

# Premium Sublease Opportunity: 921 Freeport Rd.

4,500 SF of customizable potential in  
Pittsburgh's premier retail corridor.

**McCormick**  
Real Estate & Management



# PREMIUM FEATURES CHECKLIST

- 4,500 RSF
- Premium Second-Floor Sublease
- Dedicated Elevator Access
- Unmatched Natural Light
- Limitless Floorplan

# Situated at the Center of Regional Demand



## **UPMC St. Margaret's**

Capturing premium healthcare demographics and a steady daily influx of medical professionals



## **RIDC Park**

Tapping into a massive daytime corporate and industrial workforce seeking adjacent amenities



## **Fox Chapel Marina**

Drawing affluent recreational traffic and high-net-worth local residents

# Join a Sold-Out Ecosystem of National Brands

## Anchor Retail

The HomeGoods logo features the brand name in a red, cursive-style font, with a red outline of a house roof above the text.The T.J. Maxx logo consists of the brand name in a bold, red, sans-serif font.The Barnes & Noble logo features the brand name in a green, serif font, with an ampersand in a gold color.The Dick's Sporting Goods logo features the brand name in a white, bold, sans-serif font on a green background, with a small basketball player icon above the 'S'.The Giant Eagle Market District logo features the brand name in a brown, serif font, with 'GIANT EAGLE' in smaller text above 'MARKET DISTRICT'.The Ross Dress for Less logo features the brand name in a blue, sans-serif font, with 'DRESS FOR LESS' in smaller text below.The Ulta Beauty logo features the brand name in a black, sans-serif font, with 'BEAUTY' in smaller text below, and a black arc above the text.The Ace Hardware logo features the brand name in a red, sans-serif font, with 'Hardware' in a black, sans-serif font below.

## Wide Array of Restaurants

The Panera Bread logo features the brand name in a green, cursive-style font, with 'BREAD' in a smaller, green, sans-serif font below.The Chilis logo features the brand name in a green, sans-serif font, with a red chili pepper icon above the 'i'.The Chipotle Mexican Grill logo features the brand name in a white, sans-serif font on a red background, with a small chili pepper icon to the left.The Eat'n Park logo features the brand name in a white, cursive-style font on a red background, with a blue smiley face icon above the 'n'.

# High-Visibility, Seamless Access

Premier Second-Floor Positioning

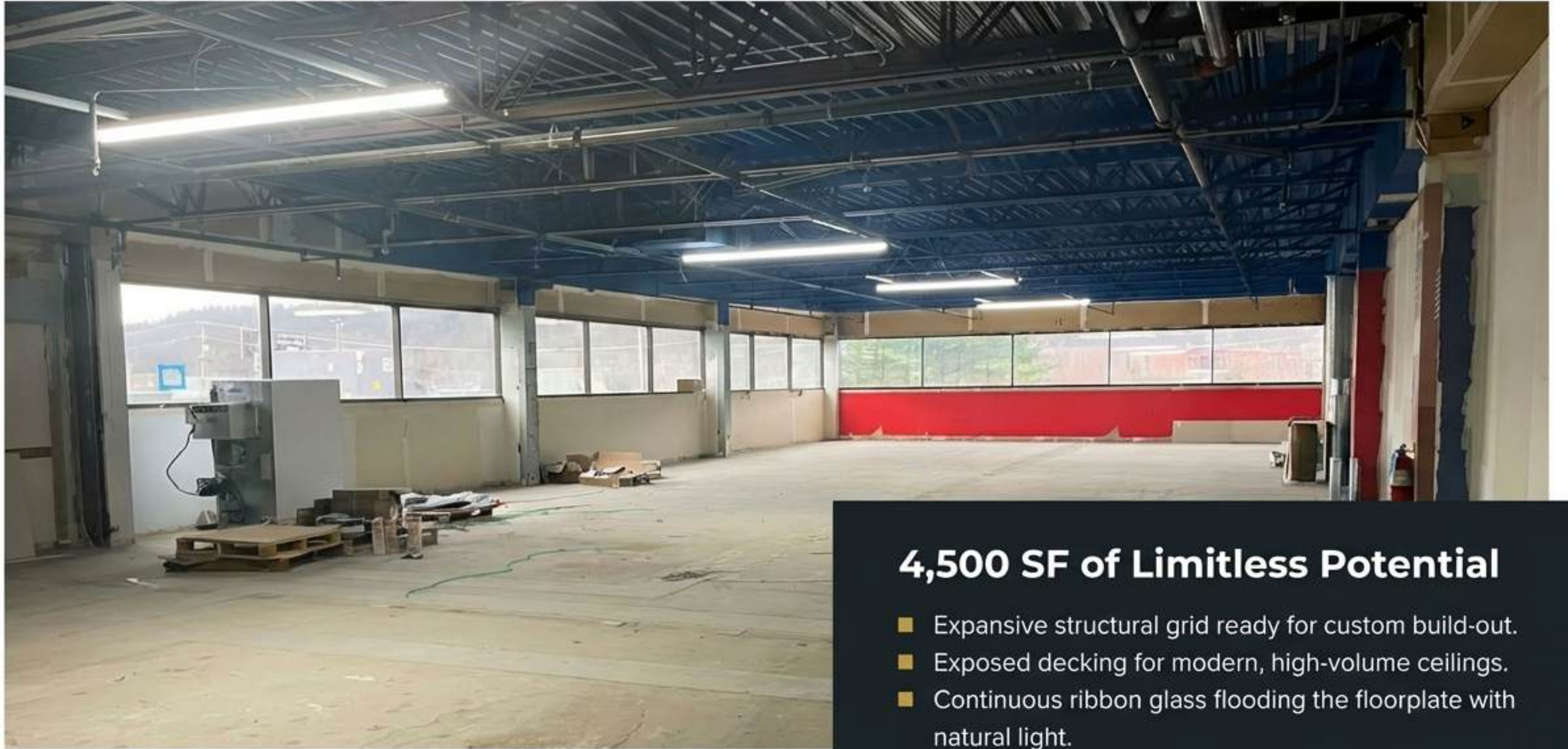
Directly Adjacent to Anytime Fitness  
— driving daily, recurring health  
and wellness foot traffic

ANYTIME FITNESS  
Training Nutrition Recovery

Hallmark  
GOLD CROWN

FAMOUS footwear

Dedicated Elevator Access for  
smooth, premium tenant and  
client entry.



## 4,500 SF of Limitless Potential

- Expansive structural grid ready for custom build-out.
- Exposed decking for modern, high-volume ceilings.
- Continuous ribbon glass flooding the floorplate with natural light.

# The Sublease Matrix: Why 921 Freeport Rd?

## The Space

4,500 customizable square feet secured by dedicated elevator access.

## The Synergy

Immediate adjacency to Anytime Fitness and positioned directly above national anchor retail.

## The Center

Embedded within the proven, high-gravity ecosystem of the Waterworks Shopping Plaza.

## The Demographics

Fed by a continuous loop of premium medical (UPMC), corporate (RIDC), and affluent residential (Fox Chapel) traffic.

**Secure Your Space  
in the Center of It All.**

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