

453 BOULEVARD OF THE ALLIES PITTSBURGH, PA 15219

SECOND-GENERATION 9,000 SF RESTAURANT TERRACE AND HOTEL CATERING INCLUDED

AT

JOINERY

HOTEL ■ PITTSBURGH

CBRE





ABOUT PITTSBURGH

Pittsburgh, often called “The Steel City” or “City of Bridges” has transformed from its industrial past into a dynamic hub for technology, education, and healthcare. Pittsburgh’s cultural scene is rich and varied, influenced by its ethnic traditions and history of philanthropy. The city is home to numerous cultural institutions, including the Carnegie Museums of Pittsburgh, the Pittsburgh Zoo & Aquarium, and the Phipps Conservatory and Botanical Gardens.

Educational Hub

Pittsburgh is a major center for higher education, boasting several renowned universities that contribute significantly to its intellectual and economic vitality. Carnegie Mellon University – Top 20 University Nationally, The University of Pittsburgh (Pitt), Duquesne University, Chatham University.

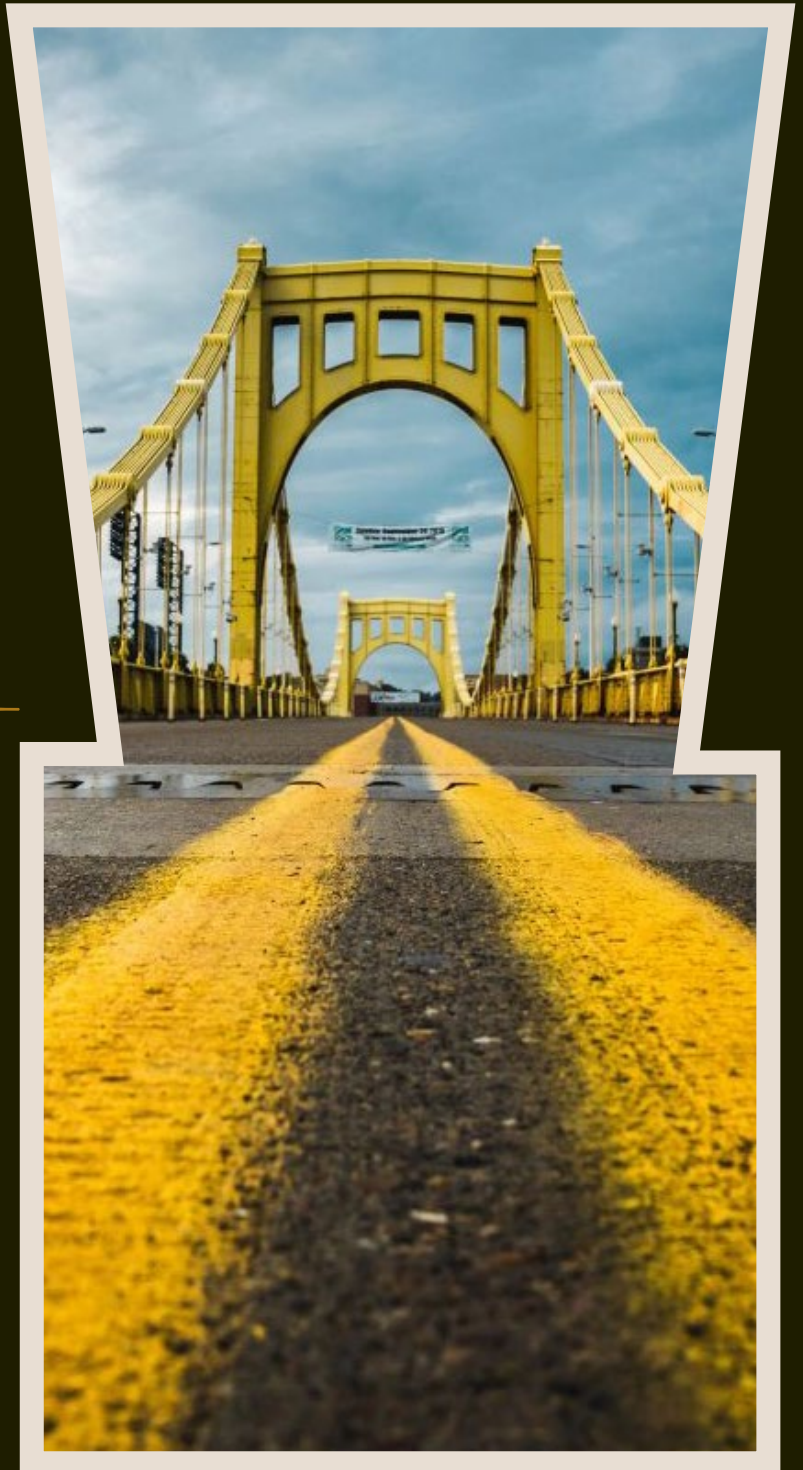
Vibrant Restaurant Scene

Pittsburgh’s culinary scene has undergone a significant transformation and was even named the top food city in America by Zagat in 2015. In 2025, Pittsburgh received national attention with three James Beard nominations.

Professional Sports

Pittsburgh is famously known as “The City of Champions,” home to the Pittsburgh Steelers, Pittsburgh Penguins and Pittsburgh Pirates. All three call the North Shore home and combined, these three teams annually attract approximately 3 million fans into the city for sporting events.

Pittsburgh will be home to the 2026 NFL Draft



THE JOINERY

The Joinery, located within the "Golden Triangle" is centrally located with many attractions within walking distance, including Point Park University, Duquesne University, Market Square, the David L. Lawrence Convention Center, and PPG Paints Arena and Pittsburgh Cultural Trust



DEMOGRAPHICS

.25 Miles | .5 Miles | 1 Mile Radius

2024 BUSINESSES

1,326 | 3,201 | 4,193

DAYTIME POPULATION

31,073 | 86,944 | 109,481

BACHELOR`S DEGREE+

69% | 52% | 52%

2024 HOUSEHOLDS

948 | 3,856 | 9,789

2024 POPULATION

2,426 | 10,862 | 23,264

2024 MEDIAN AGE

29.70 | 29.30 | 30.10

2024 AVERAGE HH INCOME

\$156,128 | \$147,137 | \$113,295

2024 AVERAGE HOME VALUE

\$750,000 | \$540,667 | \$365,030



PNC PARK

David L. Lawrence Convention Center

CULTURAL DISTRICT

WESTIN HOTELS & RESORTS

COURTYARD BY MARRIOTT

Billie Jean King

Stacy's The Xcel

S.M.

BAKERSFIELD

SCARBINO

HANDS STONE

barcelone

RENAISSANCE

HOWL AT THE LOBBY

BEAT ARTISTRY

RENEGADE

Sofy's

GAUCHO

O'REILLY PRINTERY

MEYER'S

takō

HEINZ HALL

STEEL CITY

DRURY HOTELS

WYNDHAM

Paula's

Swarm

Me'S

THE CAPITAL

Books & Bikes

COMMONER

CVS pharmacy

FIVE WISE & GOOD SPIRITS

PG&G

MilkShake FACTORY

Del Frisco's

Marriott

COMING SOON
LIVE NATION

PPG PAINTS ARENA

CAMERIA notous

JOINERY HOTEL | PITTSBURGH
CURIO A COLLECTION BY HILTON

POINT PARK UNIVERSITY

COUNTY COURTHOUSE

CITY COUNTY BUILDING

COUNTY OFFICE BUILDING

Kaufmann's at Grand
FIVE BELOW TARGET
Waffle, INC. at Capital
Durlington HOTELS

DUQUESNE UNIVERSITY

Market Square

DOWNTOWN BY THE NUMBERS

99

Walk
Score

91.8%

Residential
Occupancy Rate

5,121

Existing
Hotel Rooms

375k

Cultural District
Visitors

311

Dining
Establishments

23M

Rentable Class
A & B Office

103%

Daily Activity
Increase

450k

Monthly
Bus Ridership

43%

Population Increase
in Five Years

\$8.3B

Total Development
Investments Since 2021

JOINERY

HOTEL ■ PITTSBURGH

185 GUESTROOMS

Ten-story building featuring 185 guestrooms, including 106 Kings, 56 Single Queens, 15 Queen-Queens, 5 King Jr. Suites, 2 King Suites, and 1 Residence Suite.

ADR

\$165

70%

Occupancy

Additional amenities include a rooftop, valet parking, fitness center, and a business center

DOWNTOWN ATTRACTIONS



DUQUESNE
CLUB



M&S
McCORMICK & SCHMICK'S
est. 1974

THE
CAPITAL
GRI LLE



LARRIMOR'S

Fairmont
HOTELS & RESORTS

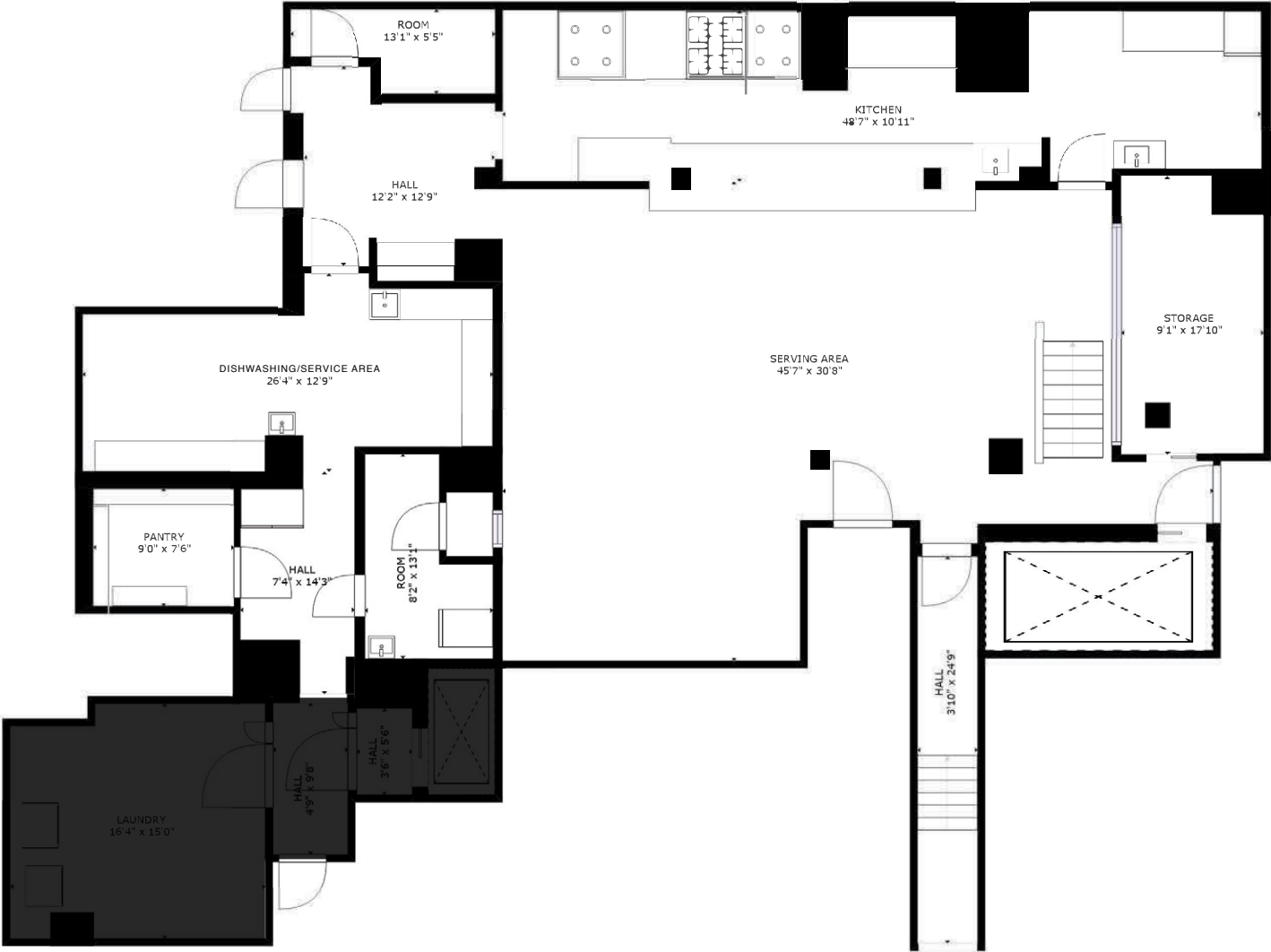
THE SPACE

RESTAURANT

GRANT ST

THIRD AVE

BOULEVARD OF THE ALLIES



THE SPACE

GROUND LEVEL/LOBBY

BOULEVARD OF THE ALLIES

THIRD AVE

GRANT ST



MEET YOUR CUSTOMER

HOTEL GUESTS AND OFFICE WORKERS



- **Affluent, Educated Demographics:** Median income of ~\$82K and strong representation of professionals aged 30–55 with college degrees.
- **Dual Market Drivers:** Consistent weekday demand from office professionals and weekend visitation tied to events, culture, and tourism.
- **Lifestyle & Spending Patterns:** Guests and workers favor walkable amenities—coffee shops, boutique dining, fitness studios, and social nightlife.

URBAN THREADS



- Young, diverse, and well-educated residents concentrated near downtowns and close-in suburbs.
- Employed across health care, tech, retail, education, and service sectors with moderate incomes.
- Value convenience, connectivity, and vibrant urban amenities like dining, culture, and nightlife.
- Often rent rather than own, living in modern apartments or renovated older buildings with easy access to transit and workplaces.

TECH TRAILBLAZERS



- Affluent, educated professionals aged 25–44, with nearly half holding a bachelor's degree
- Mix of homeowners and renters in newer homes, often valued above \$300K, with most commuting by car.
- Work in technology, healthcare, and professional services, leading digitally connected lifestyles and spending heavily on innovation, entertainment, and travel.

RETAIL LEASING

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