

North Shore Class A Building for Lease

208-210 Federal Street

RETAIL and OFFICE space with two Elevators

In the Heart of it All



- Very prime location
- Adjacent parking garage
- Modern interior
- Close to many amenities
- Walkable to Downtown
- Close to major roadways
- Hotels within walking distance
- Close to all Universities

the North Shore



The North Shore is one of Pittsburgh's strongest Live-Work-Play areas with:

- High volume restaurants
- Hotels
- Modern office buildings (35M SF)
- Residential
- World-class sports venues
- Regional entertainment destinations
- including Acrisure Stadium, PNC Park, Stage AE, Rivers Casino, The Andy Warhol Museum, Carnegie Science Center

Surrounding tenants include

Burgatory, Shorty's Pins x Pints, Southern Tier Brewing Co, Tequila Cowboy, Hyde Park Prime Steakhouse, McFadden's, Burn by Rocky Patel, The Foundry, & many more

The North Shore is continuing its growth and expansion with new developments including:

- Residential
- Hotels
- Six-story mixed-use building with an experiential restaurant and bar and an adjoining 30,000 SF outdoor plaza
- Esplanade, a \$600 million incredible mixed-use development with a giant Ferris Wheel



demographics

within three miles:

Avg Household Income

\$87,365

Daytime Population

319,070

Population

150,516

Households

67,907

within five miles:

Avg Household Income

\$94,294

Daytime Population

527,693

Population

388,270

Households

180,144

office park



office park



office park
and
restaurant row





NOVA
Place

P Parking

DO NOT
ENTER

EXIT

210

URBAN ELEMENTS
Power Yoga & Indoor Cycling

Health and Wellness Center

208



LOCATION

The North Shore is in the heart of it all:

5 – 15 minutes to Oakland, The Strip District, East Liberty, Downtown, Lawrenceville, all Universities, ETC



ECONOMY

Pittsburgh has shifted exceptionally well from its century-long steel and electronics industries to high technology, robotics, health care, nuclear engineering, tourism, biomedical technology, finance, education, services, and multiple world-class Universities.

IN GOOD COMPANY
IN PITTSBURGH:



CONSOL ENERGY



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PITTSBURGH ACCOLADES

One of the Most Livable Cities in the World | *Global Liveability Index*

A Must Visit City | *Esquire Magazine*

One of the Top 10 Cities Techies Should Consider Moving to | *Huffington Post*

One of the Most Underrated Cities | *Conde Nast Traveler*

One of the Top 25 College Towns in the Nation | *Wallethub*

Zagat's Top Food City of 2015 | *Zagat*

The Best Housing Market for Baby Boomers | *Forbes*

A Best Opportunity City | *Forbes*

One of the Top Three Best Cities in the U.S. For First-time Homebuyers | *Lending Tree*

One of the Most Affordable Cities to Retire | *Livability.com*

One of the Coolest Cities in the World | *National Geographic*

One of the Best Cities for Millennials | *Niche.com*

A Top U.S. Destination for Good Food | *Yelp*

Top City for Employee Satisfaction | *inc.com*

Pittsburgh ranked #1 out of 100 in shortest commute times | *Travel Pulse*

Best city to relocate to in America | *Livability*

Travel Top Three Best Opportunity Cities | *Forbes*

Among the Top 10 Most Affordable Foodie Cities | *Wallethub*

Among the 20 Best Cities for Twenty-Somethings | *Greatist.com*

Most Fun City in America | *Wallethub*

Pittsburgh is One of the Best Cities For Family Vacations on a Budget | *Parade Magazine*

One of the World's Most Resilient Cities | *Rockefeller Foundation*

Heinz Field the 5th best stadium in the NFL | *The Sporting News*

Fourth among the 10 Most Welcoming Cities in the U.S. | *Budget Travel*

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