



LOOPNET LISTING PACKAGE

# BINGHAM STREET LOFTS & RETAIL

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## Rare South Side Mixed-Use Opportunity

Brand-New Construction Quality

Expansion-Ready Infrastructure

**1500 BINGHAM STREET**

PITTSBURGH, PA 15203

## THE OPPORTUNITY

# A REBUILT MIXED-USE ASSET

Positioned for lease-up, stabilization and future expansion.



**~5,598 SF**

CURRENT FLOOR AREA

**2,954 SF**

COMMERCIAL

**2,644 SF**

RESIDENTIAL

**FUTURE**

3RD-FLOOR UPSIDE

## EXECUTIVE SUMMARY

Bingham Street Lofts & Retail offers an opportunity to acquire a fully rebuilt mixed-use property in Pittsburgh's South Side before full lease-up. The structural reconstruction and major utility improvements are already in place, allowing the next owner to concentrate on leasing, operations, and long-term value creation rather than undertaking a conventional redevelopment project.

## CORE POSITIONING

**Acquire a rebuilt asset. Establish occupancy and income. Preserve the opportunity to expand.**

# WHY THIS PROPERTY STANDS APART

## 01 FULLY REBUILT

The property has been fully rebuilt with new-construction quality and modernized building systems, allowing the next owner to focus on leasing and operations rather than major base-building work.

## 02 MIXED-USE FLEXIBILITY

Approximately 2,954 SF of ground-floor commercial space and 2,644 SF of residential floor area provide multiple opportunities for occupancy and income. The mixed-use configuration allows a buyer to pursue both commercial and residential leasing strategies while maintaining flexibility to respond to market demand.

## 03 EXPANSION READY

Vertical chases and utility capacity were designed to support a future third-floor residential addition.

## 04 COMMERCIAL-GRADE POWER

Three-phase electrical service with a 400-amp disconnect.

## 05 MULTI-TENANT UTILITIES

Gas manifold, 2-inch domestic water service, underground utilities and data conduit.

## 06 SOUTH SIDE POSITIONING

Convenient to Downtown Pittsburgh, major bridges, roadways and nearby redevelopment projects.



#### INFRASTRUCTURE ADVANTAGE

## THE COSTLY WORK IS ALREADY IN PLACE

**400A**

3-PHASE POWER

**2-IN.**

WATER SERVICE

**GAS**

MANIFOLD

**DATA**

CONDUIT

#### BUYER BENEFIT

The installed utility systems and expansion-ready chases reduce the amount of base-building work a buyer would otherwise need to complete. That supports a clearer path toward lease-up and provides flexibility for future growth, subject to all required approvals, design and permitting.

#### IMPORTANT

*Future expansion is presented as potential only. A buyer should independently verify zoning, structural capacity, permits, costs and feasibility.*

# FROM REDEVELOPMENT SITE TO MARKET-READY OPPORTUNITY



PRIOR CONDITION



CURRENT EXTERIOR

## LISTING STORY

Acquire a rebuilt mixed-use asset with major infrastructure already installed and a clear path to lease-up. The property offers an opportunity to establish occupancy, generate income, and pursue future expansion without assuming the time, cost, and uncertainty of beginning a redevelopment project from the ground up.

**START WITH A REBUILT ASSET. CREATE THE NEXT PHASE OF VALUE.**

# FINAL LOOPNET LISTING COPY

## HEADLINE

### Rare South Side Mixed-Use Opportunity | Brand-New Construction Quality

## PROPERTY DESCRIPTION

Bingham Street Lofts & Retail offers a rare opportunity to acquire a newly rebuilt mixed-use property in Pittsburgh's South Side before full lease-up. The building combines approximately 2,954 square feet of ground-floor commercial space with approximately 2,644 square feet of residential floor area, creating a flexible platform for commercial and residential occupancy.

Extensive reconstruction and modern building systems substantially reduce the time, cost, and uncertainty associated with a conventional redevelopment project. The next owner can focus on completing lease-up, establishing recurring income, and creating long-term value rather than beginning with major base-building work.

The property is equipped with 400-amp three-phase electrical service, a multi-tenant gas manifold, 2-inch domestic water service, underground utilities, data conduit, and expansion-ready vertical utility chases. The infrastructure was designed to support multi-tenant use and a potential future third-floor residential addition, subject to applicable approvals.

Located minutes from Downtown Pittsburgh, the property is near the Highline, Glasshouse, Distillery at South Shore, the 10th Street and Liberty bridges, and major regional roadways. Its combination of new-construction quality, mixed-use flexibility, substantial infrastructure, and future expansion potential creates an uncommon investment opportunity in an established urban location.

## INVESTMENT HIGHLIGHTS

- Fully rebuilt mixed-use property
- Approximately 2,954 SF of commercial space
- Approximately 2,644 SF of residential floor area
- 400A three-phase electrical service
- 2-inch water service and gas manifold
- Underground utilities and data conduit
- Future third-floor expansion potential
- Clear path to lease-up and stabilization

## THE OPPORTUNITY

**Acquire a rebuilt South Side asset, complete lease-up, establish income, and preserve the flexibility to expand as market demand and the ownership strategy evolve.**