. Bar Marco            | 25. Preeti's Pitt            |
| 5. Andy's Sushi Bar            | 12. PaPa J's                         | 19. Coop De Ville        | 26. Smallman Street Deli     |
| 6. Primanti Bros.              | 13. Pamela's Diner                   | 20. Sea Monkey           | 27. Salem Market & Grill     |
| 7. Roland's Seafood Grill      | 14. Luke Wholey's Wild Alaska Grille | 21. Kelly O's Diner      | 28. Senti Restaurant         |

## STRIP DISTRICT AMENITIES: RECREATION/OTHER RETAIL



- |  |                                 |                              |                                    |
|--|---------------------------------|------------------------------|------------------------------------|
| 1. David L. Lawrence Convention Center | 9. Puttshack                    | 18. WFH Oriental Market      | 27. Bob's Market and Greenhouses   |
| 2. Senator John Heinz History Center   | 10. Mancini's Bread Co.         | 19. Sola Salon Studios       | 28. Many More Marketplace          |
| 3. Puttery                             | 11. Walk Run Lift Studio        | 20. Wigle Whiskey Distillery | 29. The Original Pittsburgh Winery |
| 4. Allegheny River Trail               | 12. The Strip District Terminal | 21. Pittsburgh Opera         | 30. Intrepidus Fitness             |
| 5. August Wilson House                 | 13. Pennsylvania Macaroni Co.   | 22. Hair by Design           | 31. West Penn Park                 |
| 6. F45 Training                        | 14. Pittsburgh Popcorn Co.      | 23. Pittsburgh Party Pedaler | 32. Pittsburgh Ballet Theatre      |
| 7. OnPar Now                           | 15. Grandpa Joe's Candy Shop    | 24. MADabolic                | 33. 31st Street Studios            |
| 8. Sandbox VR                          | 16. Yinzers in the Burgh        | 25. Stout PGH                | 34. The Clemente Museum            |
|  | 17. Leaf & Bean                 | 26. The Dog Stop             |                                    |

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KEY DRIVING DISTANCES

PA-28	0.7 Miles
DOWNTOWN CBD	2.0 Miles
I-279 & I-579	2.2 Miles
I-376	3.4 Miles



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