



THE CRUCIBLE BUILDING

SUBDIVIDABLE TO 20,000 SF

3011 Smallman Street

PITTSBURGH, PA 15201

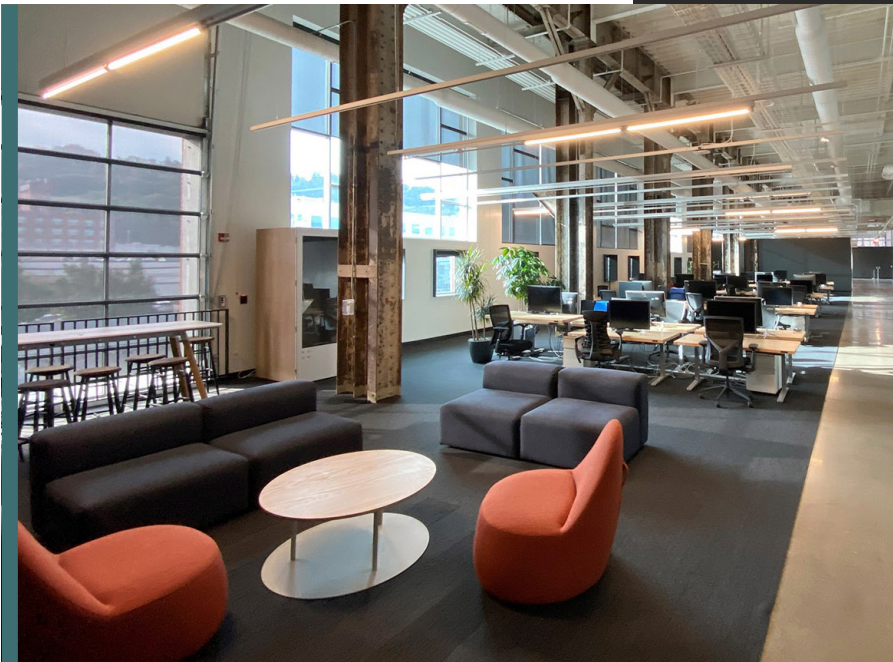
110,609 SF

ONE-OF-A-KIND OFFICE SUBLEASE OPPORTUNITY

CBRE



Utilizing industrial aesthetics, **3011 Smallman Street** is a **one-of-a-kind office opportunity** that blends the building's historical elements with new, contemporary office features. Featuring exposed steel beams, polished concrete floors, overhead cranes, and impressive ceiling heights, the former Crucible Steel Company facility has come a long way from its blue-collar history.



3011

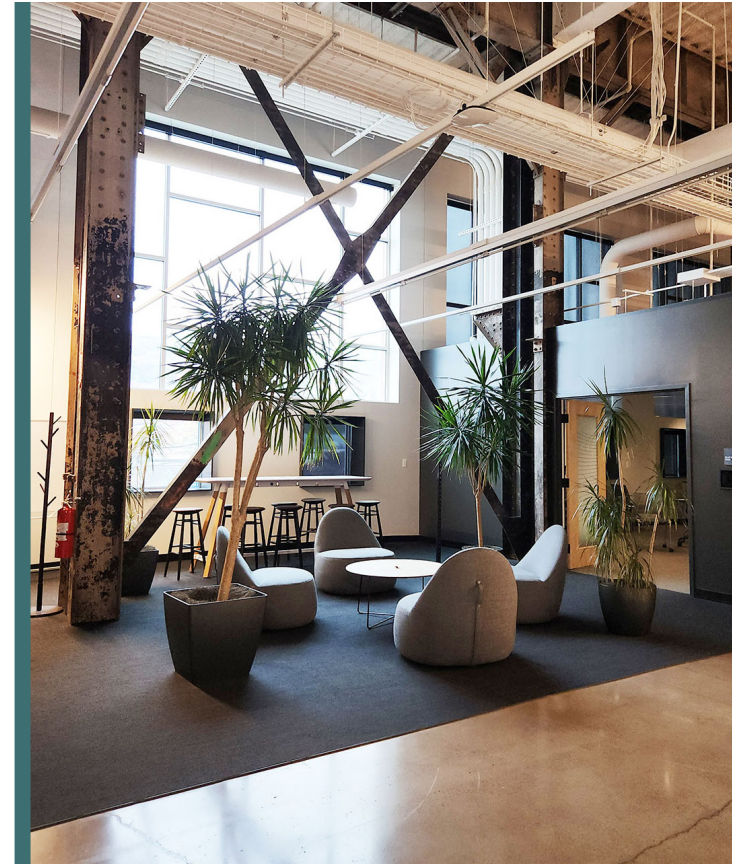
THE OPPORTUNITY

Property Overview

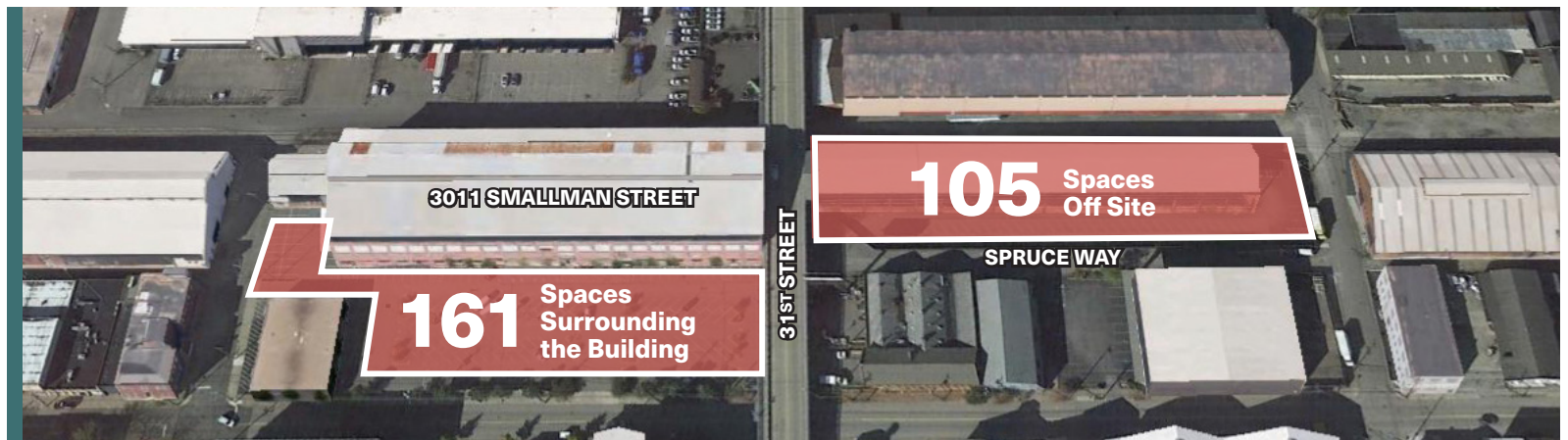
Address	3011 Smallman Street Pittsburgh, PA 15201
Municipality	City of Pittsburgh 106 6th Ward
County	Allegheny
Building Size	110,609 Square Feet
Lot Size	2.8918 Acres
Zoning	RIV-IMU
Lease Expiration	January 31, 2027 *Options to Extend

Square Footage

3rd Floor	33,562 SF
2nd Floor	30,000 SF
1st Floor	47,047 SF
TOTAL	110,609 SF



AMPLE PARKING



■ Kitchen/Break Room

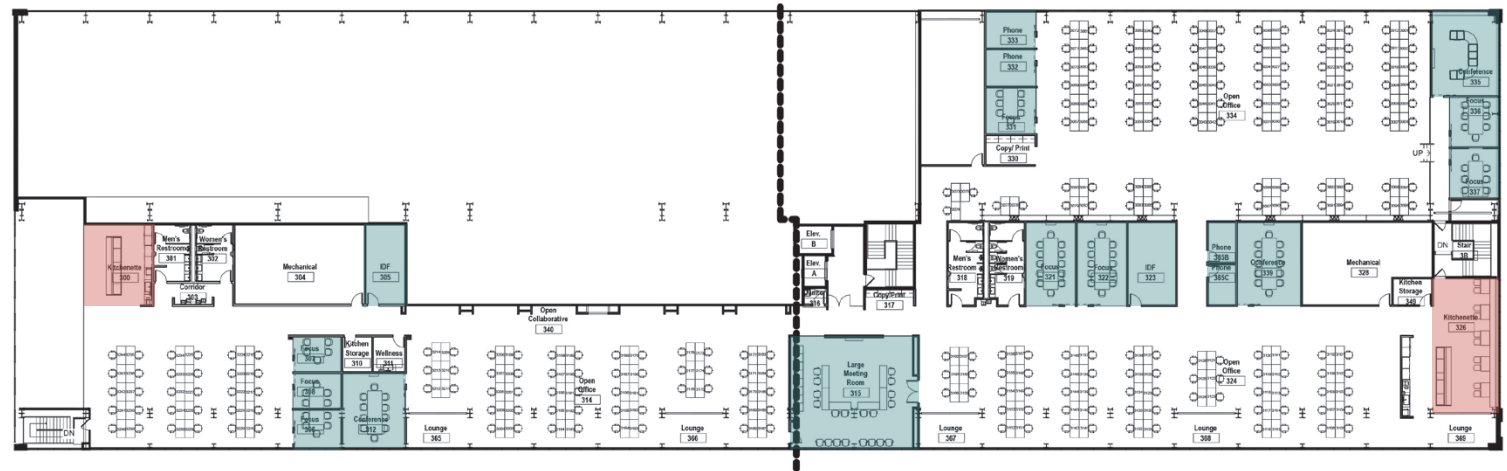
FLOOR PLANS

Third Floor

33,562 SF

Subdividable

03



Conference Room

Kitchen/Break Room





CLOSE TO EVERYTHING

5 MINUTES TO
DOWNTOWN

5 MINUTES TO
LAWRENCEVILLE

9 MINUTES TO
NORTH SHORE

12 MINUTES TO
SOUTH SIDE

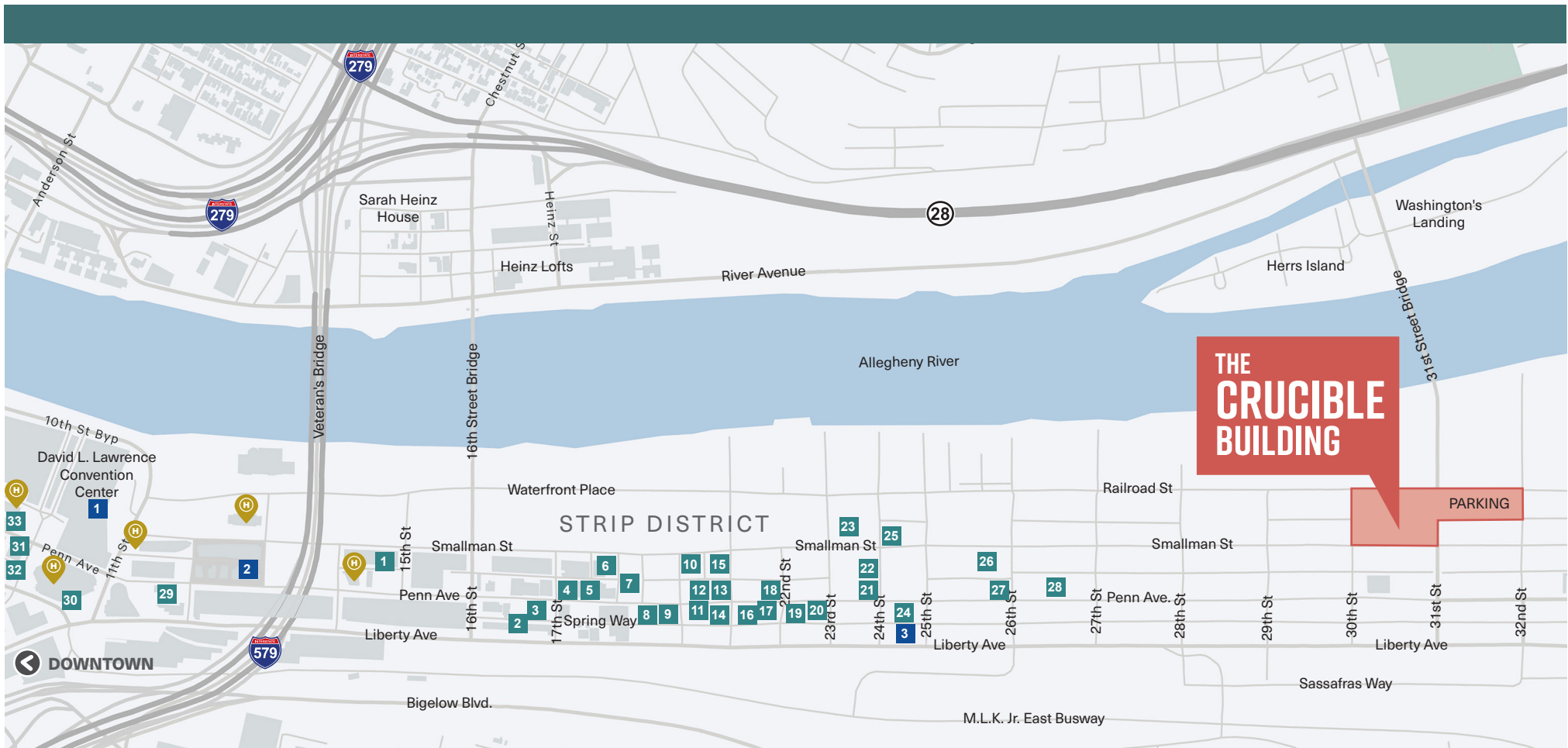
5 MINUTES TO
OAKLAND





THE STRIP DISTRICT

RIGHT WHERE YOU NEED TO BE

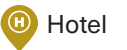


RETAIL

1. 1400 Smallman
2. Home Decor Outlets
3. Proposed Retail Site
4. Robert Wholey & Co.
5. Mancini Bread Company
6. Primanti Bros.
7. East End Brewery Tap Room
8. Roland's Seafood Grill
9. Bella Notte
10. Kaya
11. Pennsylvania Macaroni Co.
12. DeLuca's Diner
13. Casa Reyna
14. WesBanco
15. R Wine Cellar & Pamela's Diner
16. Pittsburgh Popcorn Company
17. Luke Wholey's Wild Alaskan Grille
18. The BeerHive
19. Leaf & Bean
20. Bar Marco

21. Mullaney's Harp & Fiddle
22. Kelly O's Diner
23. Coop De Ville, Cioppino Restaurant & Cigar Bar, Sola Salon Studios
24. AT&T
25. Wigle Whiskey Distillery
26. The Dog Stop
27. DiAnoia's Eatery
28. Savoy
29. Eleven

30. Bill's Bar & Burger
31. Scarpino
32. Condado Tacos
33. The Standard Market & Pint House
34. Cinderlands Warehouse

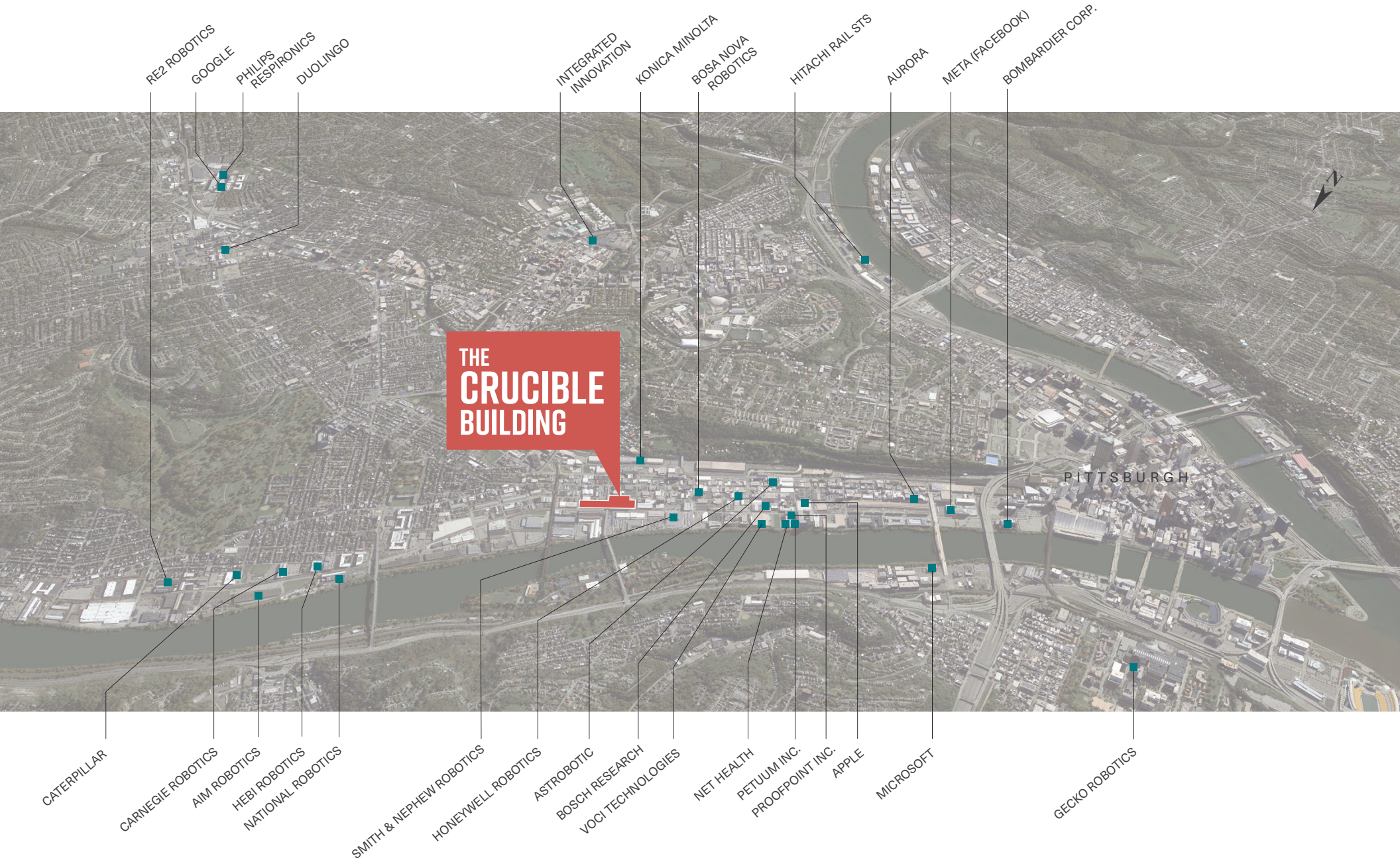


Hotel

ENTERTAINMENT

1. David L. Lawrence Convention Center
2. Heinz History Center
3. Pittsburgh Opera

PITTSBURGH TECH FIRMS



MARKET OVERVIEW



The Strip District

Located just outside of downtown Pittsburgh on the banks of the Allegheny River, the Strip District is **bursting with local flavor**. From industrial epicenter to historical market district, today's old and new sites blend together to create a **truly authentic** Pittsburgh neighborhood.

Redevelopment throughout the city continues into the Strip, as old industrial warehouses and mills are converted to office, flex, and multifamily developments. The Strip District with its close proximity to Pittsburgh has become home base for the city's hottest, growing technology companies and young professionals searching for a live, work, and play lifestyle. The Strip District's storied industrial history and restricting topography has made opportunities to occupy space in this area few and far between, as brand new development is very limited. 3011 Smallman Street is one of very few flex space opportunities in this ideal location today and the supply will not be increasing.

3011

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