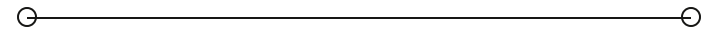


OFFERING MEMORANDUM

Rare Exposure 1st Floor Office with Parking 10,000 SF Office For Lease

5824 FORWARD AVE

Pittsburgh, PA 15217



PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Offering Memorandum 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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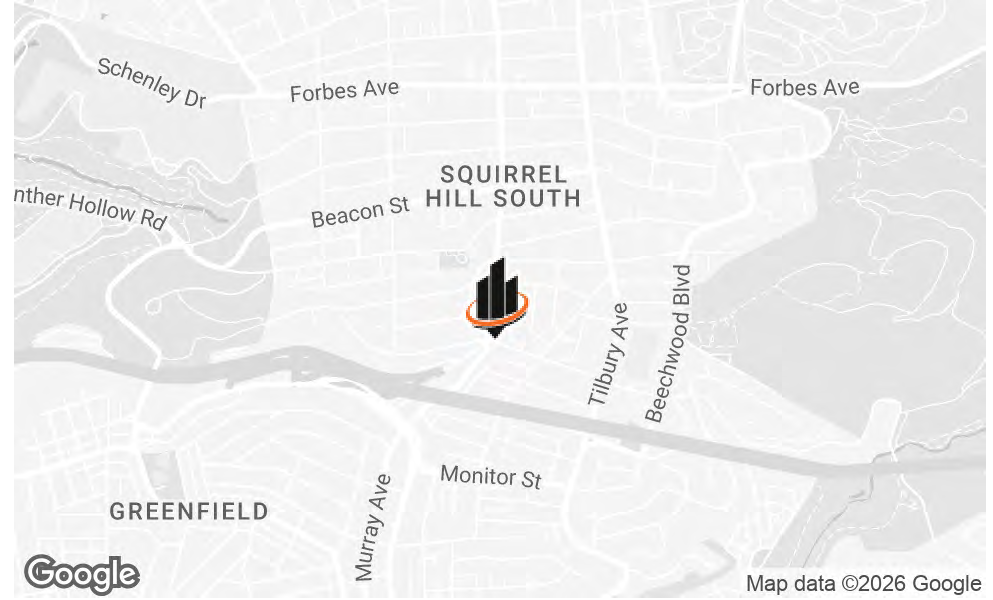
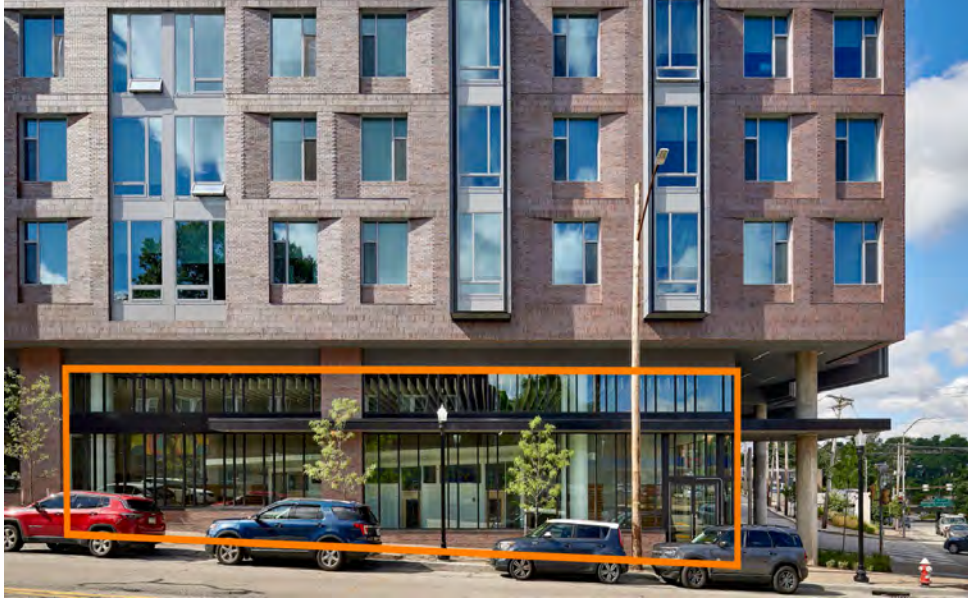
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SECTION 1
Property
Information

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25 SF/yr (Plus Utilities & Cleaning)
AVAILABLE SF:	10,000 SF
YEAR BUILT:	2024
ZONING:	LNC
MARKET:	Pittsburgh
SUBMARKET:	Squirrel Hill
PARKING:	17 Spaces

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 10,000 SF of First-floor office space for lease at Flats on Forward, a newly constructed mixed-use development at the gateway to Squirrel Hill. Built in 2024, the space features 21 foot ceilings, floor-to-ceiling windows, and a flexible layout that includes private offices, open work areas, conference and meeting space, and a kitchenette. Seventeen dedicated parking spaces are included with the commercial suite. The property sits at a signalized corner at Murray Avenue and Forward Avenue with direct access to I-376, offering convenient connectivity for staff and clients across the region.

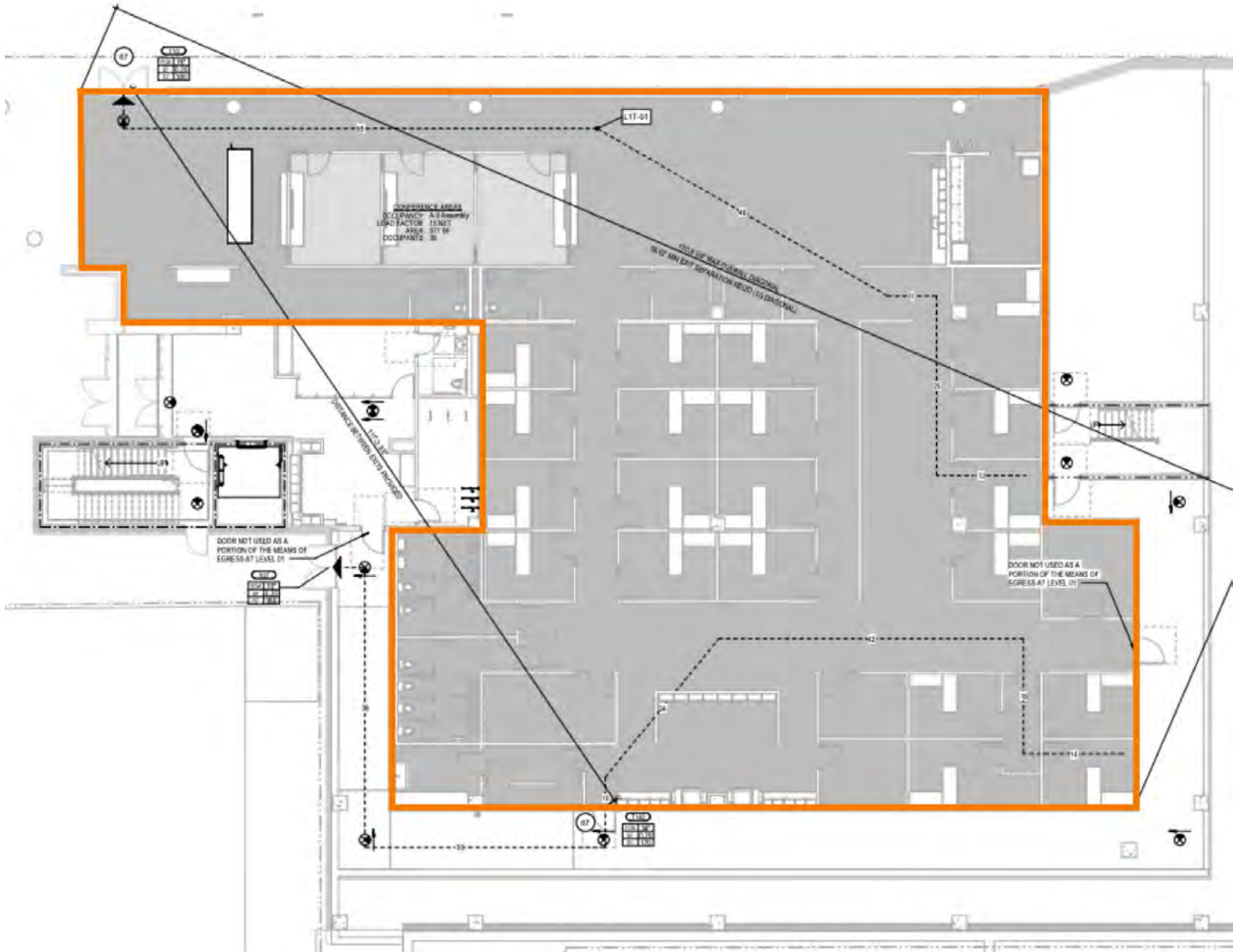
PROPERTY HIGHLIGHTS

- 10,000 SF office space available
- 21' ceilings with floor to ceiling windows throughout
- Private offices, open work areas, conference room, kitchenette
- Signalized corner at Murray ave and Forward Ave
- Walkable to restaurants, retail, and transit along the Murray/Forbes corridor
- Direct I-376 access

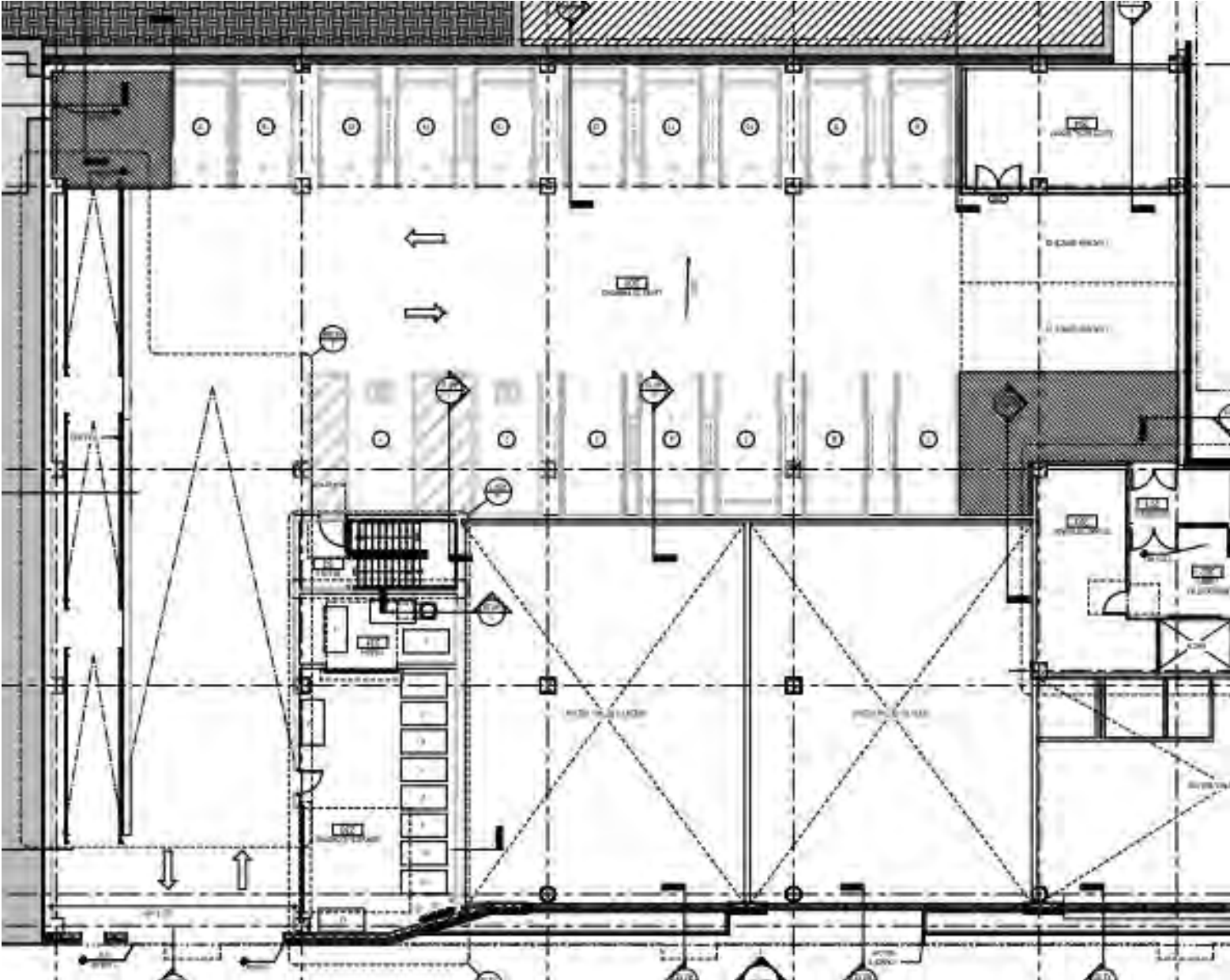
ADDITIONAL PHOTOS



FLOOR PLAN



PARKING LAYOUT



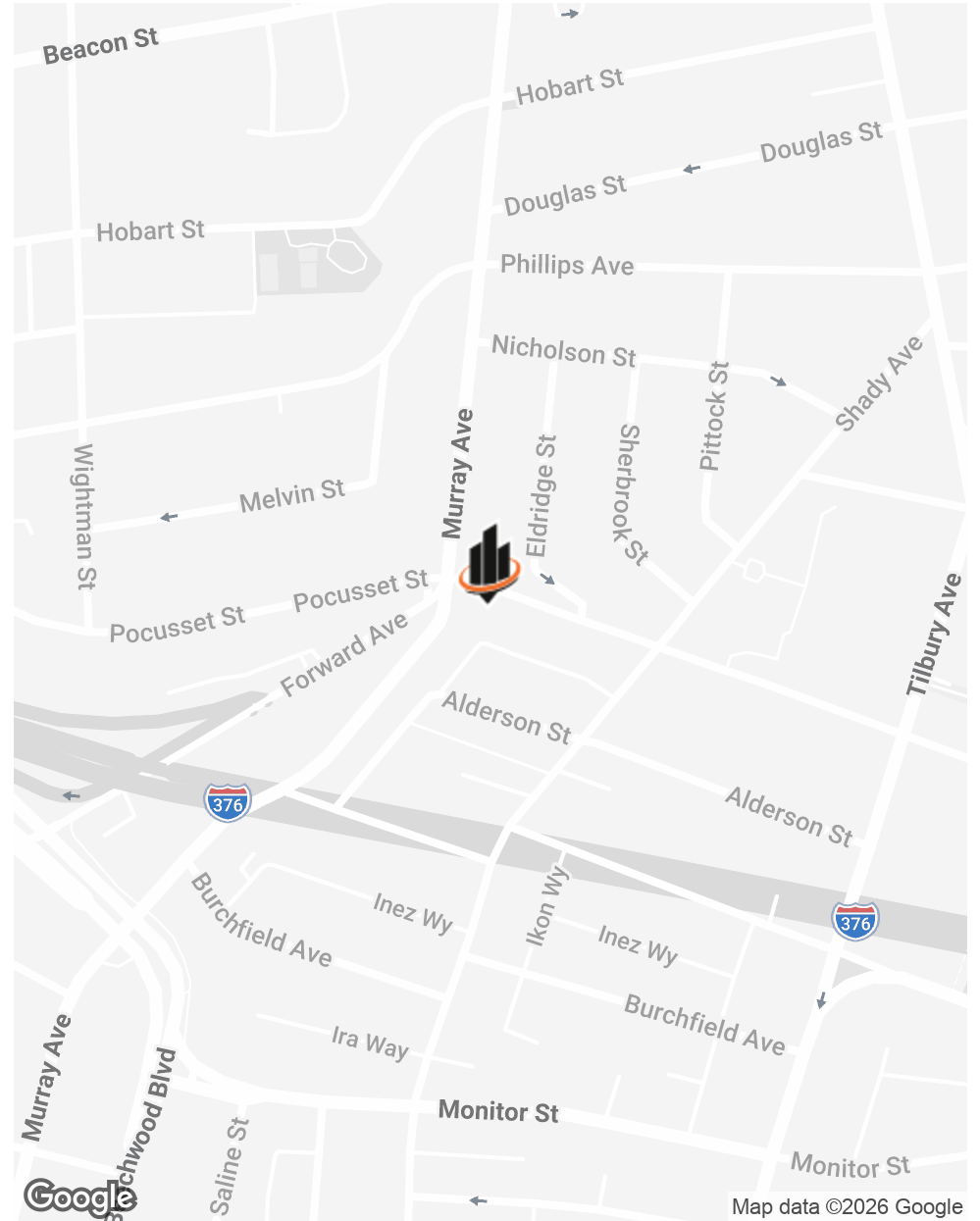
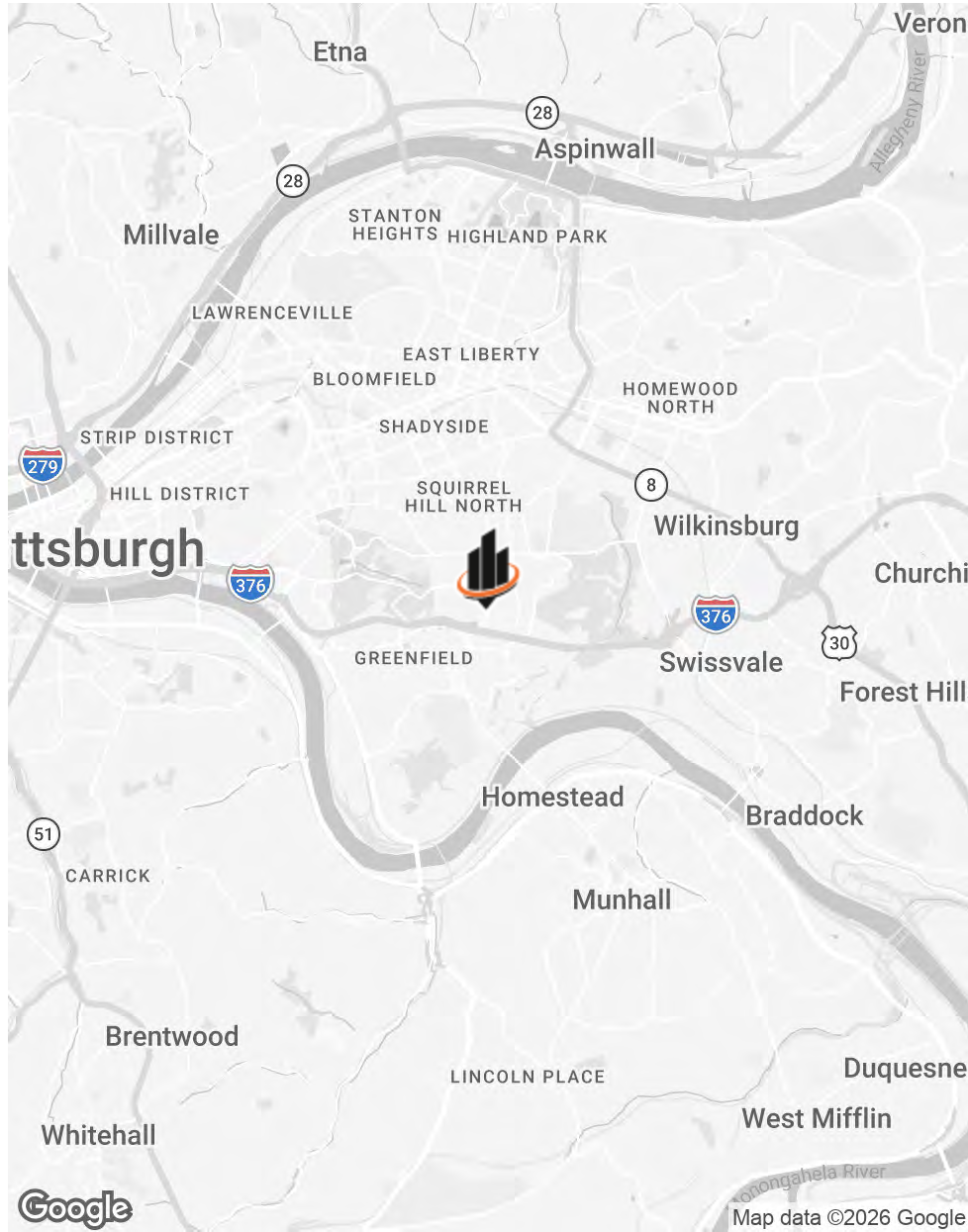
INTERIOR PARKING GARAGE - 17 SPACES



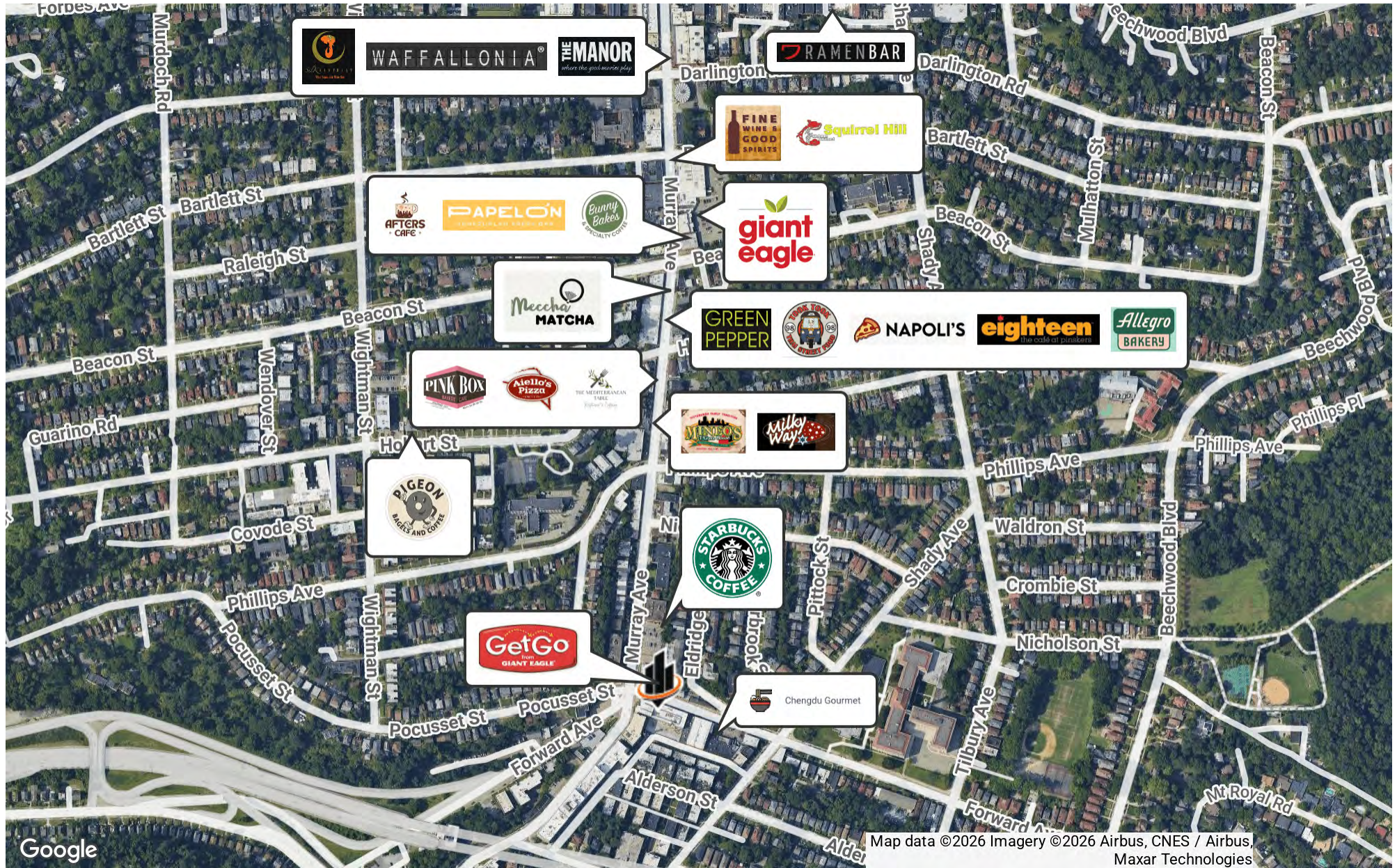


SECTION 2
Location
Information

LOCATION MAPS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,687	168,102	353,996
AVERAGE AGE	37.4	34.9	37.5
AVERAGE AGE (MALE)	35.7	33.7	36.1
AVERAGE AGE (FEMALE)	39.6	36.0	38.9

2023 American Community Survey (ACS)



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



SQUIRREL HILL

Squirrel Hill is a residential neighborhood in the East end of Pittsburgh, Pennsylvania. The city officially divides it into two neighborhoods, Squirrel Hill North and Squirrel Hill South, but is almost universally treated as a single neighborhood. Squirrel Hill has two zip codes, 15217 and 15232, and is bordered by Shadyside, Regent Square, Oakland, Greenfield and Hazelwood. Squirrel Hill’s business area along Forbes and Murray Avenues is referred to as an “upstreet” by locals. The neighborhood has many retail businesses and several longtime non-profit organizations, including a branch of the Carnegie Library of Pittsburgh. Squirrel Hill contains several nature-related points of interest, including the Chatham University Arboretum, Schenley Park, and Frick Park.

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