

RETAIL / WAREHOUSE SPACE AVAILABLE

FOR LEASE
\$16.95 PSF NNN



2701 SMALLMAN STREET

STRIP DISTRICT • PITTSBURGH, PA 15222

11,088 SF[±]

AVAILABLE

BASE-BUILDING
RENOVATIONS
IN PROGRESS

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PROPERTY HIGHLIGHTS

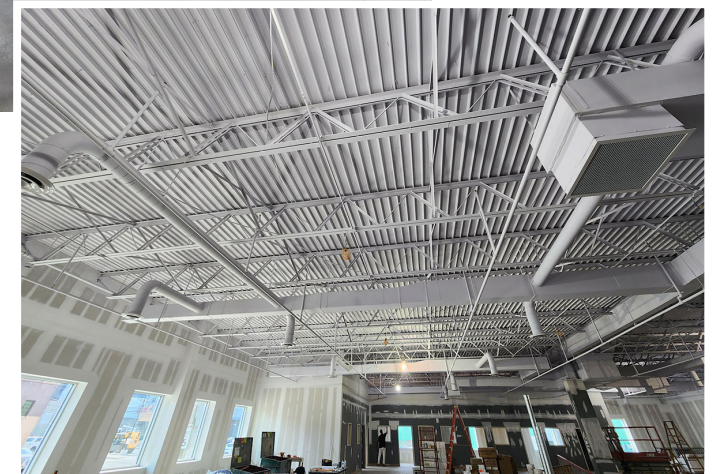
Total Space Available:	11,088 SF±
Property Size:	0.3306 Acres±
Current Use:	Retail/Warehouse
Zoning:	UI - Urban Industrial
Roof:	Flat, Rubber
HVAC:	Multiple Roof-Mounted Combination Unit
Docks:	1 Exterior
Sprinkler System:	Entire Building
Restrooms/Kitchen:	2 Restrooms & Small Kitchen Area with Sink
Lighting:	Fluorescent Fixtures Throughout
Interior Finish:	Drywall & Suspended Tile Ceiling
Exterior Walls:	Concrete Block
Foundation:	Poured Concrete
Real Estate Taxes:	2021 Total Millage: 22.63 \$2.91 PSF (2020)

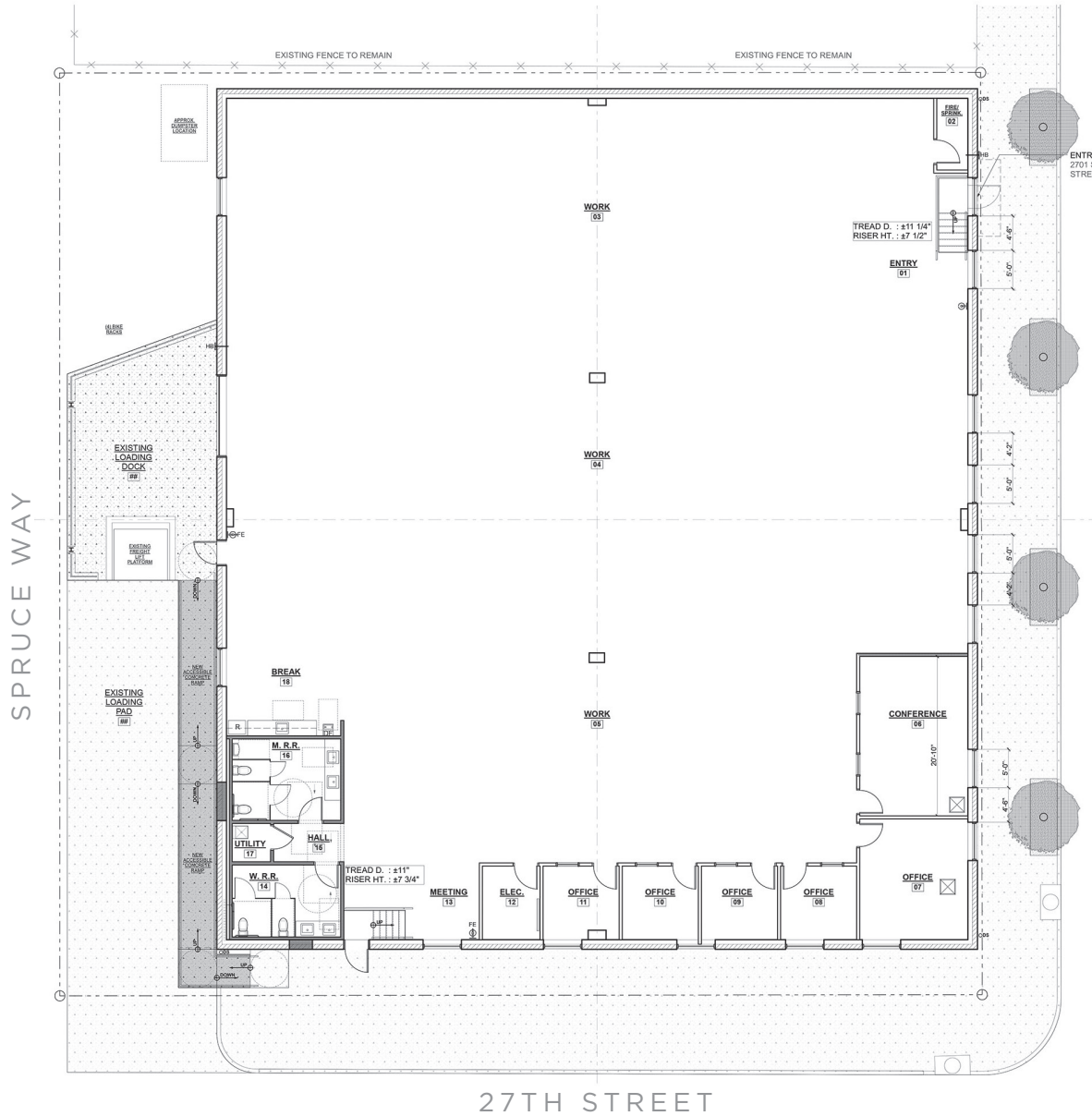
TRAFFIC COUNT



VEHICLES PER DAY:

- Smallman Street: 8,792
- Liberty Avenue: 19,306
- Penn Avenue: 5,899





RENOVATED ELEVATIONS



Smallman Street



27th Street



Spruce Way



2701
Smallman Street

STRIP DISTRICT

VETERANS BRIDGE

ALLEGHENY RIVER

PITTSBURGH

MONONGAHELA RIVER





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