



— FOR LEASE | RETAIL / OFFICE —

THE DISTILLERY COMPLEX

59 S 2ND ST | PITTSBURGH, PA 15219

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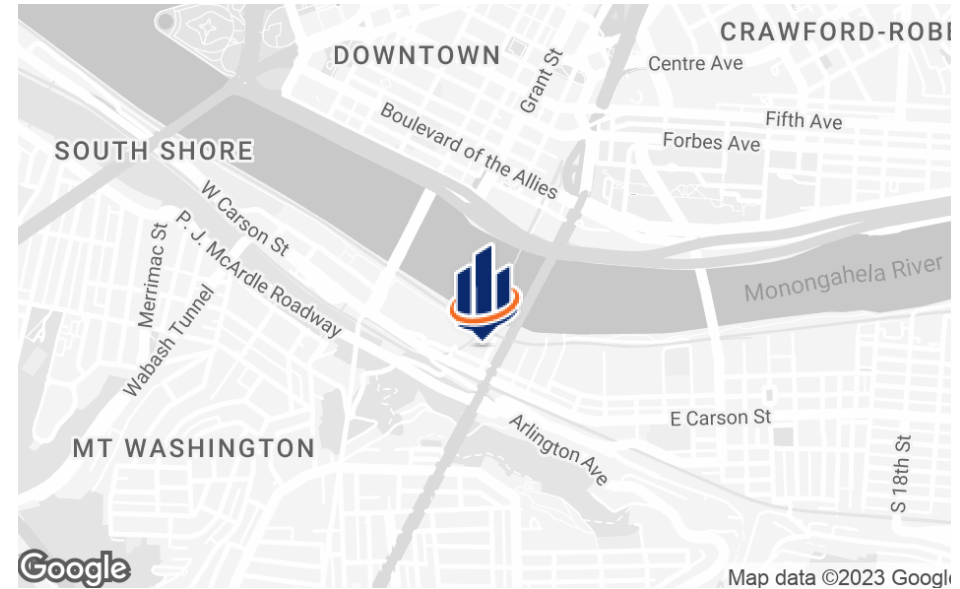
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PROPERTY OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

ADDRESS:	59 S. 2nd St Pittsburgh, PA 15219
AVAILABLE SF:	3,287 - 7,913 SF
LEASE RATE:	Negotiable
BUILDING SIZE:	55,780 SF
LOT SIZE:	17,260 SF
PARCEL NO.	3-A-80
MUNICIPALITY:	Pittsburgh
COUNTY:	Allegheny

OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this prime retail/office space for lease in The Distillery Complex located at 59 S 2nd St in Pittsburgh's South Shore. The former home to Joseph S. Finch & Co. has been completely restored and renovated consisting of 6 stories and 55,780 SF.

The main tenant of the building will be Distillery at South Shore, featuring a restaurant with indoor and outdoor seating, a 5,000 square foot craft spirits distillery and tasting room with walk-up access from the Riverwalk, an eclectic artisanal marketplace with local merchants, a rooftop bar with expansive views of downtown Pittsburgh, and more.

Located along the Southside riverfront trail in the heart of Pittsburgh's booming South Shore with walkability to downtown. The property is just steps away from two of the city's biggest residential, office, and retail redevelopment projects.

AVAILABILITY

- Suite 101 on the first floor offers 3,287 SF retail space
- The second floor offers 3,290 - 7,913 SF retail or office space
- The third floor offers 3,291- 7,906 SF retail space

HIGHLIGHTS



The Distillery Complex grand opening is July 1st, 2025. Any tenants who sign lease prior to the opening date will be included in all press releases.



Is located on the Three Rivers Heritage Trail, a walking/biking trail. Walkability to downtown Pittsburgh.



Parking options include valet services, neighboring garages, and surface lots.



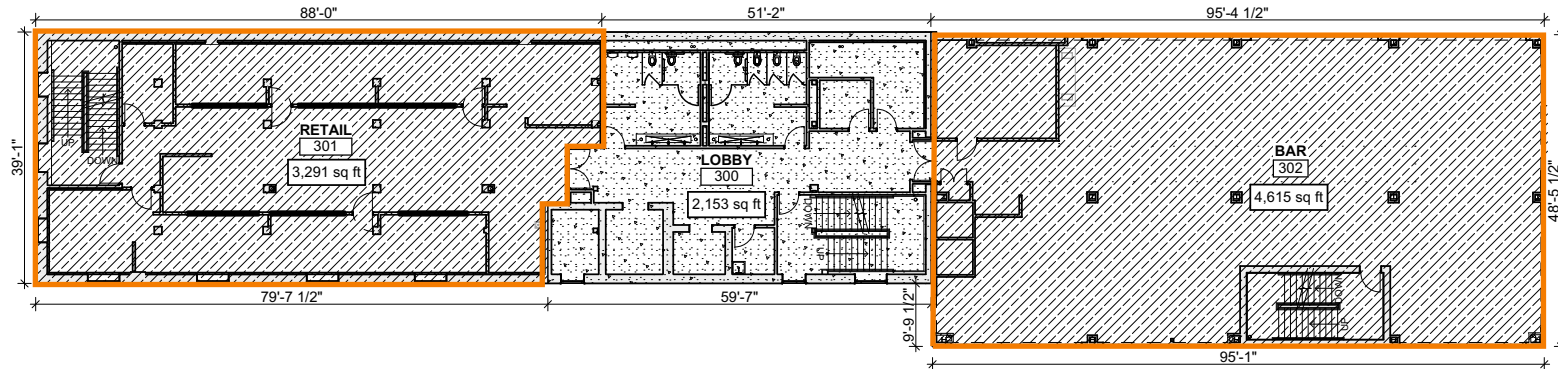
Landlord has a liquor license which extends the entire building.



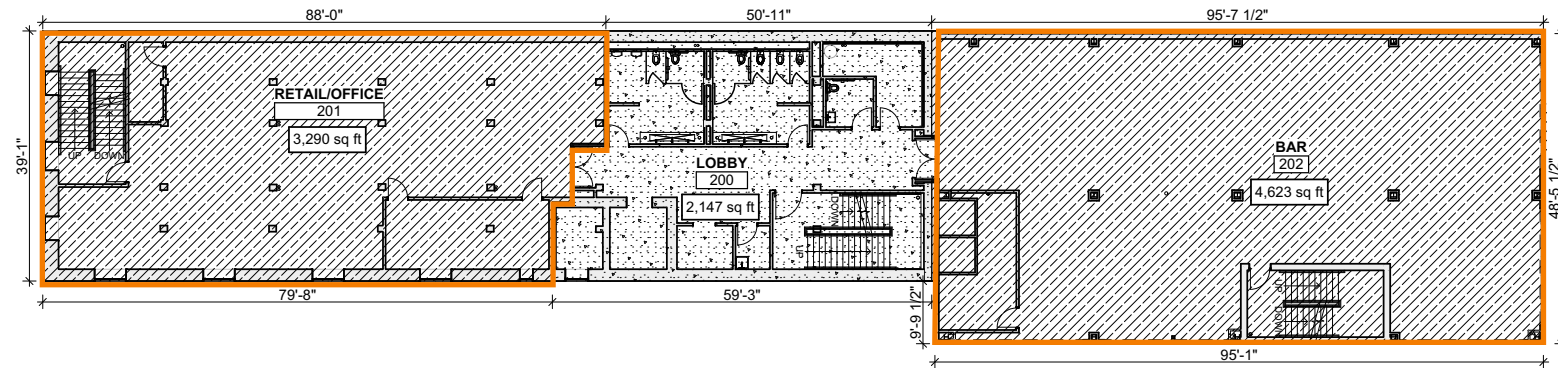
Building is completely restored and renovated.

FLOOR PLANS

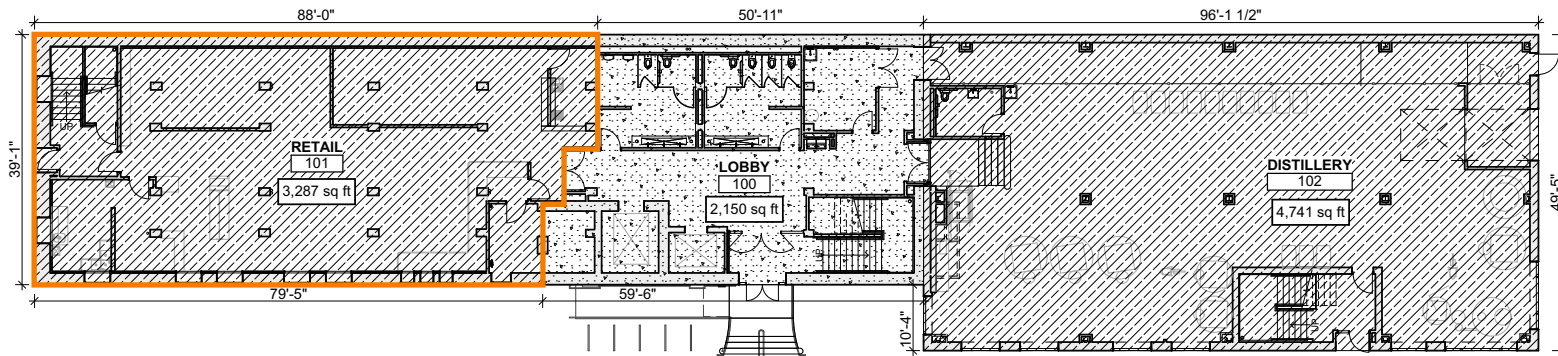
3RD FLOOR



2ND FLOOR



1ST FLOOR



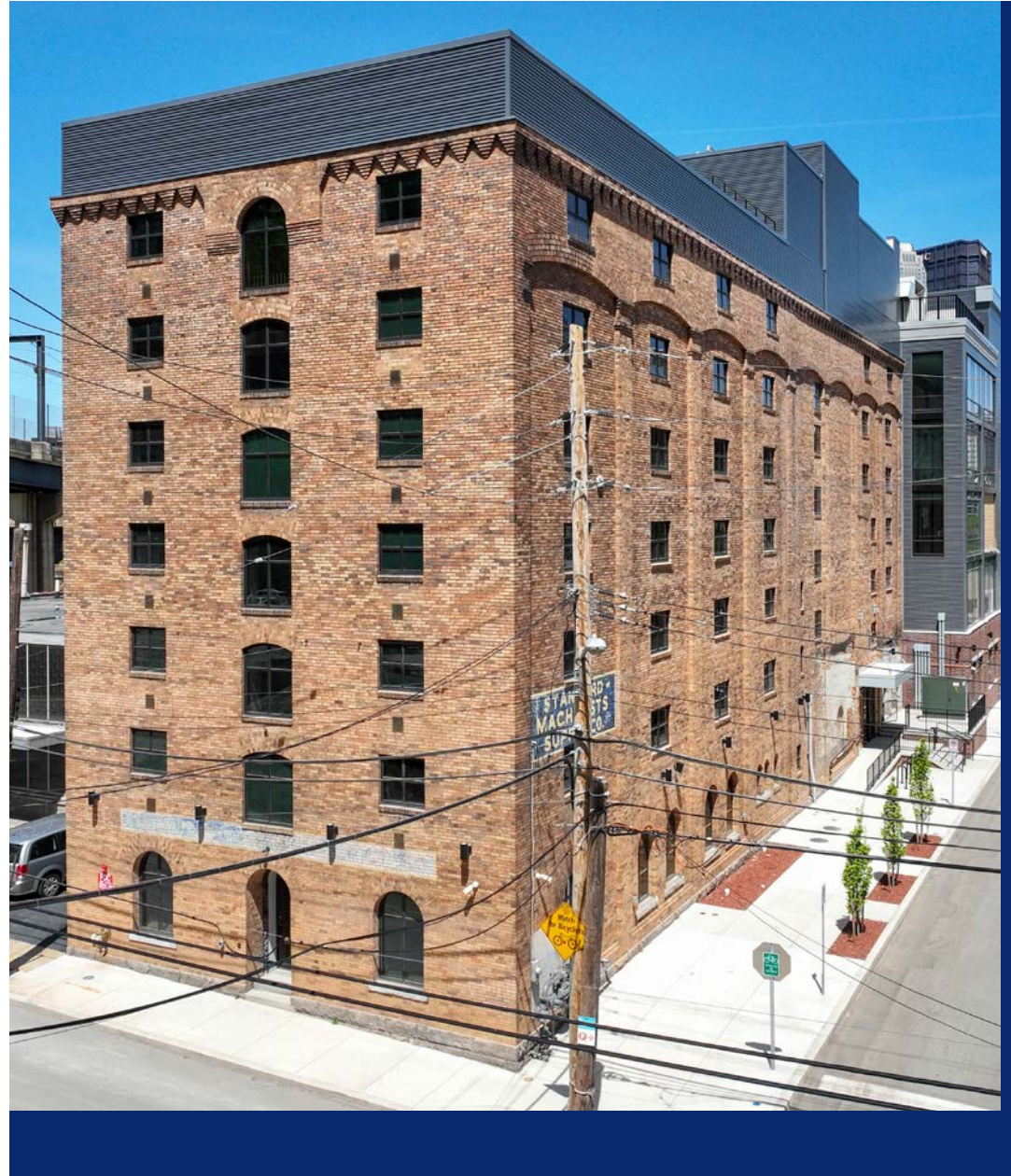
THE DISTILLERY AT SOUTH SHORE OVERVIEW

Rooted in Pittsburgh's rich distilling heritage, The Distillery at South Shore blends historic charm with modern innovation. Located in the former Joseph S. Finch & Co. building—the last pre-prohibition whiskey distillery in the city—this revitalized space offers a one-of-a-kind venue for culinary exploration, entertainment, and community.

Key Features:

- 5,000 sq. ft. craft distillery & tasting room by Big Spring Spirits
- Rooftop bar with sweeping views of downtown Pittsburgh & the Monongahela River
- Indoor/outdoor restaurants and curated local marketplace
- Versatile event spaces ideal for weddings, galas, corporate functions, and nightlife
- Restrooms on every floor, with family restrooms on 2nd and 5th
- Prime riverfront location with direct access to trails and South Shore redevelopment

The Distillery is a hub of creativity, commerce, and culture—designed for immersive guest experiences and vibrant tenant synergy.



1ST FLOOR

CAFÉ, DELI, OR RETAIL

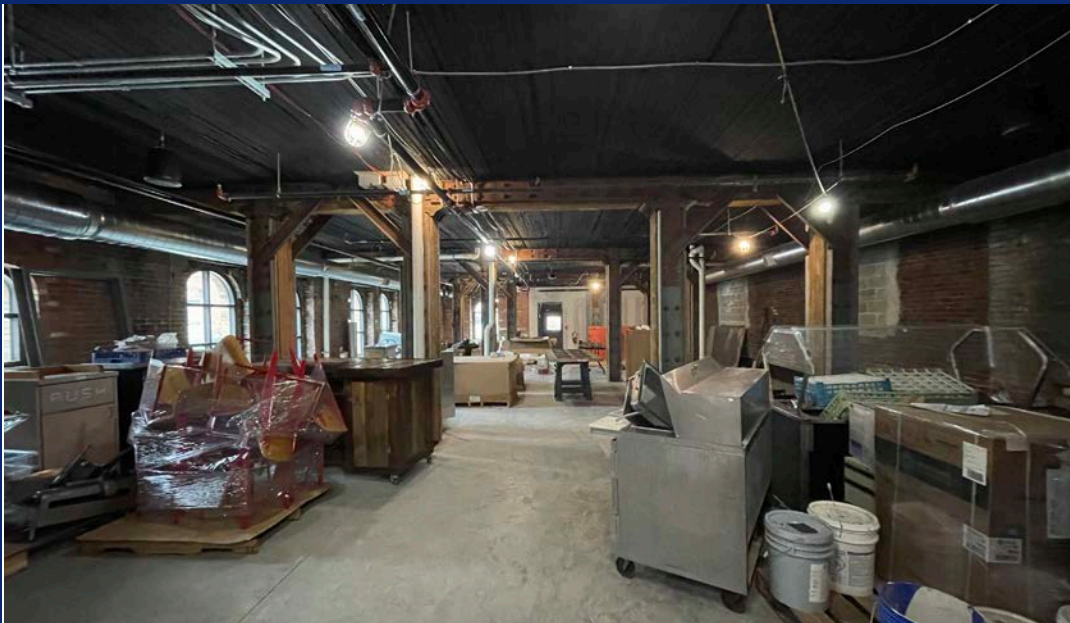


A Prime Corner for Hospitality or Boutique Retail

This highly visible, street-level space offers a warm and welcoming presence, ideal for concepts that thrive on foot traffic and neighborhood engagement. Whether it's a café, deli, ice cream shop, or a specialty retailer, the layout and charm of the space create a perfect backdrop for a unique customer experience.

Key Features:

- Expansive windows for natural light and high street visibility
- Flexible open layout suitable for food & beverage or retail merchandising
- Inviting architectural character with wood, brick, and original detailing
- Direct access from street for seamless customer entry
- Shared synergy with upstairs event space—offering cross-traffic potential from private events



2ND FLOOR

ENTERTAINMENT & MARKET-READY SPACE

This character-filled upper-level blends industrial charm with versatile layout potential—ideal for both nightlife and curated retail concepts.

Key Features:

- Expansive windows for natural light and Blend the spaces together for a full-floor club, bar or entertainment concept
- Exposed wood beams & open-concept layout
- Great synergy with food hospitality offerings on 1st, 3rd and 6th floors
- Ideal for day-to-night activation



Bar & Lounge Area

Perfect for a bar, lounge, nightclub, or live entertainment venue (e.g. music, comedy, private events). The open layout and high ceilings create a dynamic environment with plenty of room for creative buildouts.



Wood Beam Retail Area

The exposed beam section offers a warm, inviting backdrop for a market-style retail concept, with space for multiple kiosks, artisan vendors, or boutique pop-ups.



3RD FLOOR

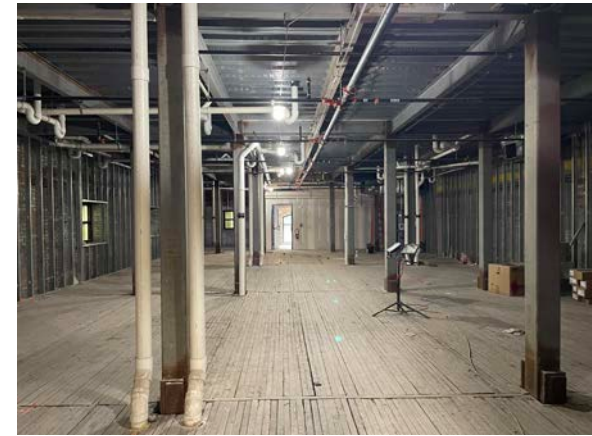
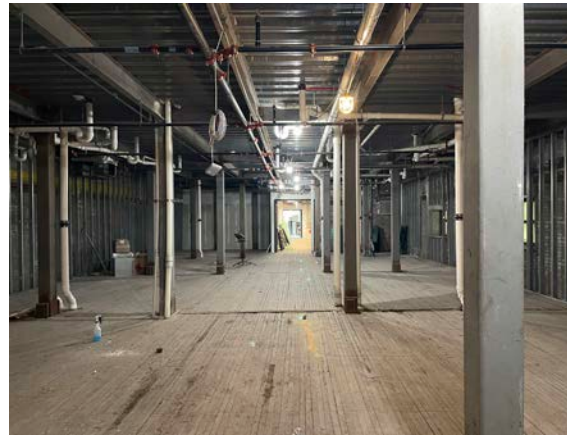
COMMISSARY KITCHENS + BAR LOUNGE POTENTIAL

This versatile third floor space is built for food entrepreneurs, with infrastructure ready for multi-kitchen commissary use or a single-operator restaurant with a bar/lounge concept.

Key Features:

- Flexible layout for multiple vendors or one signature operator
- Up to 7 kitchen bays with venting for 10-ft hood systems
- Existing grease filtration system tied into plumbing
- Window-lined bar/lounge area ideal for dining with skyline views
- Space for two deli/café areas (no hood required)
- Shared 4th floor prep space includes walk-in refrigeration, warming ovens, and commercial dishwashers

Kitchen Area



Bar & Lounge Area



4TH FLOOR

PREP KITCHEN & MEMBERS' CIGAR LOUNGE

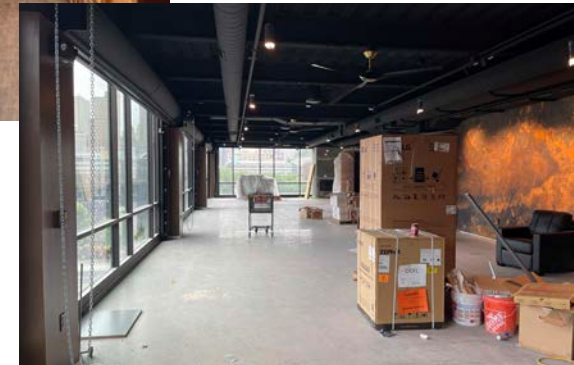
This shared floor offers two distinct uses—culinary support and exclusive leisure—catering to both tenants and upscale guests.



Prep Kitchen

A fully equipped, turnkey prep kitchen supports 3rd floor kitchen operations, with:

- Commercial-grade appliances
- Warming ovens, dishwashing stations, refrigeration
- Ideal for commissary users or a full-service operator



Cigar Lounge (Riverside)

Operated by ownership, this sophisticated space includes:

- A bar and lounge area with views
- Conference room for private meetings
- Public and members-only access options

5TH FLOOR

UPSCALE PRIVATE EVENTS VENUE



A Sophisticated, Versatile Events Destination

Operated by ownership, this beautifully designed venue blends modern elegance with architectural character, ideal for upscale private events such as weddings, corporate gatherings, and galas.

Key Features:

- Spacious, open layout with high ceilings and polished floors—perfect for custom setups
- Large windows fill the space with natural light, enhancing ambiance and photo appeal
- Neutral palette and refined finishes suit any event theme or décor style
- Distinct architectural touches add sophistication and uniqueness

Ideal For

- Wedding ceremonies and receptions
- Corporate events, galas, and conferences
- Private milestone celebrations and fundraisers
- Premium photo and video shoots

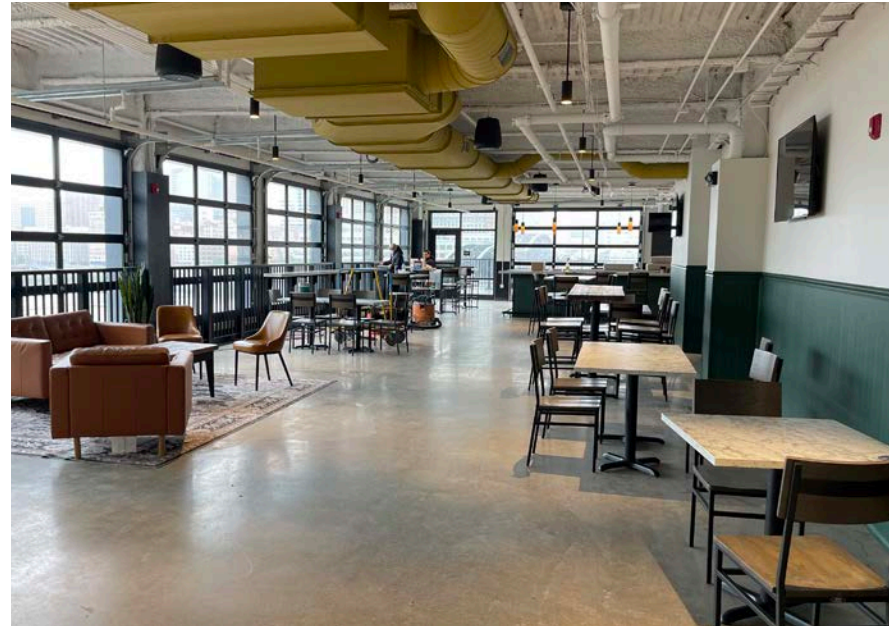
6TH FLOOR

ROOFTOP BAR & LOUNGE WITH SKYLINE VIEWS

Operated by the property ownership group, the 6th floor delivers a relaxed, social vibe with exceptional amenities and panoramic city views.

Key Features:

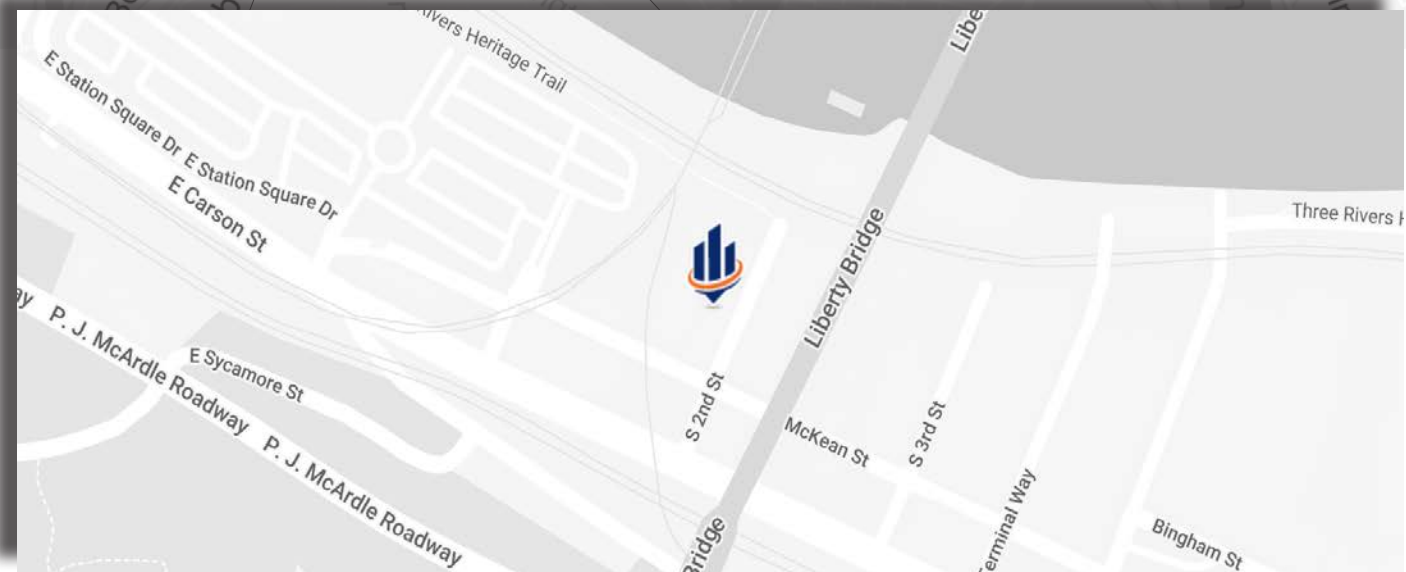
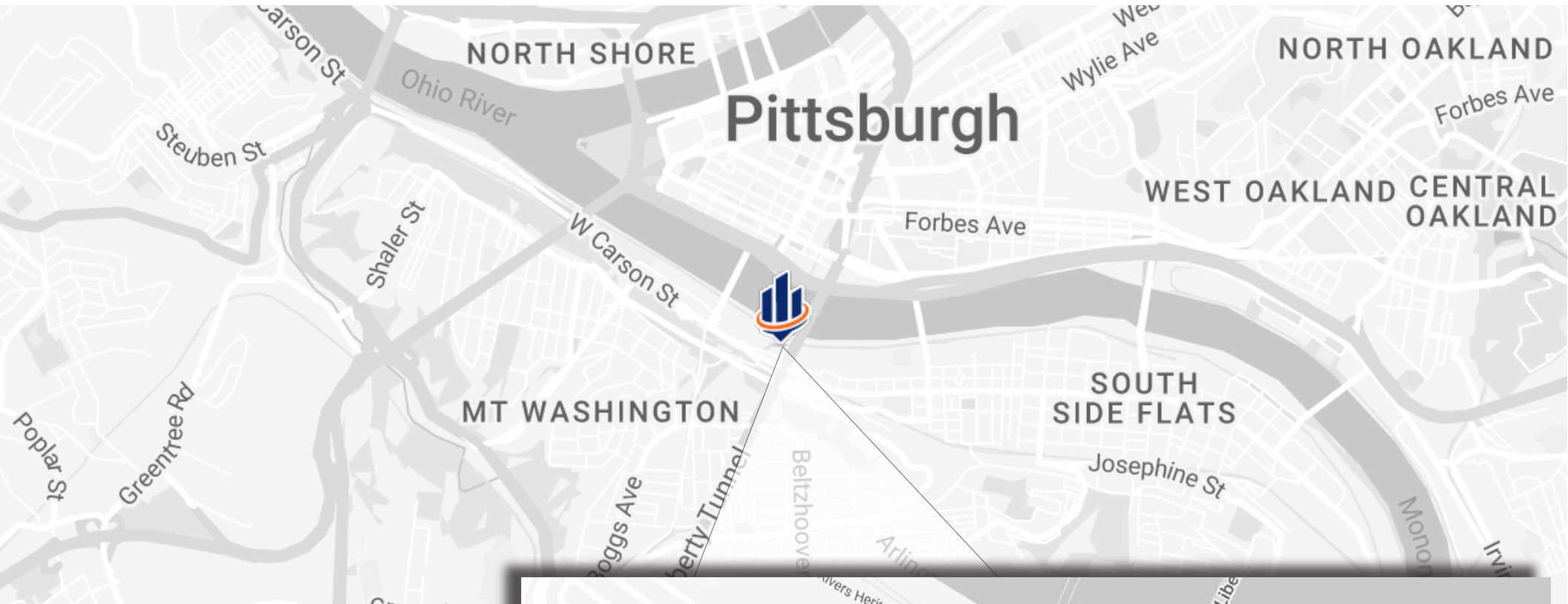
- Full-service bar with signature cocktails and shareable plates
- Indoor-outdoor layout featuring a scenic patio-deck
- Comfortable lounge seating in a stylish, casual atmosphere
- Ideal for after-work meetups, weekend outings, and private events





LOCATION INFORMATION

LOCATION MAPS



PARCEL MAP



PRIME PITTSBURGH LOCATION

NORTH SHORE

- ACRISURE STADIUM
- PNC PARK
- AMERICAN EAGLE OUTFITTERS
- STAGE AE
- RIVERS CASINO
- NATIONAL AVIARY
- children's museum PITTSBURGH
- Allegheny Health Network
- Allegheny General Hospital
- the warhol:
- CARNEGIE SCIENCE CENTER

OAKLAND

- University of Pittsburgh
- Carnegie Mellon University
- PHIPPS
- UPMC Presbyterian
- CARNEGIE MUSEUM OF ART

DOWNTOWN

- Benedum Center for the Performing Arts
- HEINZ HALL
- MARKET SQUARE
- THE CAPITAL GRILL & L.E.
- PPG PAINTS ARENA
- takō
- TARGET
- Eddie Merlot's

STATION SQUARE

- HIGHMARK STADIUM
- GLASSHOUSE PITTSBURGH
- Sheraton Station Square HOTEL
- GRAND CONCOURS
- TUPELO HONEY
- Hard Rock CAFE
- Melting Pot
- TEXAS de BRAZIL

SOUTH SIDE

- THE HIGHLINE
- GIANT EAGLE
- ASCEND
- Sly Fox
- FAT HEADS SALOON
- URBAN Tap
- de FER
- DISH OSTERIA & BAR
- STARBUCKS COFFEE
- FINE WINE & GOOD SPIRITS
- ANYTIME FITNESS
- PRIMANTI BROS.

SOUTH SIDE WORKS

- ALDI
- SPRINGHILL SUITES Marriott
- HYATT house™
- LA FITNESS
- REI
- aerie
- The Cheesecake Factory
- HOFBRÄUHAUS PITTSBURGH BREWERY & RESTAURANT
- PiNS MECHANICAL COMPANY
- Levy BREWING COMPANY
- COMMONPLACE COFFEE
- QDOBA MEXICAN EATS

59 S 2ND STREET

AERIAL MAP



PITTSBURGH

The Greater **Pittsburgh** area has a population of 2.3 million, which is the 28th largest metro area in the US, making it the 2nd largest city in Pennsylvania. It is viewed as an industrial giant in the production of steel, iron, aluminum and glass. The city of Pittsburgh has completed a major renaissance to become the country's "Most Livable City" (Places Rated Almanac), now considered as one of the largest and most attractive cities to live and do business in. There have been many Fortune 1000 companies that have been the focus of Pittsburgh; it has been the nation's center for nuclear engineering and has a balanced and varied economy that centers itself on technology, world-renowned healthcare and top universities. There has been a re-occurrence of some of the city's major industrial corporations (such as US Steel, Westinghouse and Consol) as well as growth of many small and mid-sized companies.

Downtown Pittsburgh, colloquially referred to as the Golden Triangle and officially the **Central Business District** is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The "triangle" is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

PITTSBURGH AT A GLANCE



One of the top places to live, work, and visit in the United States



Pittsburgh is the nation's fifth busiest inland port



There are 29 colleges and universities in southwestern PA

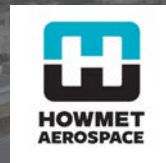


More than 10 million people visit the Pittsburgh region annually



Travel is a \$3 billion industry providing 50,000 full-time jobs

PITTSBURGH BASED FORTUNE 500 COMPANIES



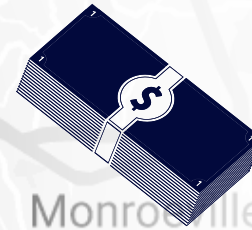
DEMOGRAPHICS



**DAYTIME
EMPLOYMENT**
297,452
*3 Mile Radius



**AVERAGE
AGE**
36
*1 Mile Radius



**AVERAGE HOUSEHOLD
INCOME**
\$98,250
*1 Mile Radius

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Total Population	26,074	154,614	391,775
2029 Projected Population	26,440	154,852	386,550
Median Age	32.6	34.3	36.8
Median Home Value	\$196,828	\$154,388	\$182,673

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,901	71,019	180,024
# of Persons per HH	1.7	1.9	2
Average HH Income	\$98,250	\$78,058	\$85,815
Median HH Income	\$66,107	\$52,970	\$61,346



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