OFFERING MEMORANDUM

Office Space For Lease

210 GRANT ST

Pittsburgh, PA 15219

PRESENTED BY:

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SVN
THREE RIVERS
COMMERCIAL ADVISORS

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

Table of Contents

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SECTION 1

Property Information

THREE RIVERS COMMERCIAL ADVISORS

OFFERING SUMMARY

LEASE RATE:	$16 SF/yr (Full Service)
BUILDING SIZE:	20,800 SF
AVAILABLE SF:	1,020 - 5,735 SF
LOT SIZE:	6,031 SF
YEAR BUILT:	1910
ZONING:	GT-B

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this office space located at 210 Grant St in Pittsburgh, PA. 210 Grant Street offers flexible, full-service office space in a highly walkable and centrally located section of Downtown Pittsburgh. The building is situated along Grant Street, providing immediate access to nearby restaurants, lunch options, and everyday services, as well as convenient connectivity to public transportation. The building also offers close proximity to the Allegheny County Courthouse, One Oxford Centre, and convenient access to I-376 and I-279.

PROPERTY HIGHLIGHTS

- Prime location in Pittsburgh's CBD
- Flexible lease terms
- High visibility on Grant St
- Convenient access to public transportation
- Ample street and garage parking nearby

LEASE SPACES

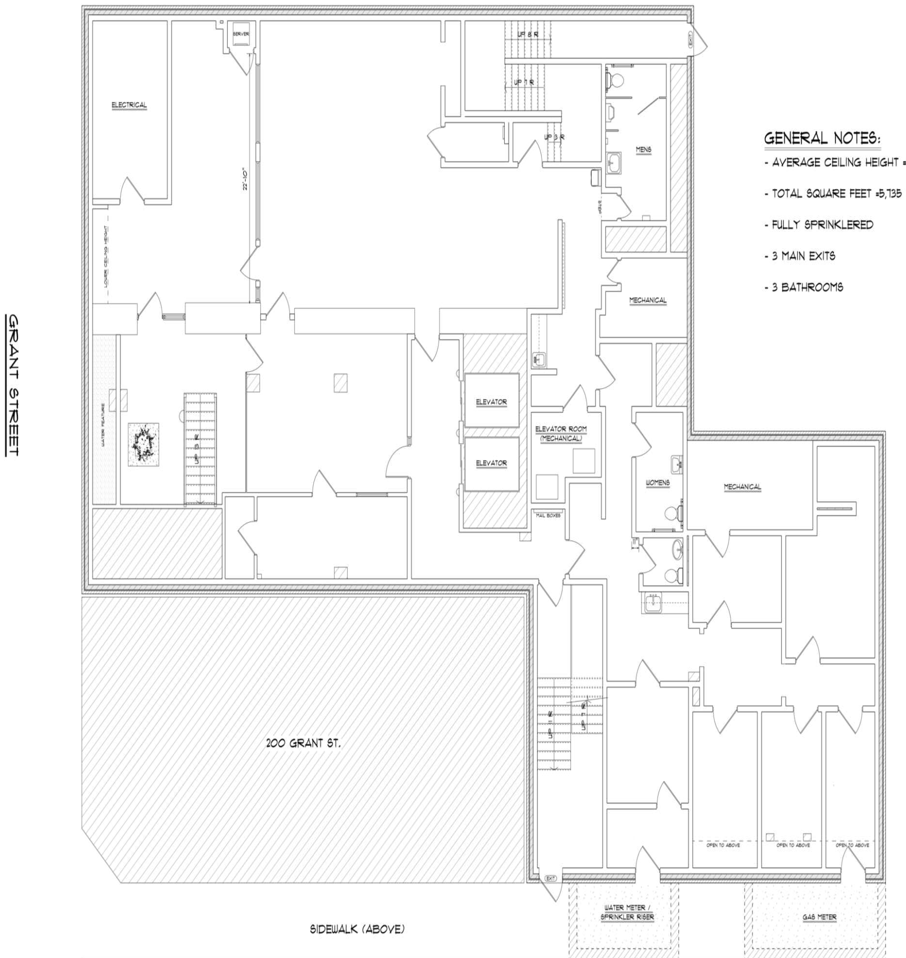
LEASE INFORMATION

LEASE TYPE:	Full Service	**LEASE TERM:**	Negotiable
TOTAL SPACE:	1,020 - 5,735 SF	**LEASE RATE:**	$16 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Basement	5,735 SF	Full Service	$16.00 SF/yr
First Floor	4,424 SF	Full Service	$16.00 SF/yr
Suite 201	1,687 SF	Full Service	$16.00 SF/yr
Suite 202	1,656 SF	Full Service	$16.00 SF/yr
Suite 300	1,020 SF	Full Service	$16.00 SF/yr
Suite 301	1,759 SF	Full Service	$16.00 SF/yr
Suite 302	1,727 SF	Full Service	$16.00 SF/yr
Suite 400	1,114 SF	Full Service	$16.00 SF/yr
Suite 401	1,366 SF	Full Service	$16.00 SF/yr
Suite 402	1,711 SF	Full Service	$16.00 SF/yr

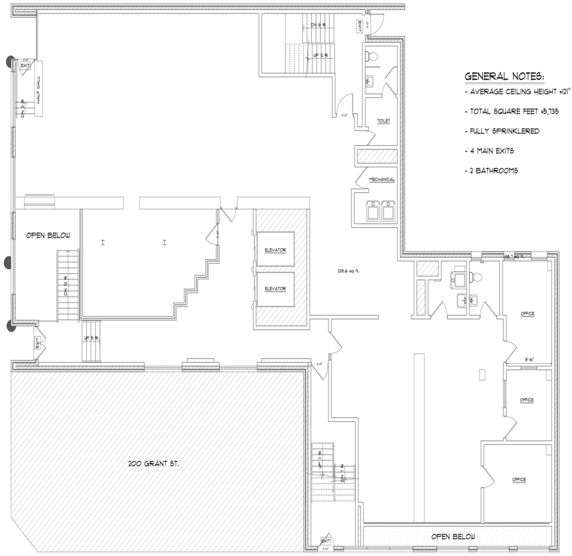
BASEMENT | 5,735 SF

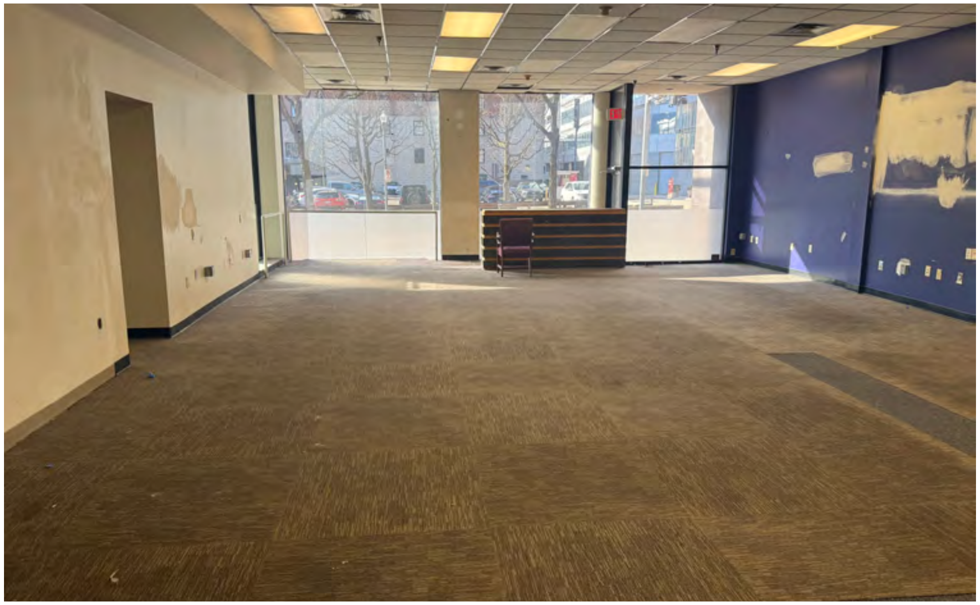


GENERAL NOTES:

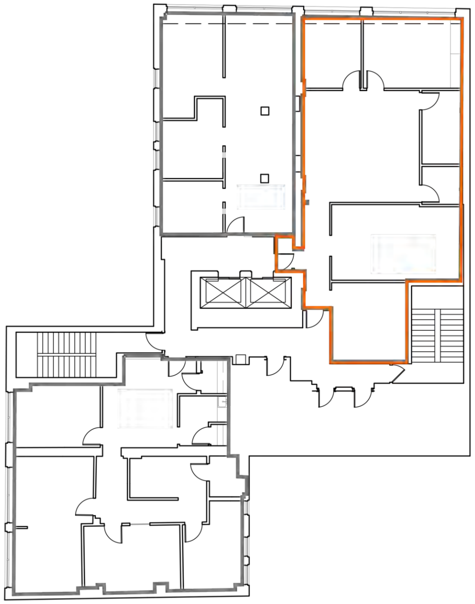
- AVERAGE CEILING HEIGHT =98"
- TOTAL SQUARE FEET =5,735
- FULLY SPRINKLERED
- 3 MAIN EXITS
- 3 BATHROOMS

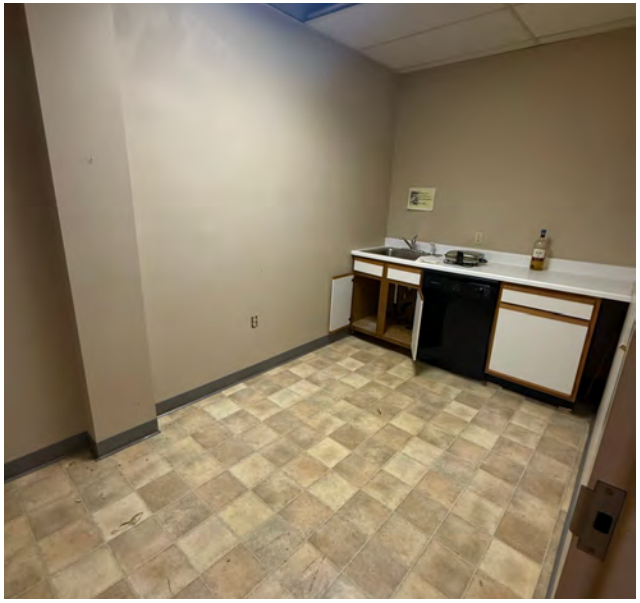
FIRST FLOOR | 4,424 SF



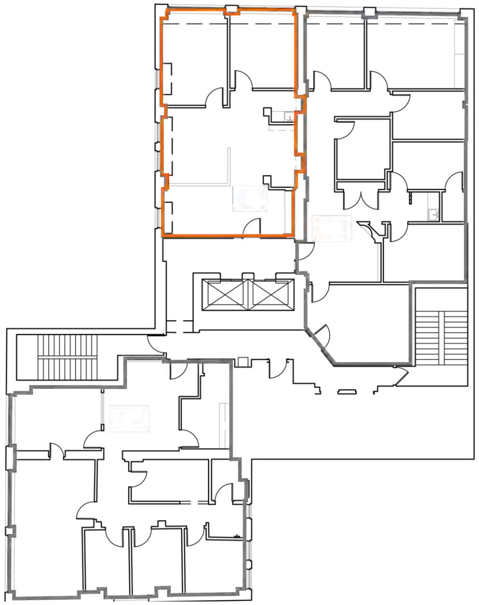


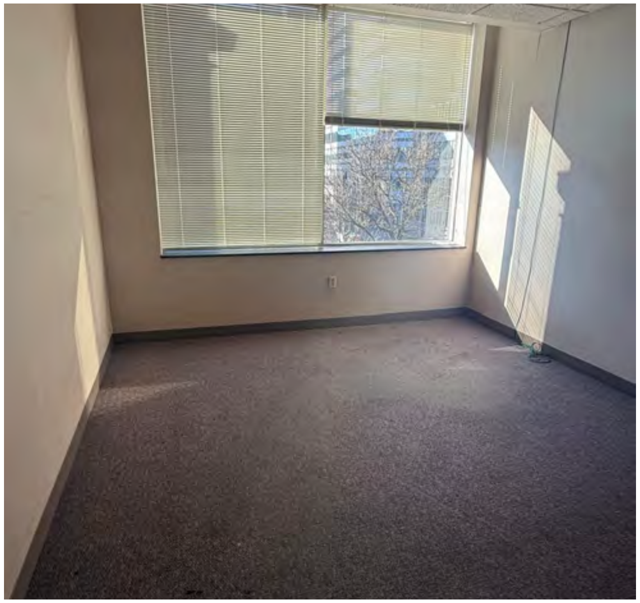
SUITE 201 | 1,687 SF



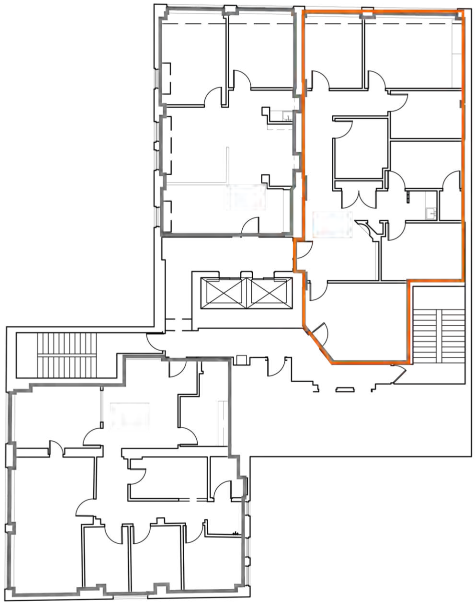


SUITE 300 | 1,020 SF

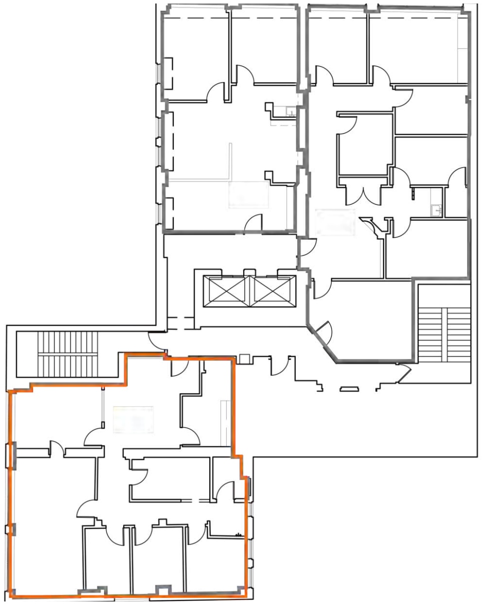




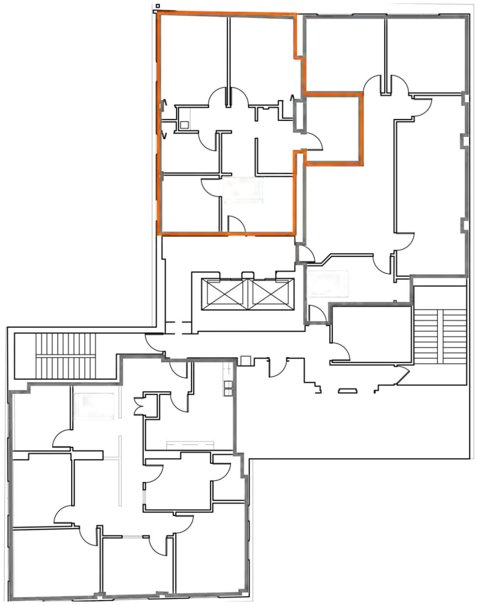
SUITE 301 | 1,727 SF



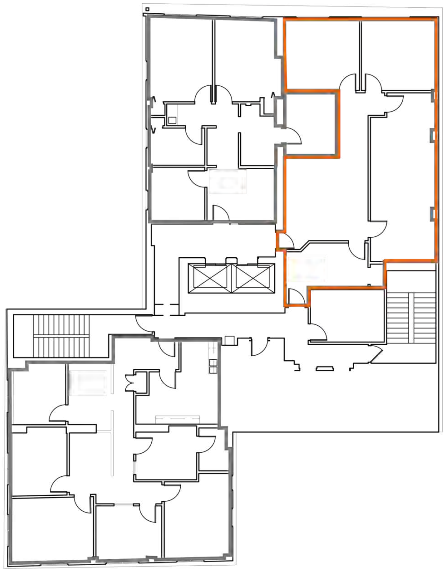
SUITE 302 | 1,692 SF



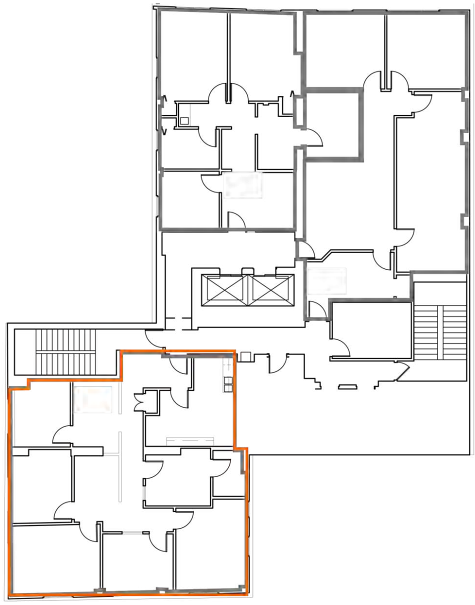
SUITE 400 | 1,114 SF



SUITE 401 | 1,366 SF



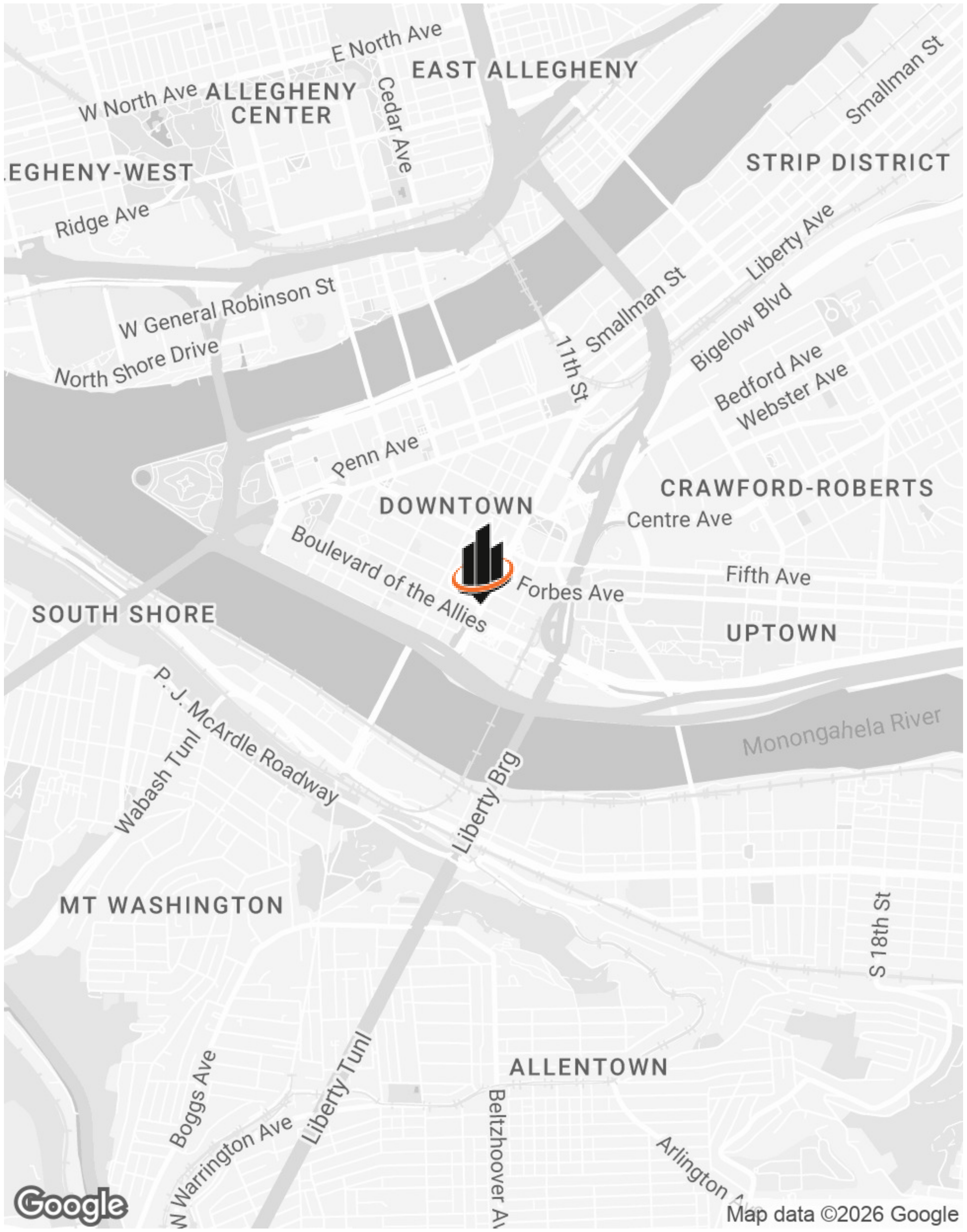
SUITE 402 | 1,711 SF

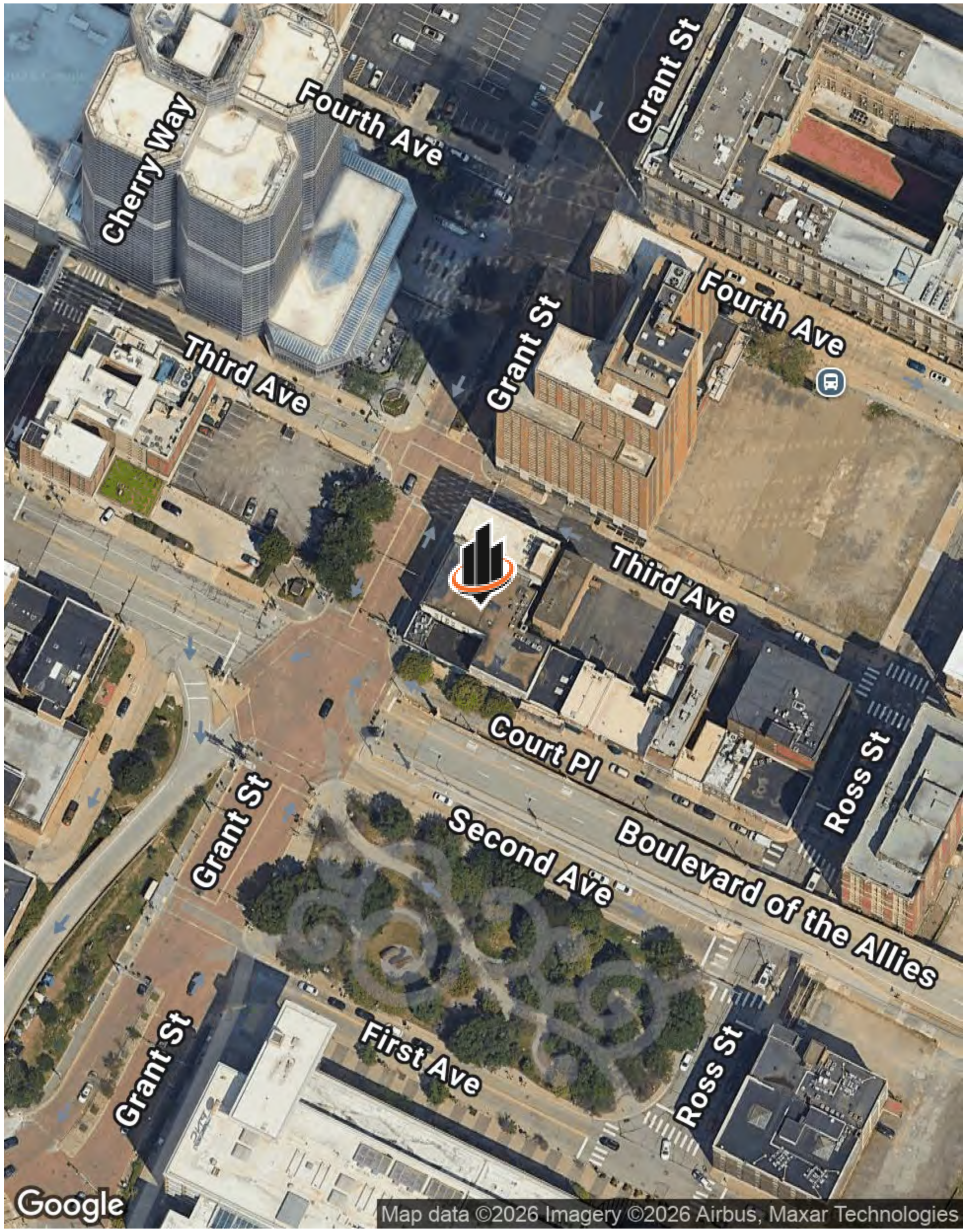


SECTION 2

Location Information

LOCATION MAPS





RETAILER MAP

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.

PITTSBURGH CBD

Downtown Pittsburgh, commonly known as the Golden Triangle or “Dahntahn,” is the city’s Central Business District and primary economic center. Located at the confluence of the Allegheny and Monongahela Rivers, which form the Ohio River, the CBD occupies a distinct peninsula that has long anchored Pittsburgh’s commercial, financial, and civic activity.

The district is home to major corporate and institutional users including PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors, and Alcoa, supporting a diverse employment base across finance, technology, healthcare, energy, and professional services. Ongoing investment through office repositionings, residential conversions, and public infrastructure improvements has reinforced Downtown Pittsburgh’s strong fundamentals, expanded its live work play environment, and solidified its position as a resilient and attractive long term investment market.

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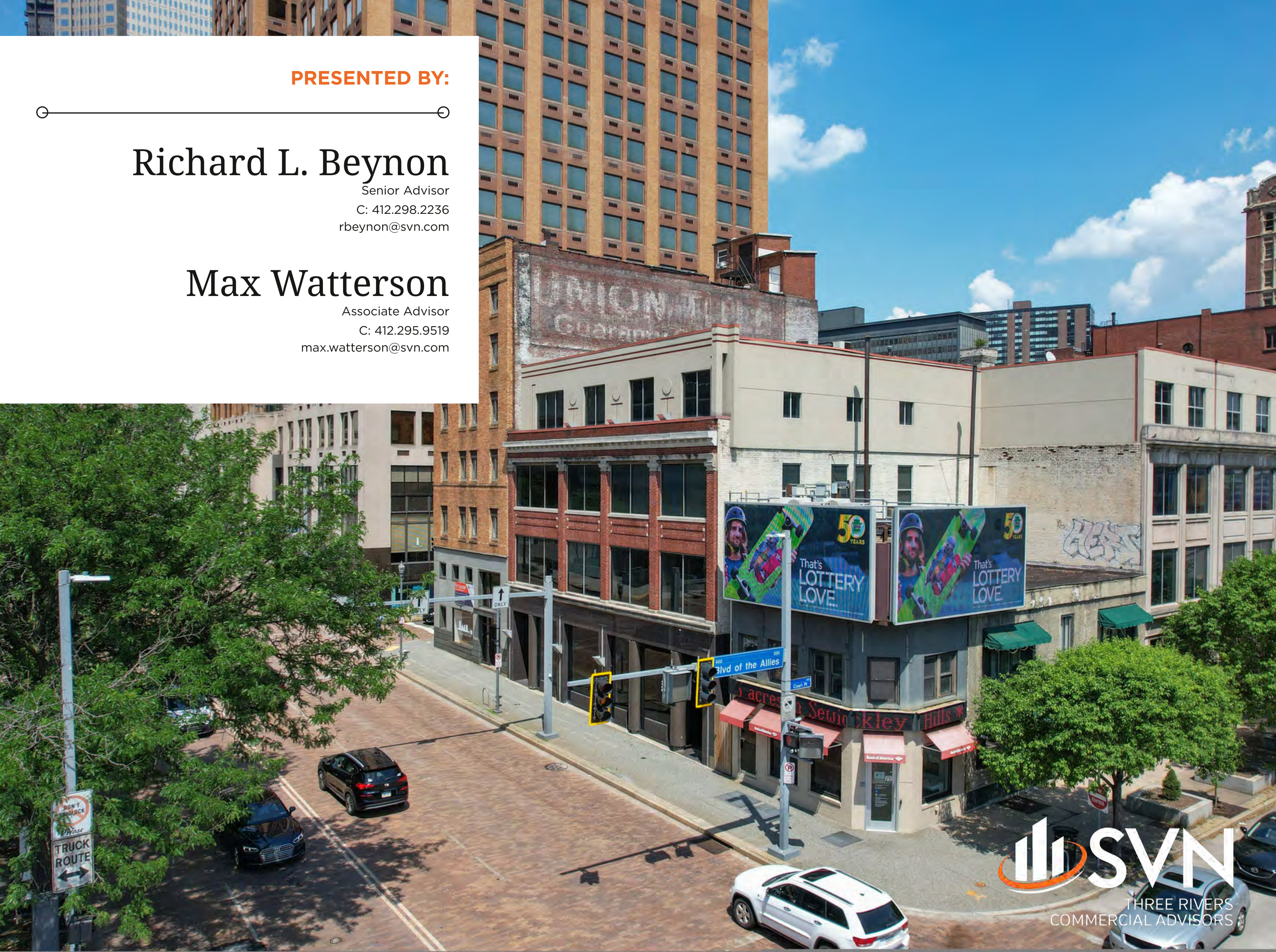

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