



OFFERING MEMORANDUM

2949 SMALLMAN STREET

TABLE OF CONTENTS

1. Investment Summary
2. Investment Highlights
3. City Overview
4. Strip District Accolades: Robotics Row
5. Strip District Accolades: Area Amenities
6. Zoning & Permitted Uses
7. Photo Gallery
8. Contact Information





INVESTMENT SUMMARY

Colliers is pleased to present the opportunity to acquire or lease 2949 Smallman Street located at the intersection of two of Pittsburgh's most active neighborhoods, the Strip District and Lawrenceville. The property consists of a 16,000-square-foot, two-story brick building featuring original exposed brick, timber beams, high ceilings, and an expansive rooftop deck with an annexed neighboring structure that has been internally connected, creating a larger, contiguous footprint while maintaining exterior distinction. Additional features include a large basement for storage and an integral loading dock accessed via a drive-in door along Smallman Street — a rare and functional asset in this dense urban corridor. 2949 Smallman is surrounded by a wave of ongoing investment and development, including The Terminal retail hub, the 268-unit Brickworks multifamily project, and a growing mix of office, residential, and hospitality uses. This property is ideally suited for either an owner-user or investor looking to capitalize on its character, flexibility, and prime location within one of Pittsburgh's fastest-growing submarkets.

OFFER SUMMARY

Price: \$1,300,000

Lease Rate: \$9/SF NNN

Address: 2949 Smallman St Pittsburgh, PA 15201

Parcel ID's: 25-G-7 | 25-G-11

County: Allegheny County

Municipality: 106 6th Ward - Pittsburgh

Land Area: 8,310 SQFT

Zoning District: RIV-IMU

INVESTMENT HIGHLIGHTS

THE STRIP DISTRICT IS THE REGIONAL EPICENTER OF THE BEST TALENT IN AI, ROBOTICS, AND COMPUTER AND DATA SCIENCE.



Zoned RIV-IMU: permitted uses include multi-unit residential, bank/financial institution, restaurant, retail sales/services, etc.



Located **less than a mile** from the iconic 160,000 SF open-space retail Terminal building.



Combination of office space, integral dock access, and drive-in door allows for flexible use, expanding the property's appeal to a wider range of tenants including creative, tech, light industrial, and service-oriented users.



Prime location for bikers, pedestrians, and public transit users



2949 is currently **vacant**, offering immediate occupancy or the opportunity for adaptive reuse to suit a new concept or end user.

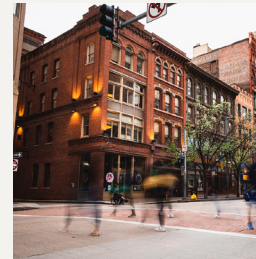
CITY OVERVIEW: PITTSBURGH

Boasting a rich cultural history, iconic architecture, livable communities, thriving business districts, and abundant academic and employment opportunity, Pittsburgh has attracted the eye of both U.S. investors and beyond with its growing reputation as one of America's most popular cities. Internationally recognized for its travel, dining, and entertainment destinations, leadership in innovative research and development, and affordable cost-of-living metrics, this portfolio location offers a vibrant quality of life to prospective residents and safe investment opportunity for property owners.



An Expanding Economy

Pittsburgh's future job growth is predicted to be 24.4% over the next decade, with an estimated 294,029 jobs currently reported within the city limits by the Pittsburgh Downtown Partnership.



High Rental Demand

As the region continues to grow at over 20% in the 25-34 year-old demographic range, demand for amenitized apartments has increased substantially.



Tech, Eds, & Meds

2949 Smallman Street is not only in close proximity to Tech Titans in the Strip, but a short commute from some of the best universities and healthcare networks in the country.

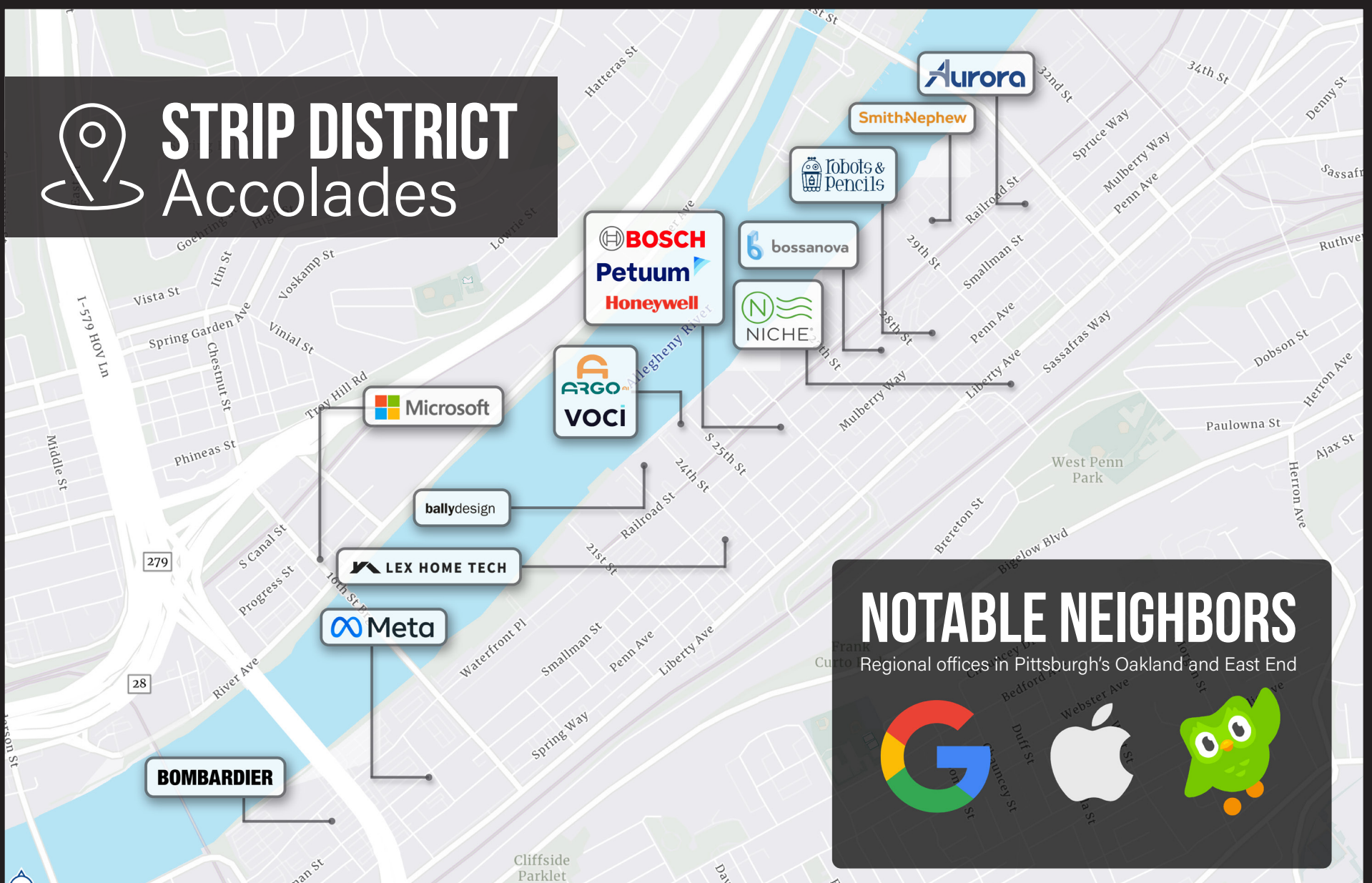


Transit Oriented

Pittsburgh is nationally renowned for its robust public transit system: hundreds of buses, light rails, interconnected biking lanes, and cross-city walkability make every neighborhood accessible.



STRIP DISTRICT Accolades



NOTABLE NEIGHBORS

Regional offices in Pittsburgh's Oakland and East End



ROBOTICS ROW

Because of its close proximity to several of Pittsburgh's most notable educational institutions, including world-renowned Carnegie Mellon University, The Strip District has attracted some of the world's most innovative companies to base their headquarters in the area.

SURROUNDING RETAILERS



0.5 MILE RADIUS DEMOGRAPHICS

Population: **1,972**
 Number of Households: **1,394**
 Avg. HH Income: **\$144,188**
 Income Per Capita: **\$90,864**

1.5 MILE RADIUS DEMOGRAPHICS

Population: **47,200**
 Number of Households: **22,492**
 Avg. HH Income: **\$85,723**
 Income Per Capita: **\$41,958**

ZONING

& PERMITTED USES



Allegheny County Property Address	Parcel Number	Zoning Information	Lot Size (SF)
2949 Smallman St., Pittsburgh PA 15201	25-G-7	Riverfront Industrial Mixed-Use	2,550 SF
2949 Smallman St., Pittsburgh PA 15201	25-G-11	Riverfront Industrial Mixed-Use	5,760 SF

RIVERFRONT INDUSTRIAL MIXED-USE (RIV-IMU)

PERMITTED-BY-RIGHT

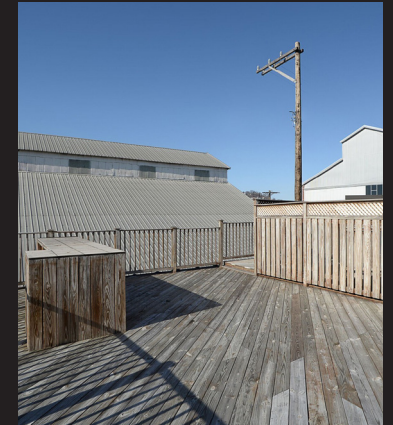
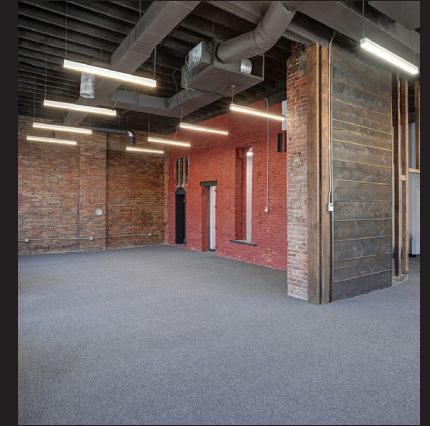
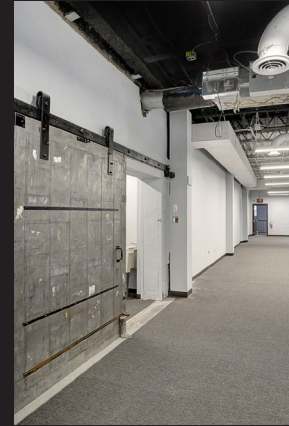
Multi-Unit Residential, Assisted Living Class A & B, Agriculture, Art or Music Studio, Bank or Financial Institution, Child Care, Club, Funeral Home, Grocery Store, Warehouse.

ADMINISTRATOR EXCEPTION

Housing for the elderly, Multi-Suite Residential, Personal Care Residence, Car Wash, Outdoor Retail Sales and Services, Parking Structure

SPECIAL EXCEPTION

Assisted Living Class C, Community Home, Amusement Arcade, Basic Industry, Communications Tower Class A & B, Firearms Business Establishment, Hospital



2949 SMALLMAN STREET, PITTSBURGH PA 15201

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Bryan McCann
Senior Vice President
+1 412 496 1100
bryan.mccann@colliers.com



Willis Croker
Vice President
+1 724 771 7898
willis.croker@colliers.com



Ian Dupre
Senior Associate
+1 412 515 8542
ian.dupre@colliers.com



CONTACT US

Colliers | Pittsburgh