



# SALE OFFERING MEMORANDUM



**1400 BREED STREET  
PITTSBURGH, PA 15203**

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This Proposal 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 Proposal 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.



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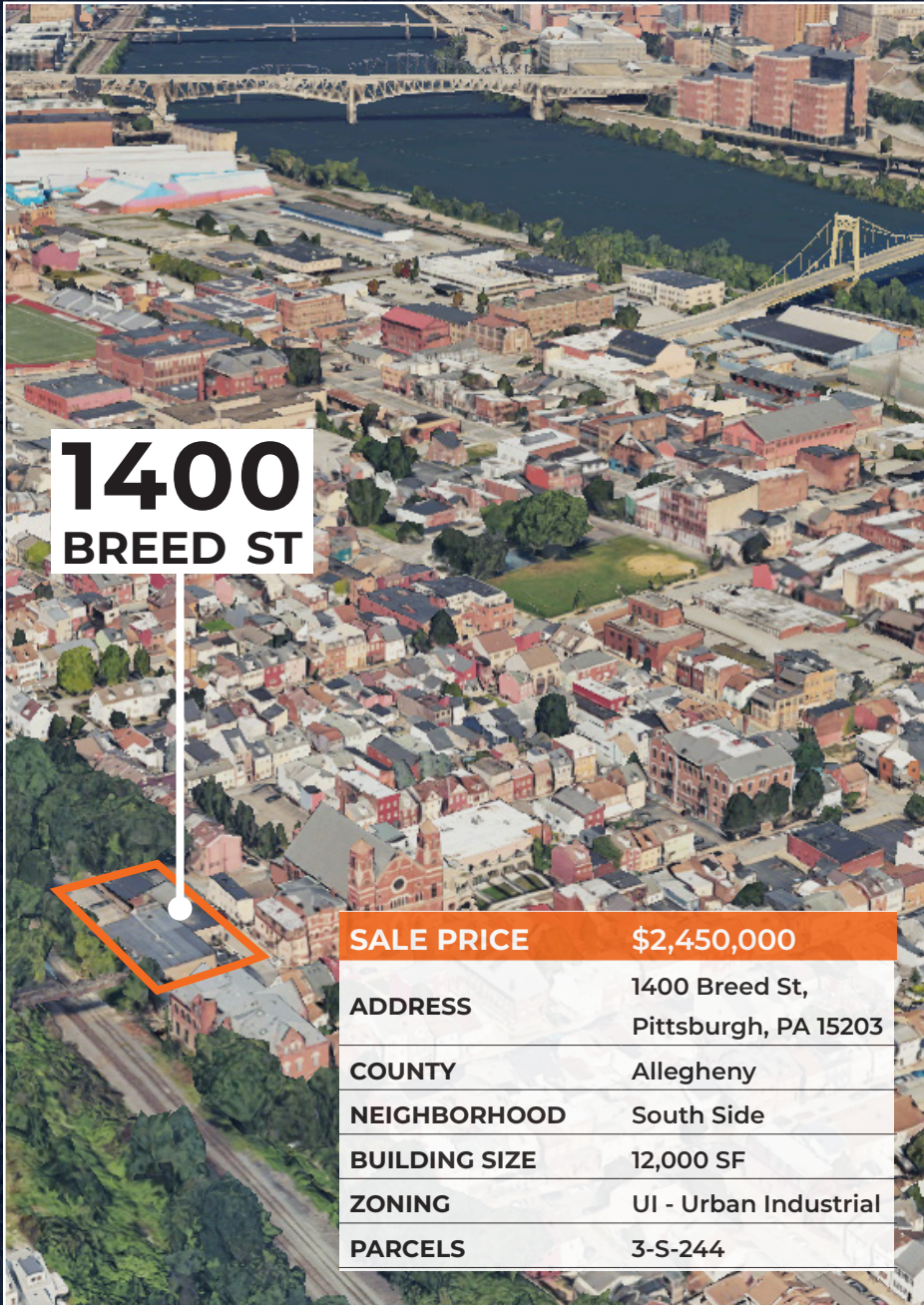


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# PROPERTY SUMMARY



# PROPERTY OVERVIEW



Introducing 1400 Breed St, a truly remarkable class A, multi use property in the vibrant South Side neighborhood of Pittsburgh. This exceptional property is currently an esteemed luxury photography studio, creative space, and event venue, offering a unique opportunity for discerning buyers. Furthermore, it boasts an alluring bonus—an exquisite, impressive and grandeur apartment, providing the perfect live-work scenario.

Step inside to discover a sprawling open warehouse and studio space, showcasing versatility at its finest. The vast area provides a blank canvas for various artistic endeavors, making it ideal for photography, film production, or any creative endeavors your imagination can conceive. The spacious offices cater to administrative needs, ensuring a well-rounded operational setup.

As you ascend to the secluded rooftop patio, you'll be greeted by a captivating vista. This hidden sanctuary offers a tranquil retreat, ensuring maximum privacy while still providing an enchanting outdoor experience and offers a perfect space for relaxing, networking, or hosting memorable events under the open sky.

Convenience is paramount, and this property delivers. Ample parking is available outside, ensuring easy accessibility for staff, clients, and guests. Additionally, the property is nestled discreetly on a tranquil back street, providing a private and peaceful ambiance that contrasts beautifully with the buzzing atmosphere of the South Side. Enjoy an oasis of serenity while being just moments away from the vibrant city life.

Notably, the property includes a luxury apartment, The Birmingham Loft, which serves as a retreat amidst the bustling activity of the creative space. Exuding elegance and sophistication, this expertly designed residence boasts refined finishes and a seamless connection to the commercial area, allowing for effortless work-life integration.

Immerse yourself in the limitless possibilities that this exquisite commercial property offers. Whether you envision continuing its legacy as a luxurious photography studio and creative space or have a new venture in mind, this exceptional property is ready to bring your dreams to life. Don't miss your chance to own this extraordinary gem in the heart of Pittsburgh's South Side. Act now and unlock a world of prosperity and creativity!

# PARCEL MAP



Parcel ID: 3-S-244

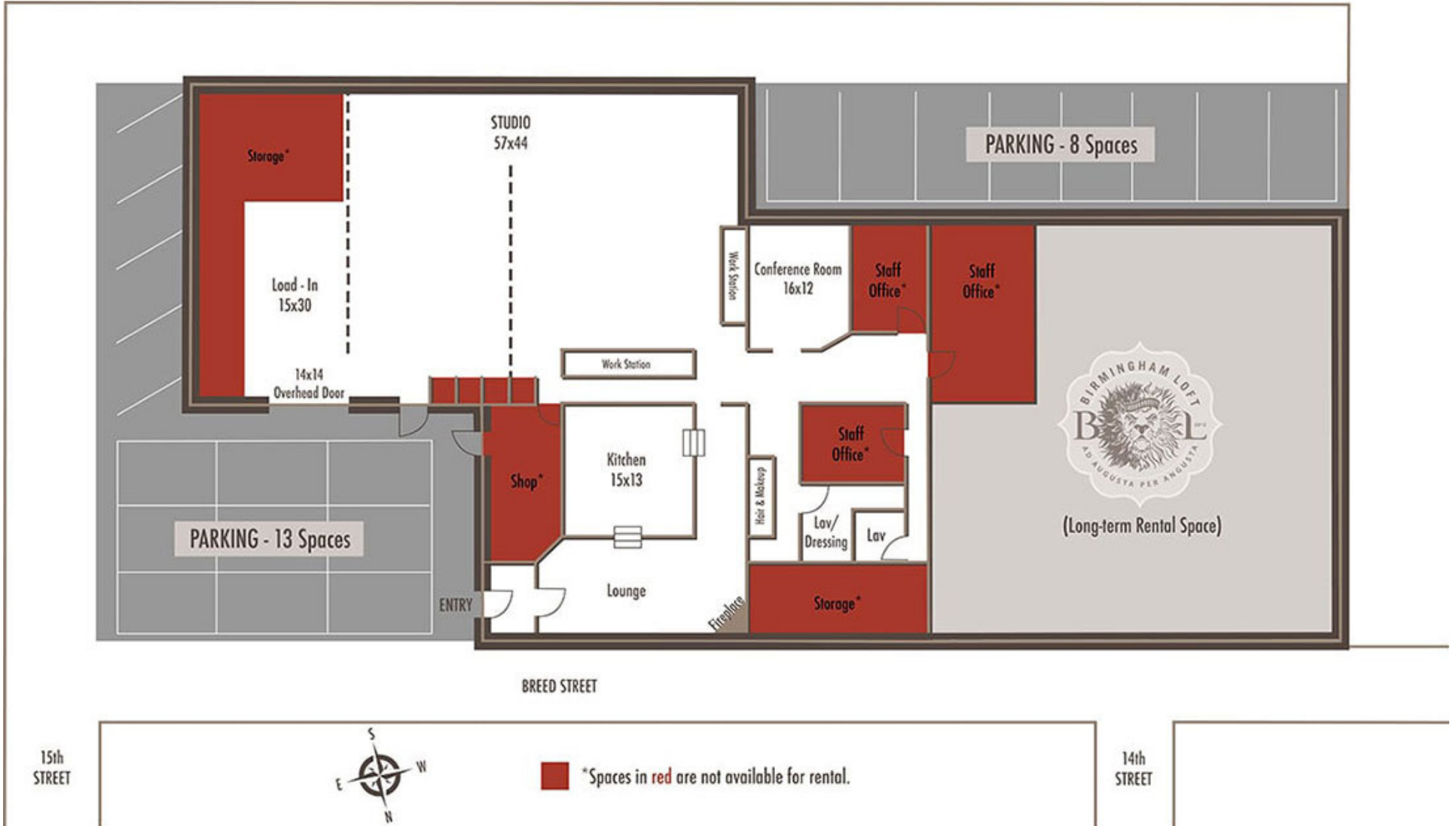


# PROPERTY DETAILS

## STRUCTURE & SYSTEMS

<b>Building Size:</b>	12,000SF
<b>Warehouse:</b>	4,224 SF
<b>Office:</b>	1,850 SF
<b>Building Style:</b>	1 story
<b>Construction:</b>	Masonry
<b>Drive In Door:</b>	14 x 14
<b>Clear Height:</b>	25'
<b>Parking:</b>	21 spaces with 2 garages
<b>Electrical:</b>	200-amp, 3-phase

# FLOOR PLAN



# STUDIO PHOTOS



# STUDIO PHOTOS



# BIRMINGHAM LOFT

The Birmingham Loft—a luxurious, fully-furnished rental located in the heart of Pittsburgh’s historic South Side. Immerse yourself in the vibrant atmosphere of this coveted neighborhood, known for its lively nightlife, exquisite dining, upscale shopping, and thriving cultural arts scene. Living in the South Side is not just an experience—it’s a statement.

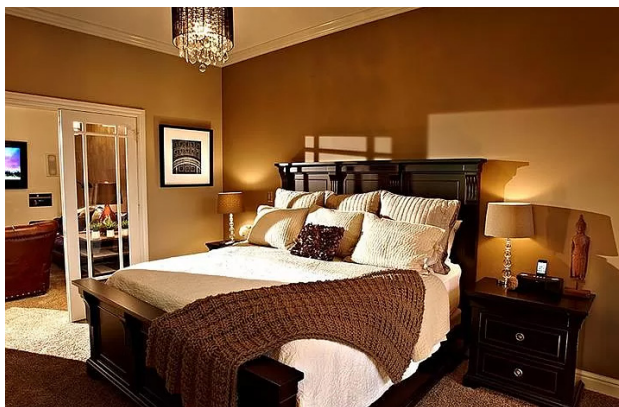
With its prime location, the Birmingham Loft offers the perfect blend of privacy and sophistication. This spacious urban loft spans an impressive 2,300 square feet and features two well-appointed bedrooms, along with two pristine bathrooms. Inside, you’ll discover a stunning showcase of antiques and fine furnishings that add a touch of elegance to every corner.

Indulge in the generous space and intricate details that make this loft a masterpiece. Every inch of its carefully curated interiors reflects a timeless charm and impeccable taste. Whether you’re seeking a refined retreat or a stylish backdrop for entertaining, the Birmingham Loft exceeds expectations.

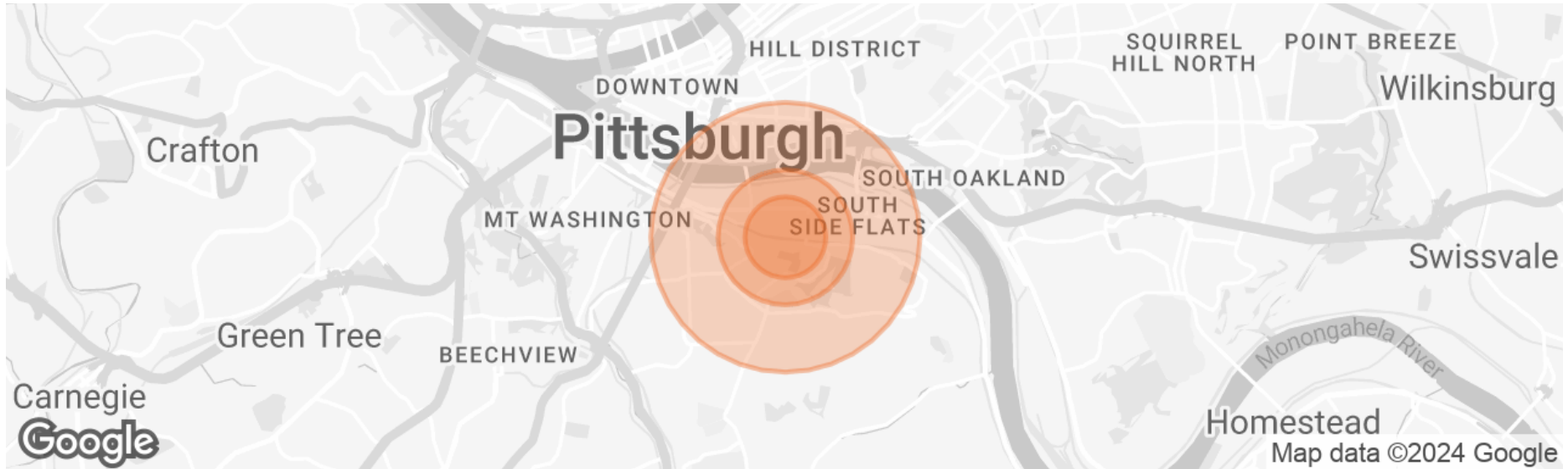
Embrace the privacy, luxury, and sophistication offered by this extraordinary property.



# BIRMINGHAM LOFT PHOTOS



# DEMOGRAPHICS



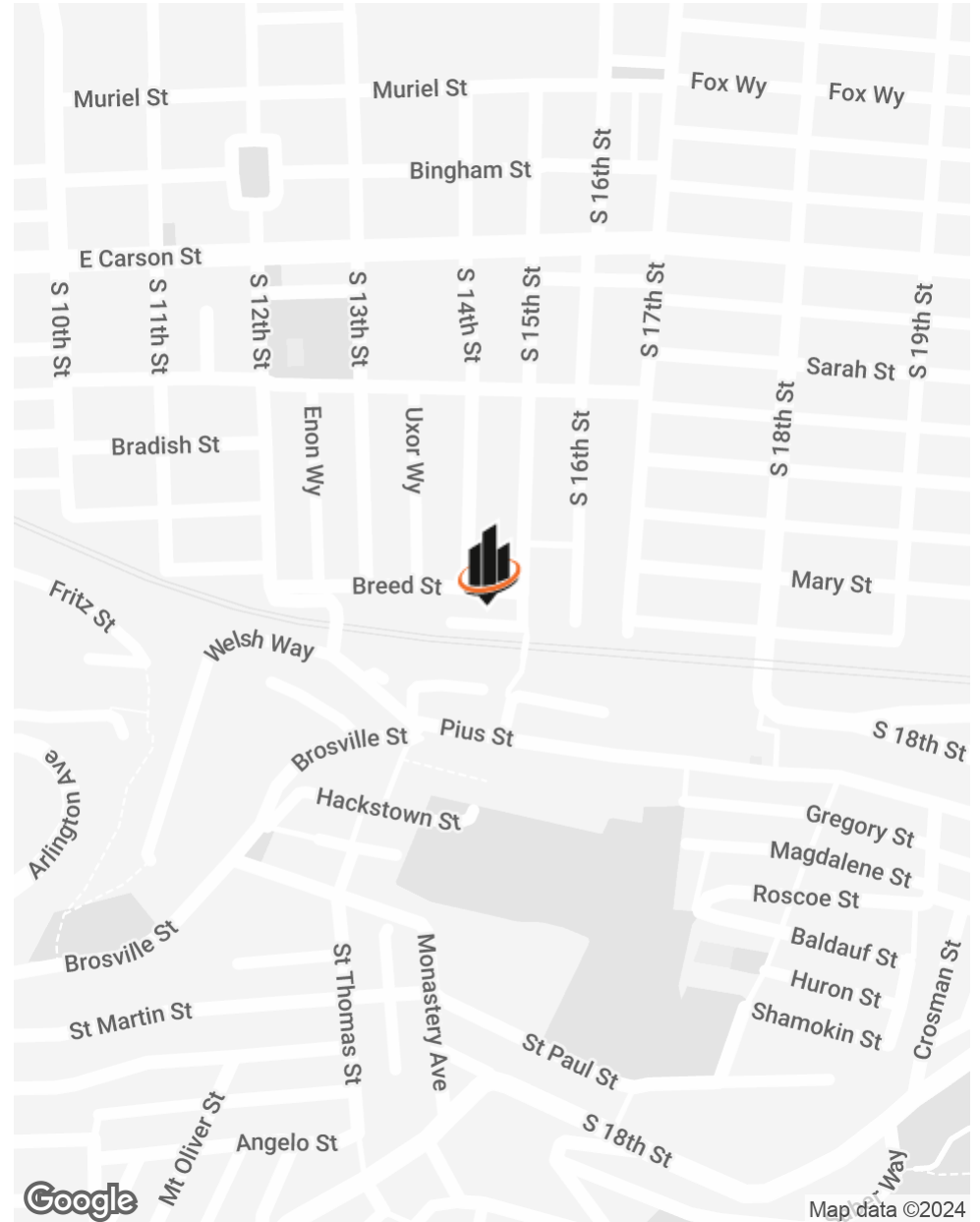
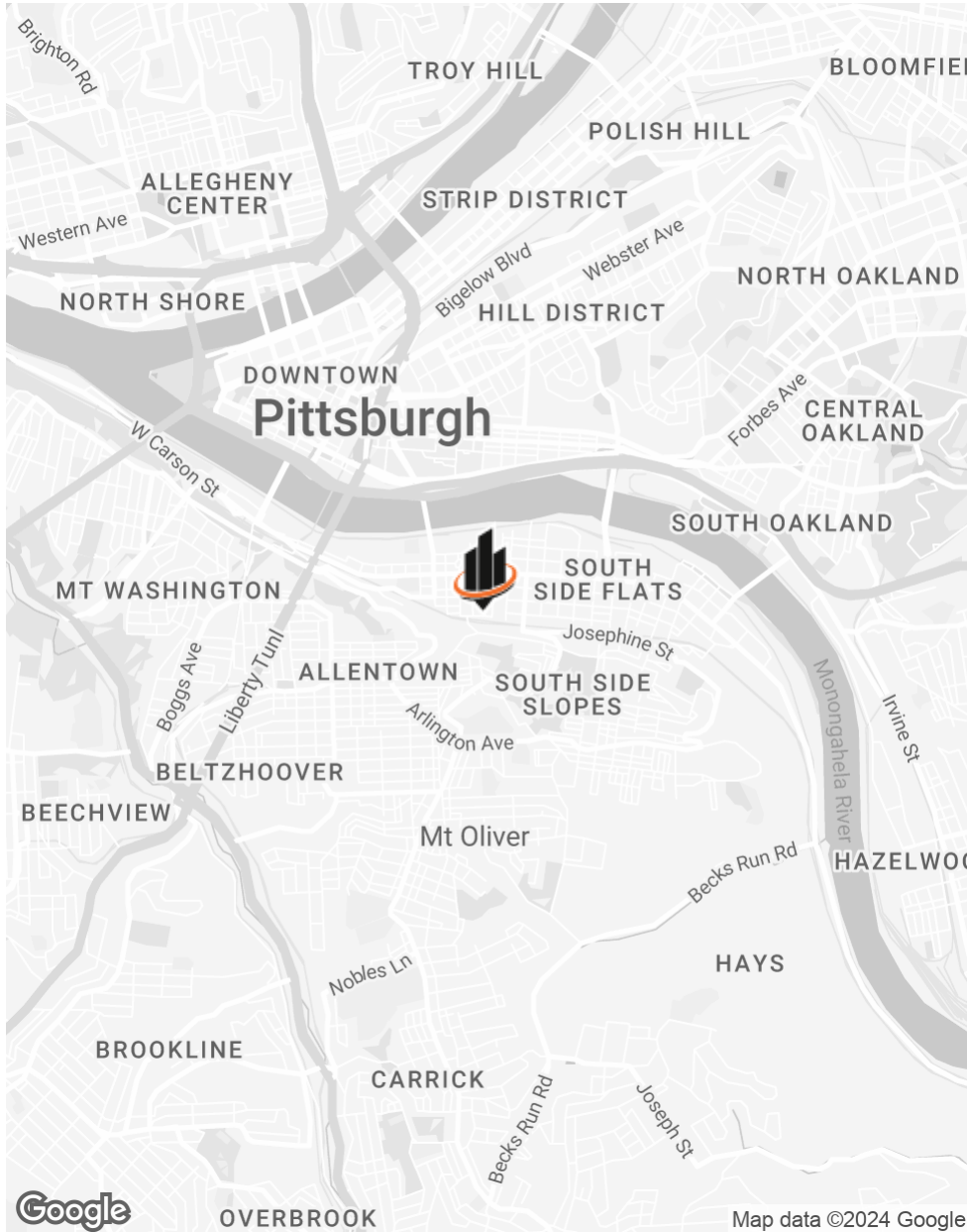
<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	2,826	5,908	24,987
<b>AVERAGE AGE</b>	36	37	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	1,490	3,082	9,664
<b># OF PERSONS PER HH</b>	1.9	1.9	2.6
<b>AVERAGE HH INCOME</b>	\$95,236	\$90,565	\$74,815
<b>AVERAGE HOUSE VALUE</b>	\$310,695	\$296,439	\$235,631

Demographics data derived from AlphaMap

# LOCATION INFORMATION



# LOCATION MAP | SOUTH SIDE



# RETAIL MAP | SOUTH SIDE



Map data ©2024 Google

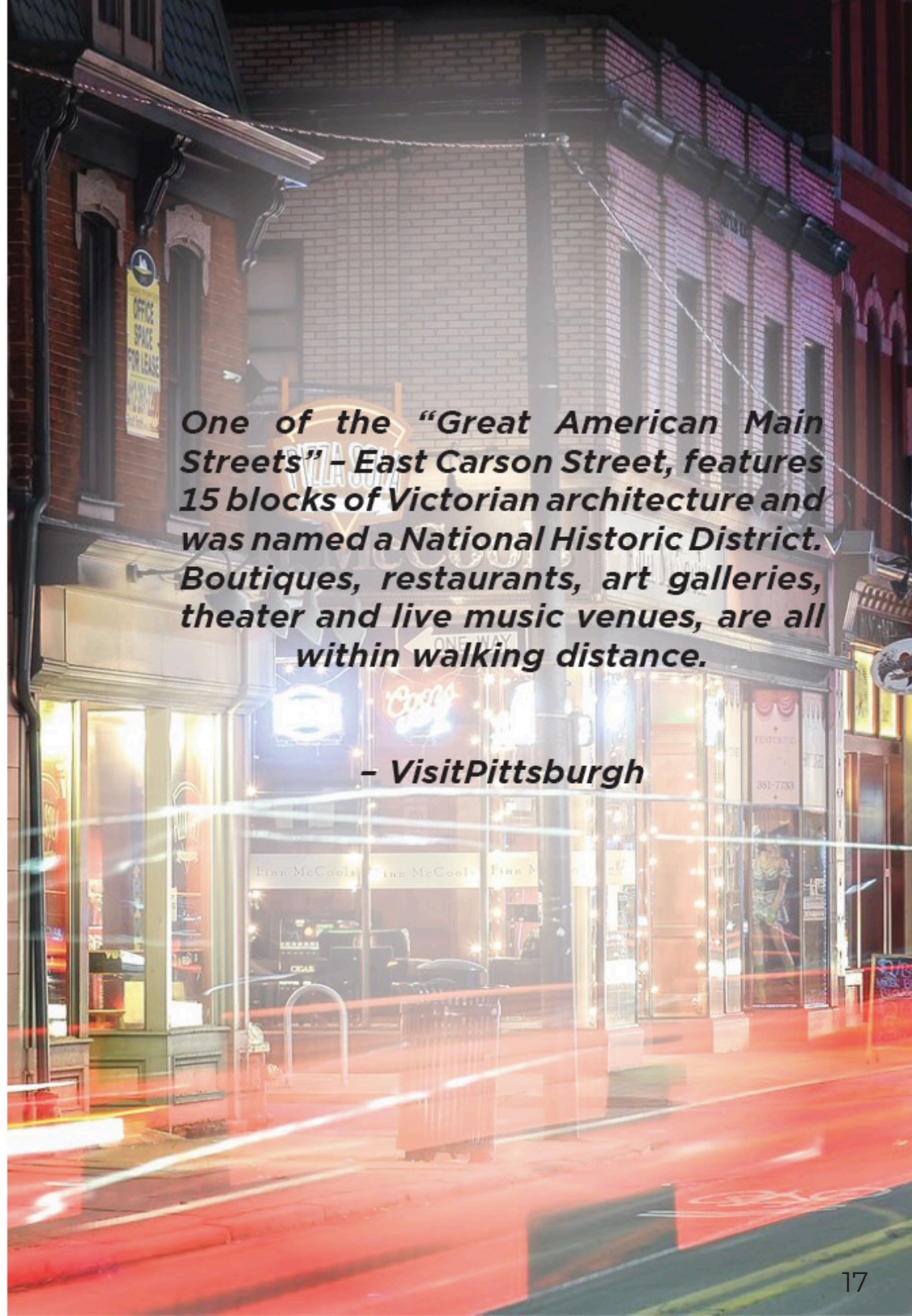


# SOUTH SIDE PITTSBURGH

South Side is an area in Pittsburgh located along the Monongahela River across from Downtown. It is divided into two neighborhoods, South Side Flats and South Side Slopes.

The business district in South Side stretches along East Carson Street. In the past South Side was dominated by heavy industry, most recently South Side has become home to a larger student population that developed into a nightlife destination for young people in Pittsburgh. Home to many restaurants, bars, shops, a variety of service businesses and reconverted office buildings that help support the economy of South Side.

The South Side Works is a recent lifestyle center, developed off of East Carson Street, along the Monongahela river, formerly J&L Steel Work. The site now features national retailers, a stage, a dog park, dining options, and office space.



***One of the “Great American Main Streets” – East Carson Street, features 15 blocks of Victorian architecture and was named a National Historic District. Boutiques, restaurants, art galleries, theater and live music venues, are all within walking distance.***

***– VisitPittsburgh***

# SOUTH SIDE ATTRACTIONS



## SOUTH SIDE WORKS

Situated on the Monongahela River front, South Side Works offers office space to large tenants, storefront to well-known retailers, and popular dining options.



## EAST CARSON STREET

Located in the heart of the South Side, East Carson Street is lined with local bars and restaurants for visitors, college students, and local residents.



## THE HIGHLINE

The Highline is a historic five building complex offering approximately 486,683 square feet of office and retail space, including a brewery and De Fer Coffee & Tea.



## THE COLOR PARK

The Color Park can be enjoyed along the Three Rivers Heritage Trail in South Side. The community is encouraged to utilize the space for art or relaxation, in an effort to beautify the city.



# PGH AT A GLANCE

The city of Pittsburgh as a population of 2.4 million, which is the 22nd 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 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 health-care 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.

## PITTSBURGH at a glance

- One of the top places to live, work, and visit in the United States. (Visit Pittsburgh)
- 7th Best U.S. City to launch a career in (LinkedIn)
- Named one of the top 10 destinations to visit with kids in 2023 (USA Today)
- Recognized as the nations best city for football fans (WalletHub)
- 5th in country - 2023 Best Cities for Jobs (WalletHub)

## NEARBY DEMOGRAPHICS

**57%**   
CORE RESIDENTS  
HAVE A BACHELOR'S

**\$83,165**   
AVERAGE HH INCOME  
WITHIN A  
3 MILE RADIUS

 **14.5%**  
HOME VALUE  
INCREASE YOY

# PITTSBURGH | EMPLOYERS

## LOCAL EMPLOYERS



## FORTUNE 500



## TECH COMPANIES



# PITTSBURGH | HIGHER EDUCATION

**Carnegie  
Mellon  
University**

**16,779 Students**  
Fall 2022

**Pitt**

**19,928 Students**  
Fall 2022



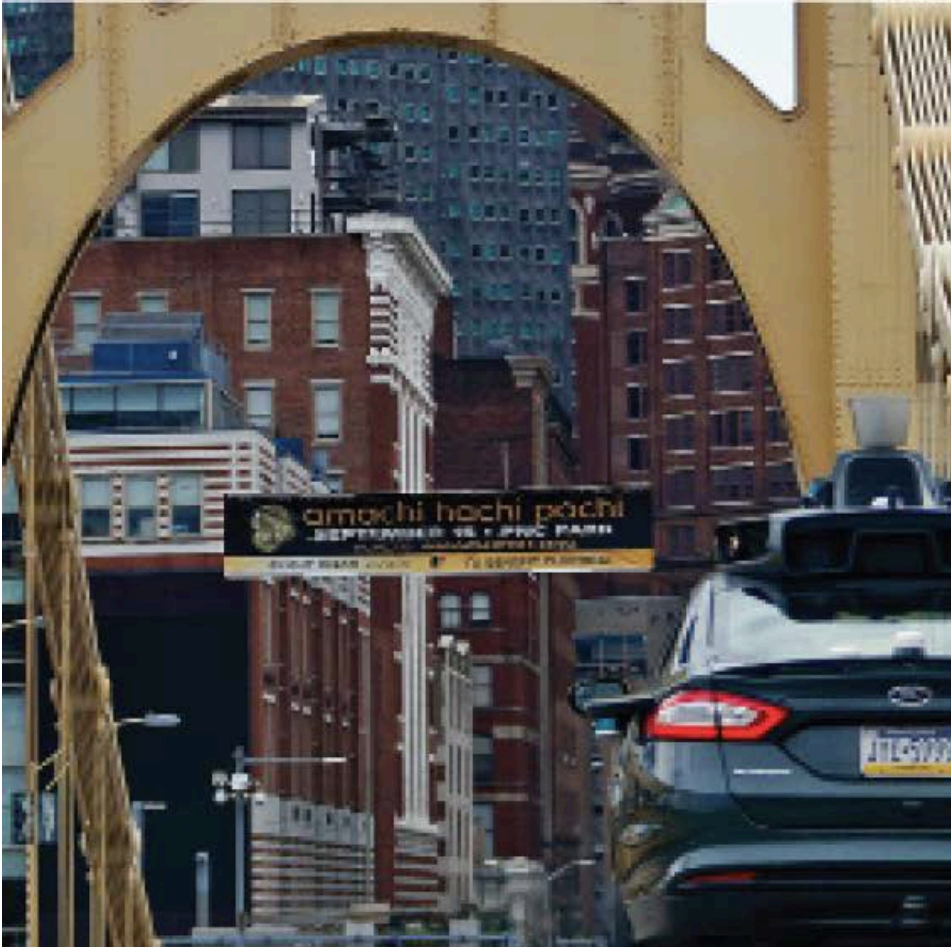
**DUQUESNE**

**5,110 Students**  
Fall 2022

Home to over 29 universities, Pittsburgh's historic ties to the industrial boom during the early 20th century attracted an abundance of successful people to the area. In 1900 Andrew Carnegie, founded Carnegie Mellon University, a top-rated school located in the Oakland neighborhood of Pittsburgh. Over the years, a number of respected educational institutions have opened around the city including the University of Pittsburgh and Duquesne University. The abundant supply of young thinkers has aided in many of Pittsburgh's accomplishments including producing the polio vaccine in 1955, conducting the first simultaneous heart, liver and kidney transplant in 1989, and establishing the first robotics institute in 1979. The universities attract over 80,000 students between the 29+ local universities, making it a hot-spot for top talent which aids job growth in the area. The city of Pittsburgh boasts a 50% graduate retention rate. Pittsburgh also holds the 5th largest share of college-educated millennial's in the top 40 metros in the US.

# PITTSBURGH | TECHNOLOGY

*“Carnegie Mellon led an economic renaissance in Pittsburgh after steel production and other heavy manufacturing fell on hard times.”*  
*Forbes 2022*



**Pittsburgh's tech workforce accounts for over 62,000 workers in the region**

**\$3.6B**  
Invested into Pittsburgh tech companies in 2021  
*Innovation Works, 2022*

**#1**  
City for hiring software engineers outside major hubs  
*Karat.com*

**590%**  
Investment increase in Pittsburgh tech. (2016-2021)  
*Innovation Works, 2022*

Companies such as Uber, Facebook, and Google have made Pittsburgh home, creating a technology hub in city neighborhoods. These tech hubs have attracted companies like Amazon and Microsoft to the Pittsburgh tech scene.

Growing companies have also planted roots in Pittsburgh through incubator labs, community resources, and funding. A few examples of these are: Innovation Works, the largest seed stage investor in Southwestern Pennsylvania, as well as one of the most active in the country. Innovation works is dedicated to serving growth focused tech entrepreneurs to create jobs within the startup community. Ascender offers community of innovators that helps entrepreneurs start and build companies by offering educational

*In the last decade the Pittsburgh tech sector generated \$22B.*

programming, mentorship, coaching, incubation, and a collaborative co-working space. AlphaLabs, is nationally-ranked software accelerator that helps early-stage tech companies figure out the best way to build and grow by offering crucial resources including funding, networking, and expertise.

Ranking second in the U.S. for IT degrees, Pittsburgh is home to Carnegie Mellon University which graduates thousands of specialized technology students annually. Carnegie Mellon University has been ranked as the top university in the United States for technology transfer by Heartland Forward.



# PITTSBURGH | HEALTHCARE

Pittsburgh is lead by UPMC and Allegheny Health Network (AHN), boasting Pittsburgh at the forefront of global medical research. Patients and physicians from around the world travel to Pittsburgh to perform ground-breaking treatments for cancer, vision impairments, and cardiac conditions to name a few. Medical and educational institutions are the cornerstone of the Pittsburgh economy.



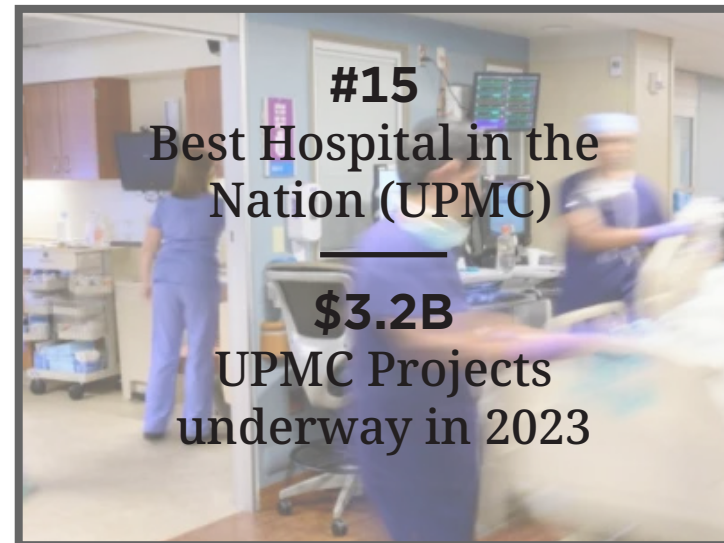
## Allegheny Health Network

- 14 hospitals with 2,200+ beds
  - 6 surgery centers
  - 5 Health + Wellness Pavilions
- 2,400+ Employed/aligned physicians, residents, fellows and 6,000+ nurses
  - 21,000 employees
  - 250+ Locations for care

## UPMC

LIFE CHANGING MEDICINE

- The UPMC Hospital employs approximately 53,000 people throughout the region
  - 40 hospitals with 8,800 licensed beds
  - 800 doctors' offices and outpatient sites
  - More than 6,400 affiliated physicians, including more than 5,000 employed by UPMC





More than 12.6 million people  
visit the Pittsburgh region  
annually  
*VisitPittsburgh*

#3 Most Livable U.S.  
City  
*The Economist*



Pittsburgh is the  
nation's second  
busiest inland port of  
its kind in the U.S.  
*World Port Source*



#10 Best U.S. City for  
young Professionals  
*Niche*

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



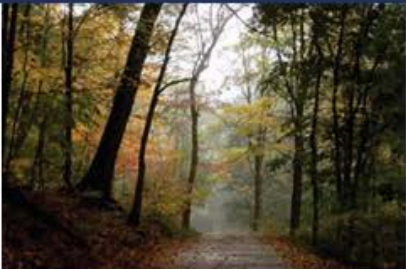
# LOCAL ATTRACTIONS

## Phipps Conservatory and Botanical Gardens



A green oasis in the middle of Pittsburgh's vibrant Oakland neighborhood, Phipps has provided a world-class garden experience to its visitors since 1893. Visit to discover breathtaking seasonal flower shows and special exhibits, a nationally-recognized orchid collection, butterflies, botanical gardens, fun family activities, and much more.

## Frick Park



The largest of Pittsburgh's historic regional parks at 644 acres, Frick Park is also the youngest. Although Henry Clay Frick bequeathed the original 151 acres to the city in 1919, the park did not open until 1927 after additional land had been acquired. Most recently, 106 acres were annexed to the park as part of the process that created the Summerset at Frick Park housing development and restored the Nine Mile Run stream valley.

## Carnegie Museum of Natural History



Carnegie Museum of Natural History is the place for kids to discover science and the wonders of the natural world. Dig for bones in Bonehunters Quarry, get hands-on with real and replica specimens in Discovery Basecamp, grind corn in a Hopi home, and more. Dinosaurs are just the beginning! Free family-activities, touchables, and Bonehunters Quarry available each weekend and weekdays during the summer.

## Pittsburgh Zoo & PPG Aquarium



Enjoy a family experience that fosters understanding, respect, and appreciation of wildlife with a visit to the Pittsburgh Zoo. Take a trip to the Islands and get an eye to eye view of warty pigs, Philippine crocodiles, and clouded leopards. Venture into the Jungle for an Odyssey of fun where you'll discover our giant anteater, the elusive fossa, the world's largest rat, and the pygmy hippo. Take in the scenic bird's-eye view of the African Savanna before heading to our aquarium and Water's Edge, home of the impressive polar bear and playful sea otter.

An aerial photograph of Pittsburgh, Pennsylvania, showing the city skyline, the Allegheny River, and several bridges. The text 'ADVISOR BIOS' is overlaid in large white letters across the center of the image. The skyline includes prominent buildings like the UPMC tower and the PPG Place. The river is filled with boats, and the bridges are a mix of steel and stone structures. The foreground shows a parking lot and some lower-rise buildings.

# ADVISOR BIOS



# ADVISOR BIO



**GARRETT CHERAN**

Senior Advisor

412-536-5035

[garrett.cheran@svn.com](mailto:garrett.cheran@svn.com)

Garrett Cheran recently joined SVN | Three Rivers Commercial Advisors in December 2022 as a Senior Advisor. He previously worked at PRC Commercial, another Pittsburgh based real estate brokerage firm, for 4 years. He is highly diversified and experienced in all facets of commercial real estate. He is responsible for the selling, leasing and buyer or tenant representation of all types of commercial properties that include, but are not limited to, retail, office, industrial, multifamily and land.

Throughout his career, Garrett, has continued to build strong client relationships in an effort to understand and achieve any objective for them. You can expect unparalleled communication and responsiveness in your dealings with Garrett.

Born and raised in Wexford. Garrett graduated from Kent State University with a Bachelor's Degree in Business Administration. Garrett is a licensed real estate agent in Pennsylvania.