



**OFFERING MEMORANDUM**

# For Lease | Office Space | Oakland

**357 N CRAIG ST**

Pittsburgh, PA 15213



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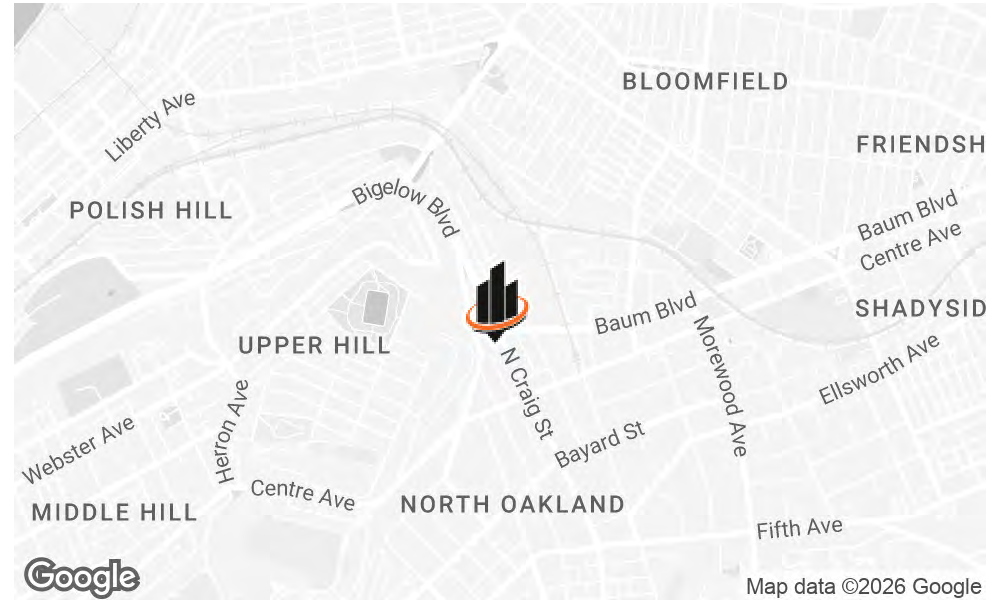
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$17 - 22 SF/yr (+ Gas/Elec )
<b>BUILDING SIZE:</b>	12,000 SF
<b>AVAILABLE SF:</b>	1,812 - 3,764 SF
<b>LOT SIZE:</b>	8,766 SF
<b>ZONING:</b>	UC-MU
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Oakland

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this office space for lease located at 357 N Craig St in Pittsburgh's Oakland neighborhood. Built in 1982, the building is recognized as a notable work of postmodern architecture. Two distinctly unique second floor suites are available immediately, steps from Carnegie Mellon University and the University of Pittsburgh in one of Pittsburgh's most active and amenity-rich submarkets. In addition to the on site parking, each space has its own dedicated private entrance.

## PROPERTY HIGHLIGHTS

- Two Second Floor office suites available immediately, from 1,812 SF to 3,764 SF
- Great location on N Craig St with easy access to Oakland and East Liberty
- Dedicated private entrances
- Walking Distance to CMU, University of Pittsburgh
- On Site parking available

## FORMER ARCHITECT | ART LUBETZ



### ARTHUR "ART" LUBETZ

Arthur "Art" Lubetz was one of Pittsburgh's most celebrated and unconventional architects, a Pittsburgh native who graduated from Carnegie Tech (now Carnegie Mellon University) in 1967 and immediately set up his practice in Oakland, just steps from where 357 N. Craig Street stands today. He served as an Adjunct Professor at CMU's School of Architecture for over 30 years, influencing generations of students and colleagues over the course of a nearly six-decade career. Lubetz created what he called "immersive architecture" at the intersection of architecture, philosophy, art, and neuroscience, a philosophy that made him one of the most distinctive voices in Pittsburgh's built environment. In 2017, the Carnegie Museum of Art's Heinz Architectural Center celebrated his work with the first solo exhibition ever given to a local Pittsburgh architect.

The 2nd floor space at 357 N. Craig was Lubetz's own architectural studio, housed in a building he designed himself. Completed in 1982 by Arthur Lubetz Associates, the building is listed as a notable site in Pittsburgh's Central-North Oakland modern architecture survey. According to the Society of Architectural Historians, the building was conceived with offices grouped in the center of the plan, creating a "building-inside-a-building" effect, with a stucco, concrete, and glass exterior described as "a distinctive but not haughty neighbor to a workaday streetscape." The one-of-a-kind layout is intentional. Lubetz's design philosophy centered on creating spaces that stir the imagination of the people who occupy them, allowing the occupant to "fill in the blanks." For a CMU architecture student, a creative firm, or anyone who values workspace with genuine intellectual provenance, leasing Lubetz's former studio is a rare opportunity to work inside a piece of Pittsburgh history.

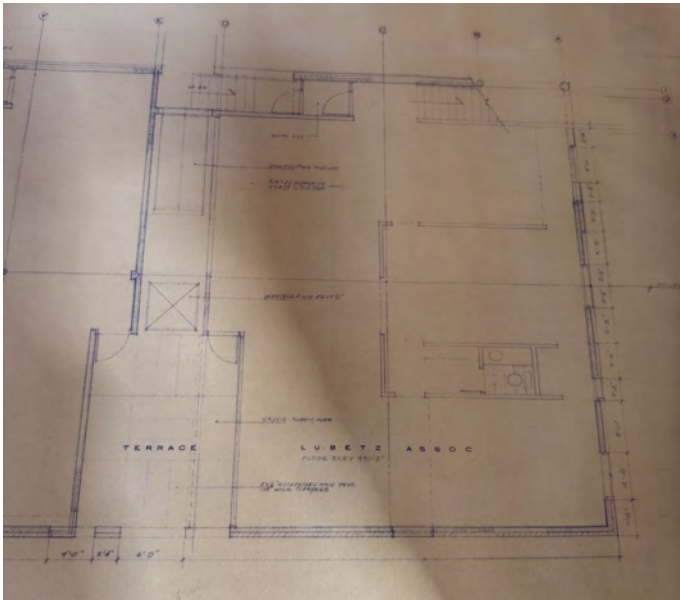
# FORMER ARCHITECTURAL STUDIO

## LEASING OVERVIEW

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<b>ASKING RENT:</b>	\$22/SF + Gas & Elec
<b>AVAILABLE SPACE:</b>	1,812
<b>AVAILABILITY:</b>	Immediately

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# FORMER ARCHITECTURAL STUDIO | ADDITIONAL PHOTOS





**BACK SPACE | ADDITIONAL PHOTOS**

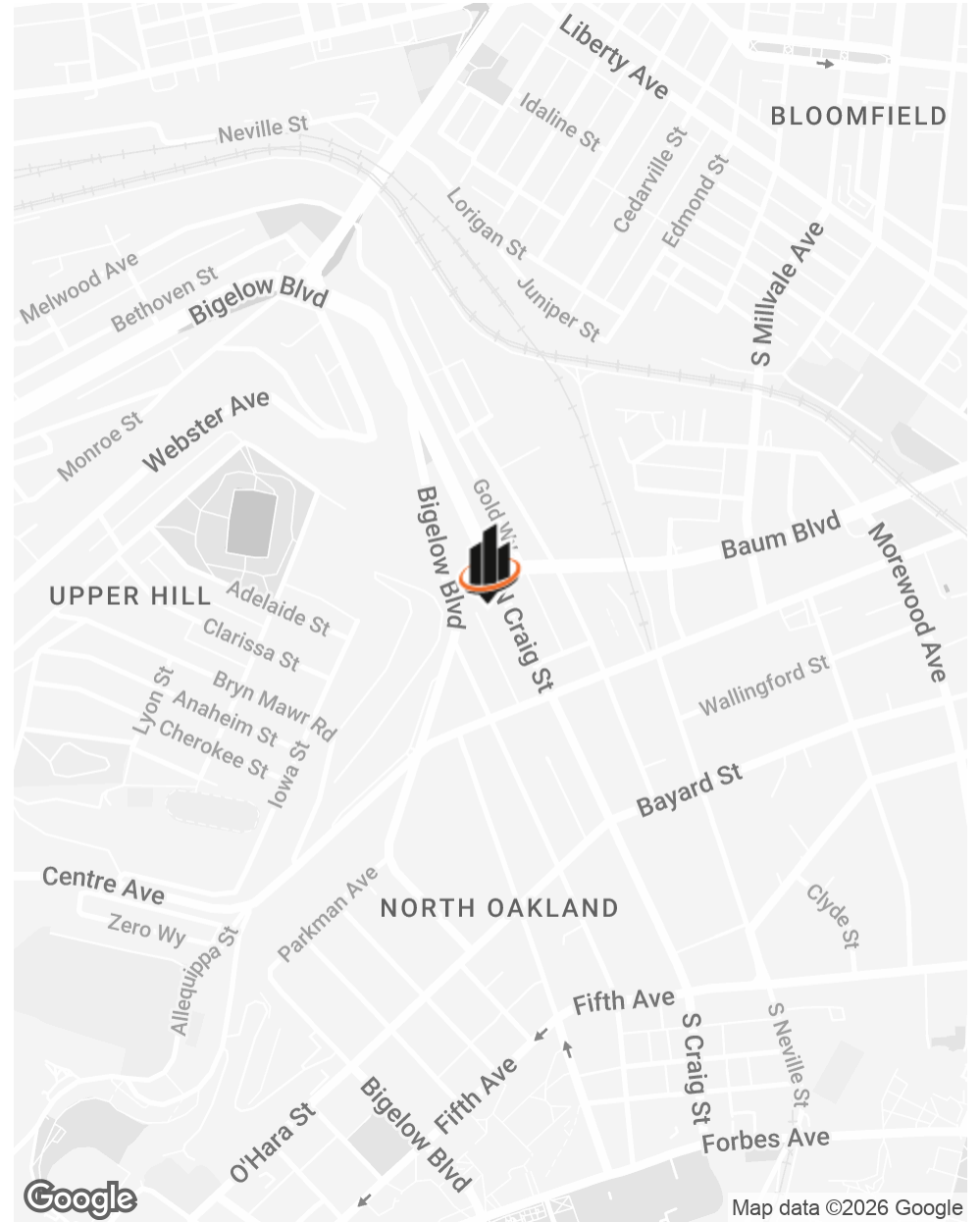
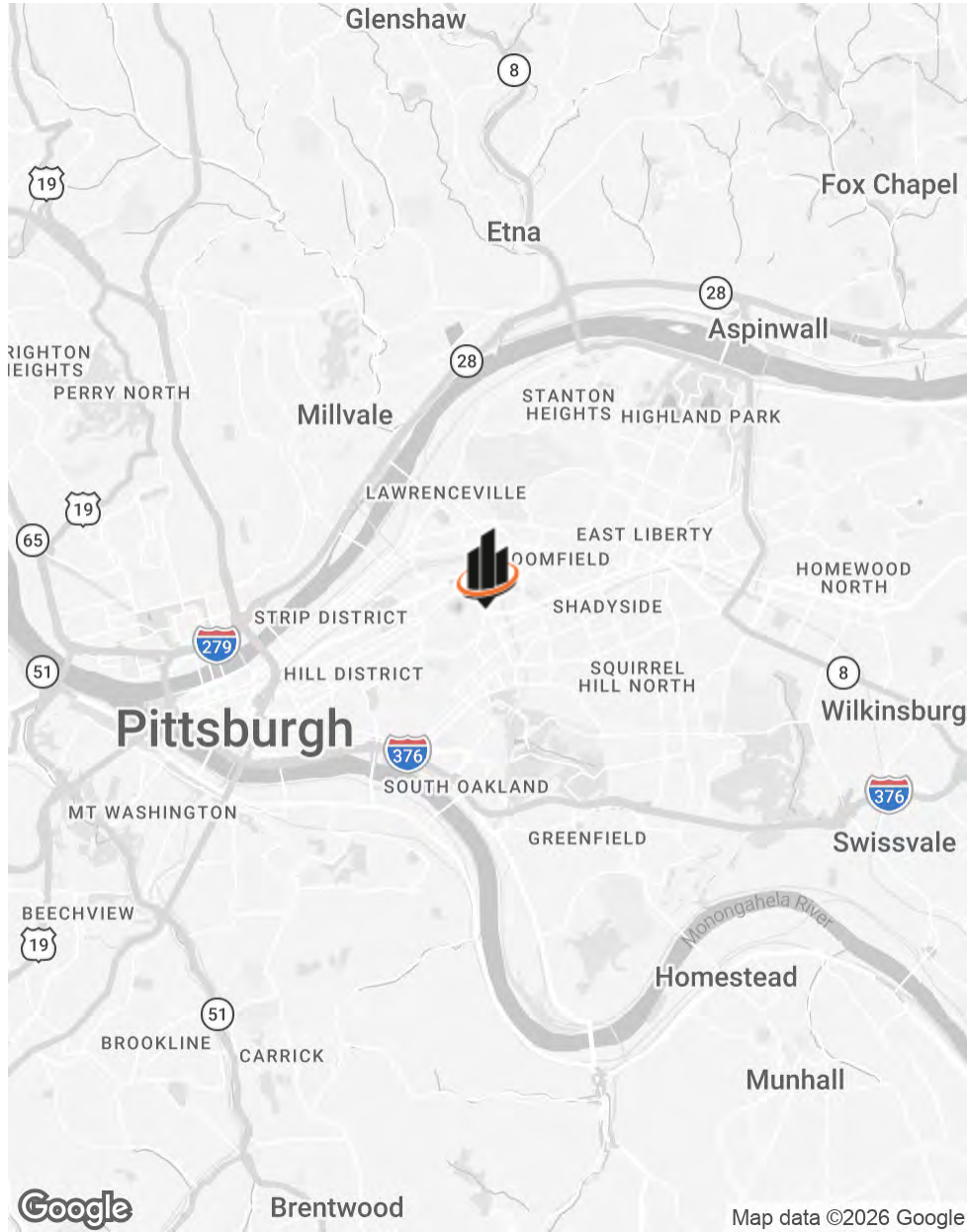




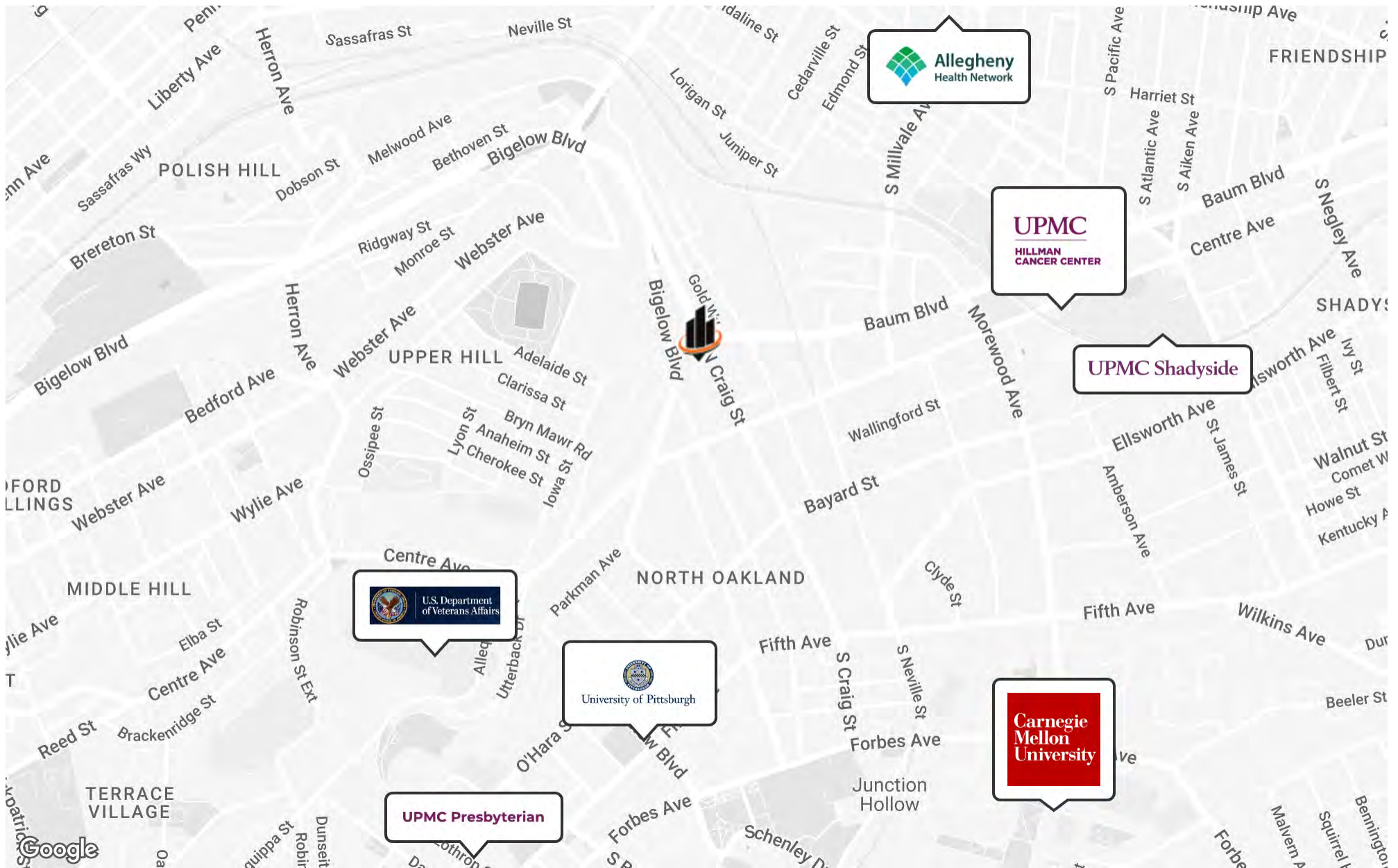
**SECTION 2**  
Location  
Information



# LOCATION MAPS



# NEARBY MEDICAL & EDUCATIONAL INSTITUTIONS



# RETAILER MAP



# PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

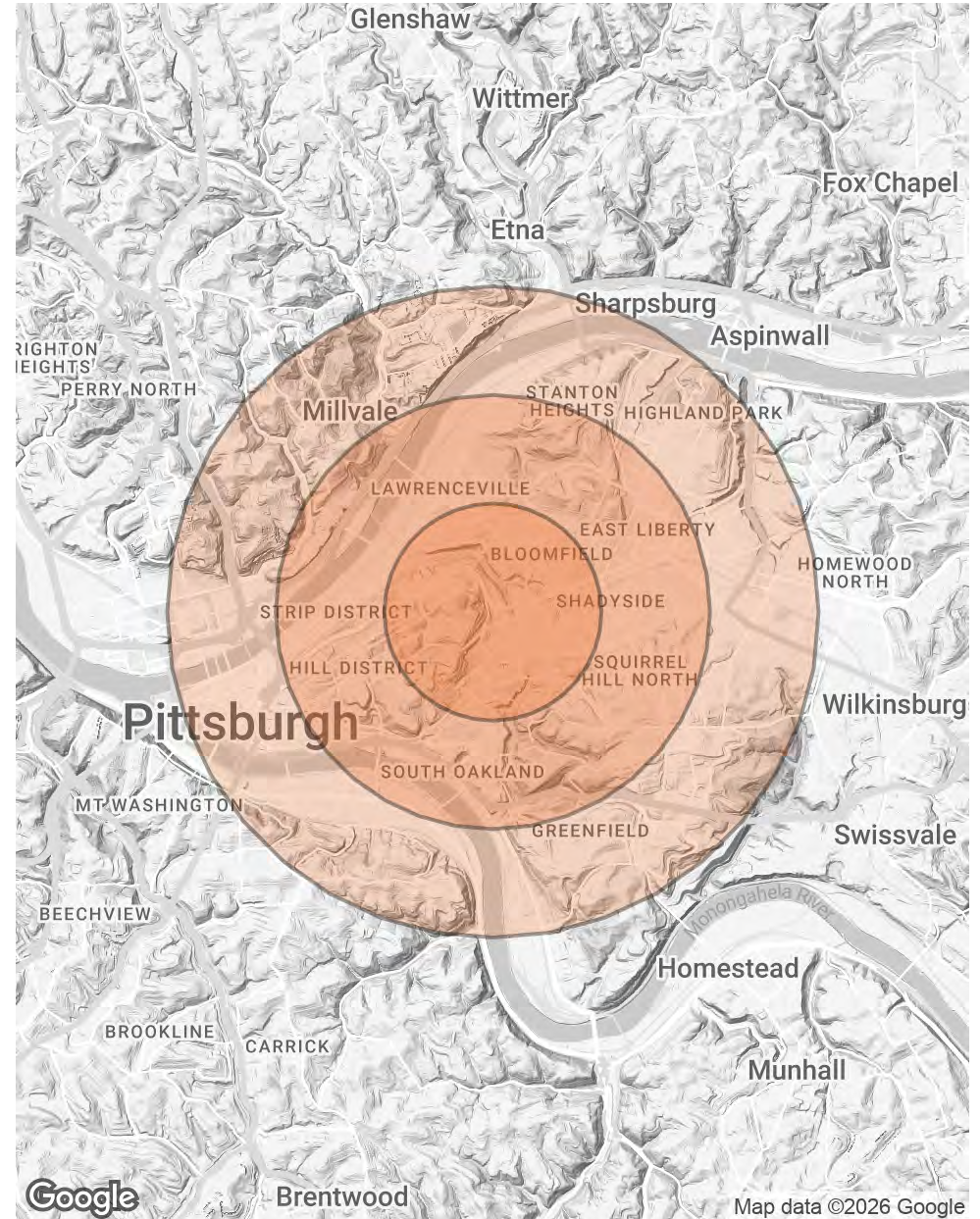
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	34,730	101,515	184,929
<b>AVERAGE AGE</b>	30.5	31.6	34.1
<b>AVERAGE AGE (MALE)</b>	29.9	30.3	32.9
<b>AVERAGE AGE (FEMALE)</b>	30.6	32.7	35.5

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	14,382	46,017	84,718
<b># OF PERSONS PER HH</b>	2.4	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$85,793	\$100,833	\$100,927
<b>AVERAGE HOUSE VALUE</b>	\$329,128	\$353,828	\$321,655

2023 American Community Survey (ACS)



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