

850

POPLAR STREET
PITTSBURGH, PA 15220

DOWNTOWN PITTSBURGH



FOR SALE OR LEASE **REDUCED PRICE**

60,980 SF OFFICE/WAREHOUSE/LAB

16,593 SF OFFICE | 19,452 SF WAREHOUSE | 13,224 SF LAB

HOWARD WEST

hwest@lee-associates.com

C 412.528.1301

CAROLINE MUSE

cmuse@lee-associates.com

C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB

PROPERTY SPECIFICATIONS

Reduced Sale Price: ~~\$3.495 MM~~ **\$2.95 MM**



Sale-Leaseback /
Carried Land Play

Seller will lease back up to 60,980 SF at \$8.00 PSF NNN for up to twelve (12) months dependent upon deal terms.

Building Size

Total: 60,980 SF

- Basement: 10,719 SF (18%)
- First Floor: 25,447 SF (42%)
- Second Floor: 24,814 SF (41%)
- Office: 16,593 SF (27%)
- Warehouse: 19,452 SF (32%)
- Lab: 13,224 SF (22%)
- Common: 11,711 SF (19%)

Most walls are not load bearing, and can be removed

Lot Area

4.33 AC

Zoning

Office Commercial

Permitted Uses: mid-rise apartment, planned residential development, assisted living, business services, hotel, clinic, laboratory, retail store, daycare

Conditional use: high-rise apartment, independent living facility, nursing health care facility, multifamily, research and development facility

Loading

One (1) 10' x 13' drive-in door
One (1) 10' x 10' drive in door
Two (2) loading docks

Parking

150 car spaces

Warehouse Clear Heights

14' - 28'

Power

Primary: 280V 3-phase
Secondary: 208 single-phase
Tertiary: 120 single-phase

ADT

93,618 ADT (East & West of I-376, as well as Poplar St)

HOWARD WEST

hwest@lee-associates.com

C 412.528.1301

CAROLINE MUSE

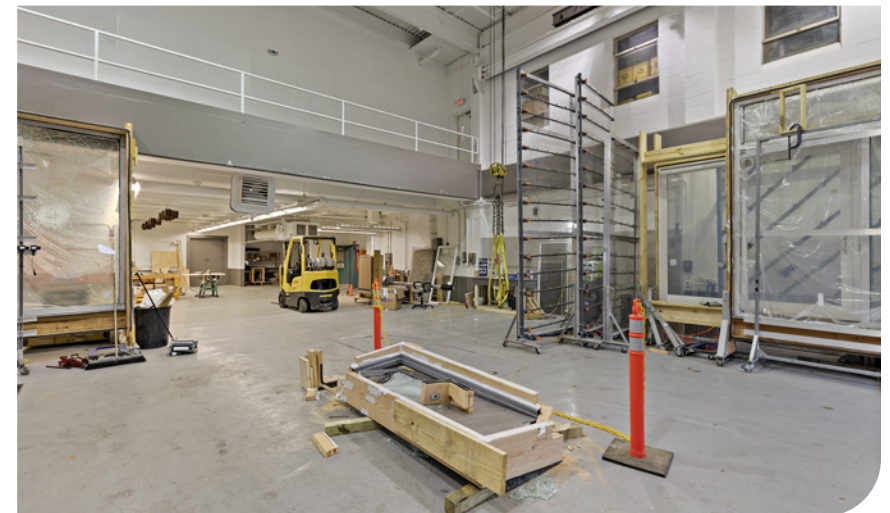
cmuse@lee-associates.com

C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB



HOWARD WEST
hwest@lee-associates.com
C 412.528.1301

CAROLINE MUSE
cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB



HOWARD WEST

hwest@lee-associates.com

C 412.528.1301

CAROLINE MUSE

cmuse@lee-associates.com

C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB



HOWARD WEST
hwest@lee-associates.com
C 412.528.1301

CAROLINE MUSE
cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB

BASEMENT BUILDING PLAN



■ WAREHOUSE ■ LABORATORY ■ OFFICE

HOWARD WEST
hwest@lee-associates.com
C 412.528.1301

CAROLINE MUSE
cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB

1ST FLOOR BUILDING PLAN



HOWARD WEST
hwest@lee-associates.com
C 412.528.1301

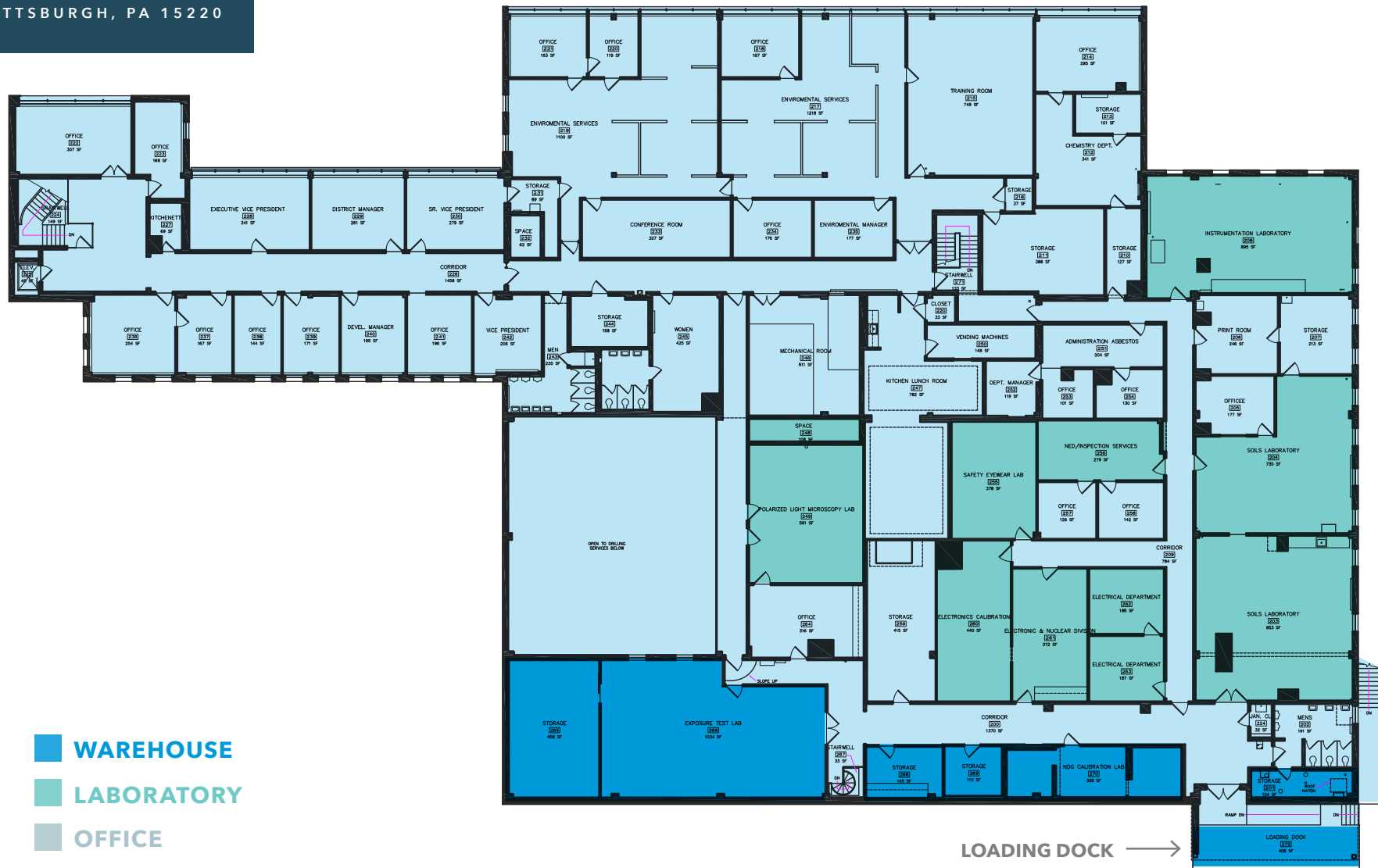
CAROLINE MUSE
cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB

2ND FLOOR BUILDING PLAN



HOWARD WEST
hwest@lee-associates.com
C 412.528.1301

CAROLINE MUSE
cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB

AREA AMENITIES

I-376
0.4 mi. / 2± min.

DOWNTOWN PITTSBURGH
4.0 mi. / 10± min.

PITTSBURGH INTERNATIONAL AIRPORT
16.3 mi. / 18± min.



HOWARD WEST

hwest@lee-associates.com
C 412.528.1301

CAROLINE MUSE

cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220

FOR SALE OR LEASE | 60,980 SF OFFICE/WAREHOUSE/LAB

DEMOGRAPHICS

HOUSEHOLDS

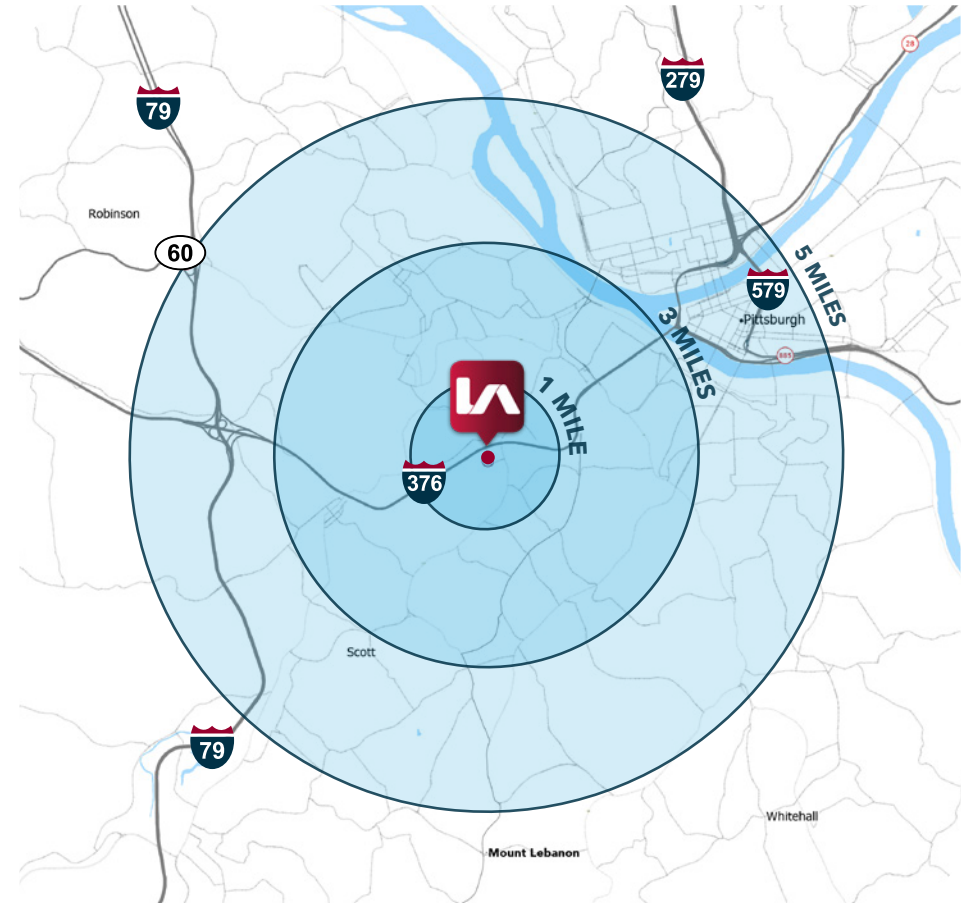
	1 mi	3 mi	5 mi
2020 HOUSEHOLDS	4,955	60,012	140,143
2024 HOUSEHOLDS	4,862	60,285	141,630
2029 HOUSEHOLD PROJECTION	4,798	60,210	142,959

POPULATION

	1 mi	3 mi	5 mi
2020 POPULATION	10,326	127,714	308,487
2024 POPULATION	10,261	127,744	311,229
2029 POPULATION PROJECTION	10,084	126,920	311,780

INCOME

	1 mi	3 mi	5 mi
AVG. HOUSEHOLD INCOME	\$99,795	\$101,341	\$100,239
MEDIAN HOUSEHOLD INCOME	\$77,878	\$75,063	\$69,839



HOWARD WEST

hwest@lee-associates.com
C 412.528.1301

CAROLINE MUSE

cmuse@lee-associates.com
C 412.952.7666

850

POPLAR STREET
PITTSBURGH, PA 15220



HOWARD WEST

hwest@lee-associates.com

C 412.528.1301

CAROLINE MUSE

cmuse@lee-associates.com

C 412.952.7666

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates of Western Pennsylvania LLC | 11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222 | 412.339.2424 | lee-westernpa.com