



5424 WALNUT ST.

2ND & 3RD FLOORS

PITTSBURGH, PA 15232

**CREATIVE/OFFICE SPACE FOR LEASE
2ND & 3RD FLOOR WALK UP**

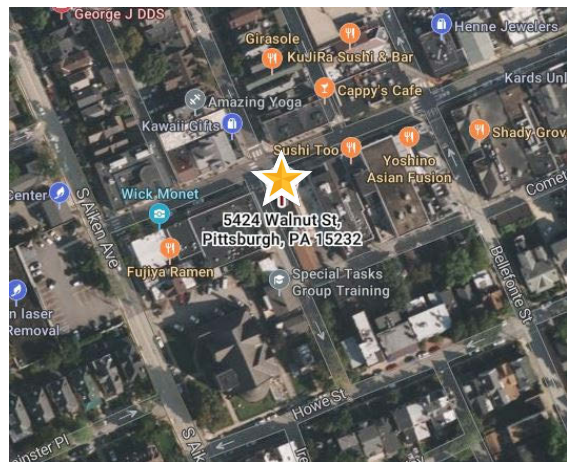
RATES START AT \$14/SF, NNN

PROPERTY HIGHLIGHTS

Position your business in one of Pittsburgh's premier retail and office corridors. This unique 2,850-square-foot creative office suite occupies the entire second and third floors of 5424 Walnut Street and is accessed through a private side entrance, offering both privacy and identity for your business.

Highlights:

- Approximately 2,850 SF on the entire 2nd and 3rd floors
- Private side entrance
- Flexible open floor plan
- Full kitchen/break area & Private restroom
- Operable windows providing abundant natural light
- Building signage opportunity
- LNC Zoning
- Locally owned and professionally managed



GET IN TOUCH



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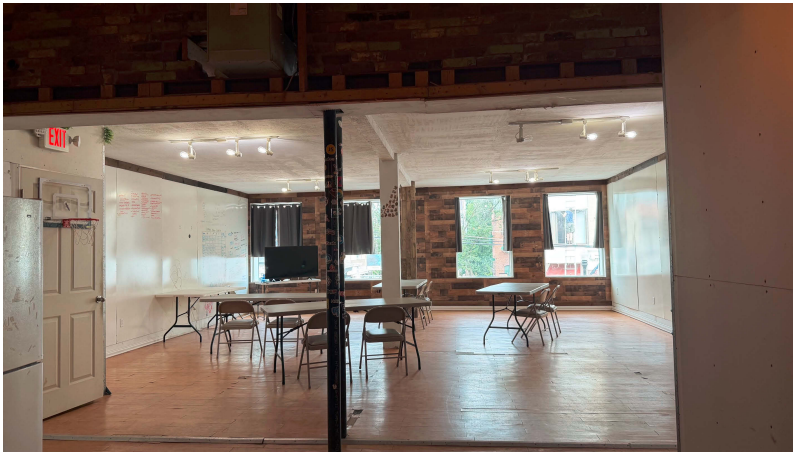
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2ND FLOOR PHOTOS



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3RD FLOOR PHOTOS



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PROJECT OVERVIEW

ALTERATIONS & ADDITIONS TO
5424 WALNUT STREET
PITTSBURGH, PA 15237

A BUILDING PERMIT WAS ISSUED FOR THE ORIGINAL SHELL & CORE, ARCHITECTURAL, STRUCTURAL, HVAC, ELECTRICAL & PLUMBING DRAWINGS, DATED DECEMBER 30, 2009 WHICH WERE SUBMITTED BY:

"J.A KUDRAVY & ASSOCIATES"
RIVERFRONT PLACE
810 RIVER AVENUE, SUITE 200
PITTSBURGH, PA 15212
TEL: 412.322.2200

ALTERATION/ADDITION COMPLIANCE PATH PER 2009 INTERNATIONAL EXISTING BUILDING CODE.

ELECTRIC: DESIGN/BUILD BY SUBCONTRACTOR

PLUMBING: DESIGN/BUILD BY SUBCONTRACTOR

HVAC: NO CHANGES

PROJECT PROPOSAL & CODE NOTES

THE EXISTING 2ND FLOOR & PREVIOUSLY PERMITTED MEZZANINE SHALL UNDERGO "LEVEL 1" ALTERATIONS TO COMPLEMENT "KUDRAVY & ASSOCIATES" LEVEL 2" SHELL & CORE ALTERATIONS AND TO CORRECT NONCOMPLIANT TENANT CONSTRUCTION.

THIS PROJECT INCLUDES A PARTIAL CHANGE OF OCCUPANCY CLASSIFICATION FROM MERCANTILE, GROUP M TO BUSINESS, GROUP B AT THE 2ND FLOOR & MEZZANINE.

CONSTRUCTION TYPE: 2-STORY, TYPE 5B

ALL TENANT INSTALLED WALLS ARE NON-LOADBEARING 2X4 CONSTRUCTION @ 16" o.c. UNLESS OTHERWISE NOTED.

USE & OCCUPANCY

FUNCTION OF SPACE - BUSINESS USE
1052 SF 2ND FLOOR + 441 SF MEZZANINE
= 1493 SF @ 100 CSF/OCC.
= 15 OCCUPANTS (IBC 1004.1)

PREVIOUSLY MERCANTILE @ 60 GSF/OCC.
(THE BUSINESS USE IS A LESS RESTRICTIVE OCCUPANCY)

ELECTRICAL

ALL PROJECT ELECTRICAL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES.

ALL PREVIOUSLY INSTALLED TENANT ELECTRICAL WORK SHALL BE REVIEWED & REPAIRED IF NECESSARY BY A LICENSED ELECTRICAL CONTRACTOR.

PLUMBING

PER THOMAS RUFFING, ALLEGHENY COUNTY PLUMBING INSPECTOR SUPERVISOR, THE ALLEGHENY COUNTY PLUMBING CODE REQUIRES ONE RESTROOM FOR PROJECTS W/ LESS THAN 1500 SF OF USABLE SPACE.

ALL NONPERMITTED TENANT INSTALLED WORK SHALL BE REMOVED, RE-PIPED, WATER TESTED & INSPECTED.

THE MAIN WATER SERVICE SHALL INCLUDE: AN ACCESSIBLE MAIN SHUT-OFF (NOT JUST ONE THAT IS "READILY ACCESSIBLE") & A TESTABLE DOUBLE-CHECK BACKFLOW PREVENTER. IF A BACKFLOW PREVENTER DOES NOT EXIST, ONE MUST BE INSTALLED AND A TEST REPORT MUST BE GIVEN TO THE ALLEGHENY COUNTY HEALTH DEPARTMENT AT OR PRIOR TO THE COMPLETION OF WORK. THE HOT WATER HEATER (MIN. 20 GALLONS) SHALL BE "HIGH RECOVERY" AND HAVE A SAFE-WASTE PAN AND RELIEF VALVE (COULD BE A 2" DRAIN W/ VENTED TRAP AND A

TRAP-PRIMER).

A BUILDING (HOUSE) TRAP MUST BE INSTALLED IF ONE DOES NOT EXIST.

THE TENANT INSTALLED RESTROOM SHALL BE ALTERED TO COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE 2012 INTERNATIONAL BUILDING CODE & 2009 ICC A117.1. (SEE BATHROOM DRAWINGS ON A4.0.)

ALL PLUMBING WORK ASSOCIATED WITH THE BATHROOM AND KITCHEN, INCLUDING ROUGH-INS, RISERS, AND CONNECTIONS, SHALL BE COMPLETED BY A LICENSED PLUMBER AND COMPLY WITH ALL APPLICABLE CODES.

FIRE SAFETY & PROTECTION

NO SEPARATION IS REQUIRED BETWEEN MERCANTILE GROUP M & BUSINESS GROUP B OCCUPANCIES (IBC 508.4).

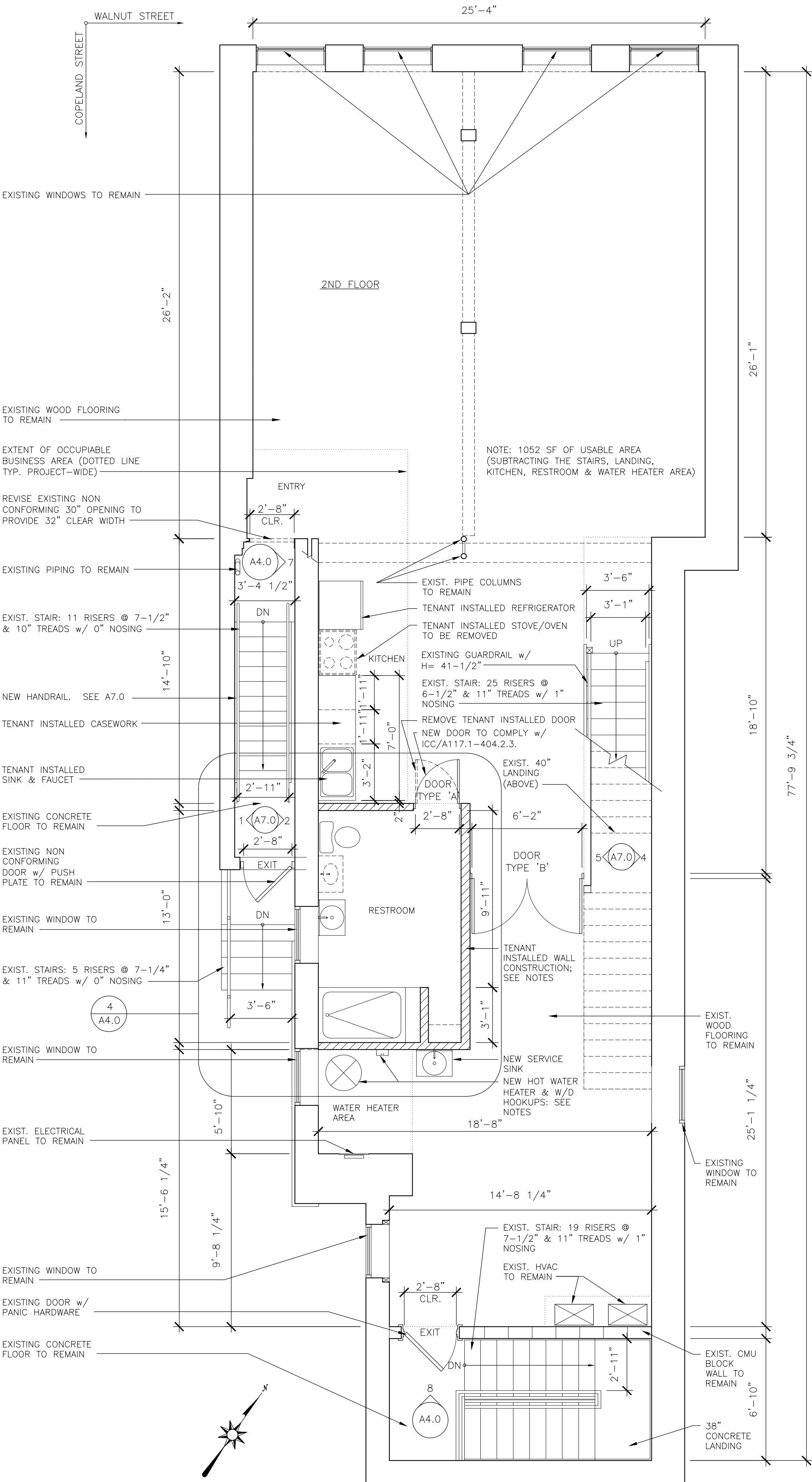
EMERGENCY & EGRESS REQUIREMENTS

ILLUMINATED EXIT SIGNS & MEANS OF EGRESS ILLUMINATION (EMERGENCY LIGHTING) SHALL BE PROVIDED THROUGHOUT AND SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM OR BATTERY BACK-UP (IBC 1006.1 & IBC 1011.1).

ALTERATIONS TO ANY EXISTING BUILDING SHALL NOT BE SUBJECT TO THE EGRESS WIDTH FACTORS IN IBC 1005.1 FOR NEW CONSTRUCTION IN DETERMINING THE MINIMUM EGRESS WIDTHS OR THE MINIMUM NUMBER OF EXITS (IBC 3404.6, IBC 303.6). [5]

ACCESSIBILITY

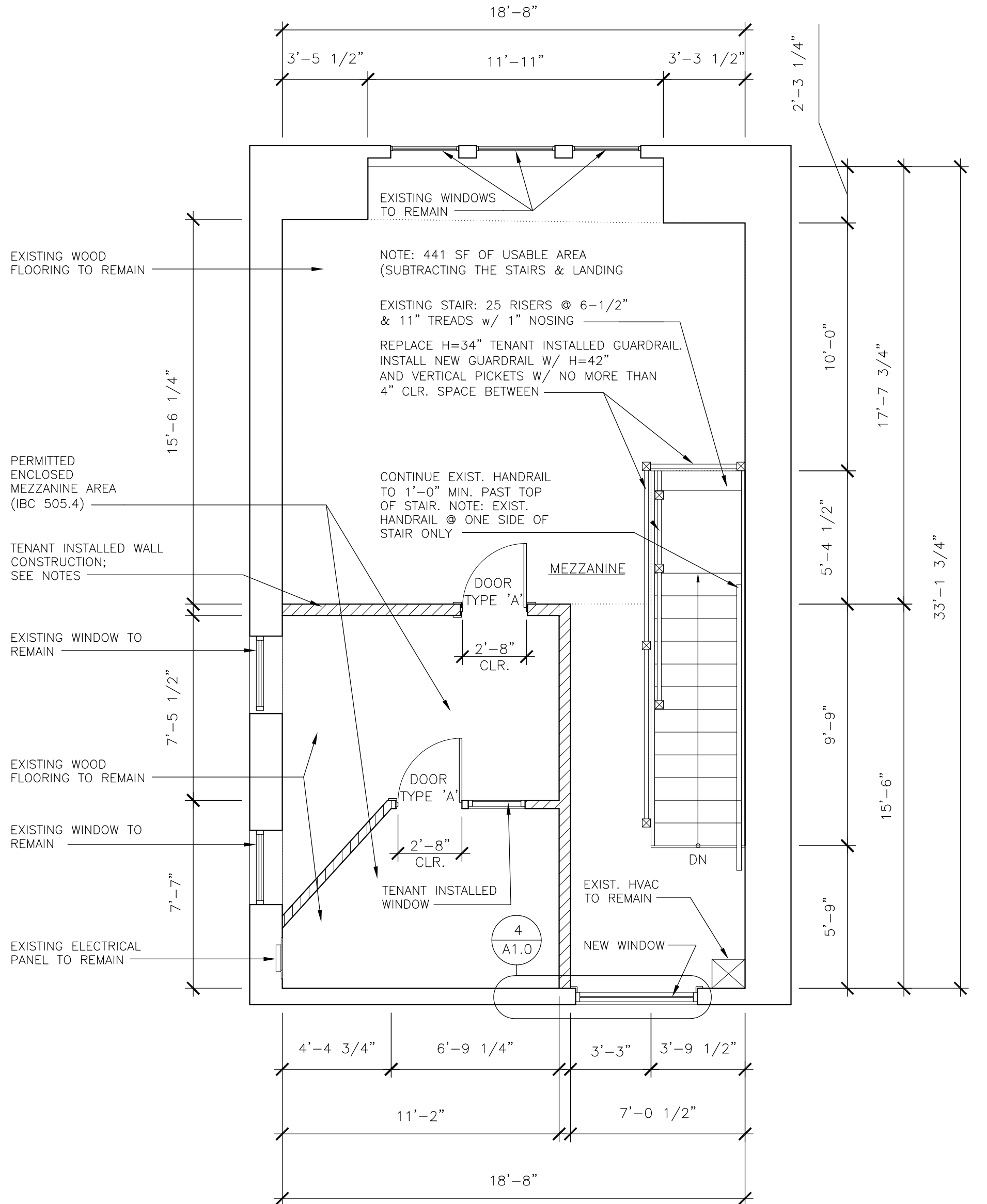
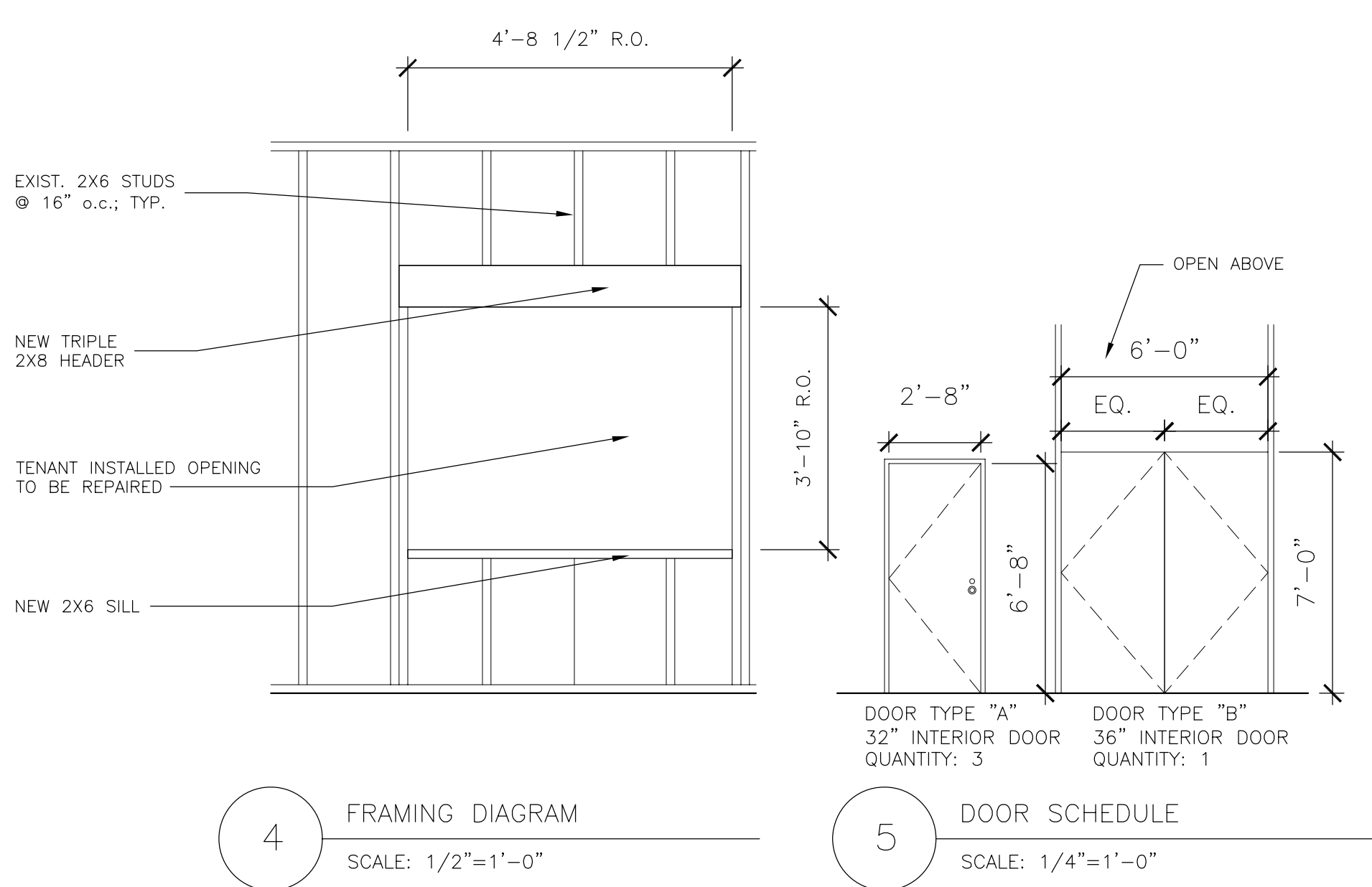
AN ACCESSIBLE BUILDING ENTRANCE SHALL NOT BE PROVIDED, BECAUSE THE COST OF PROVIDING AN ACCESSIBLE ROUTE WOULD EXCEED 20 PERCENT OF THE COST OF THE ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION (IBC 3411.7).



1 PARTIAL 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

2 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

3 MEZZANINE PLAN
SCALE: 1/4"=1'-0"



FISHER ARCHITECTURE

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CLIENT

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joey@brandingbrand.com
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Architectural Drawings

A 1.0 - Building Floor Plans
A 4.0 - Reflected Ceiling Plans
A 7.0 - Interior Elevations

Sept. 10, 2015 Existing Conditions
Sept. 23, 2015 Permit Drawings
Nov. 6, 2015 Revised Permit Drawings
April 27, 2016 Construction Set

5424 Walnut Street

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A1.0
Building
Floor Plans