



# THE CRUCIBLE BUILDING

**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

# BUILDING INFORMATION

## Property Overview

<b>Address</b>	3011 Smallman Street Pittsburgh, PA 15201
<b>Municipality</b>	City of Pittsburgh 106 6th Ward
<b>County</b>	Allegheny
<b>Building Size</b>	110,609 Square Feet
<b>Lot Size</b>	2.8918 Acres
<b>Zoning</b>	RIV-IMU
<b>Lease Expiration</b>	December 31, 2026 *Options to Extend

## Square Footage

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



## Parking

<b>161 Spaces</b>	Surrounding the Building
<b>105 Spaces</b>	Off Site



# FLOOR PLANS

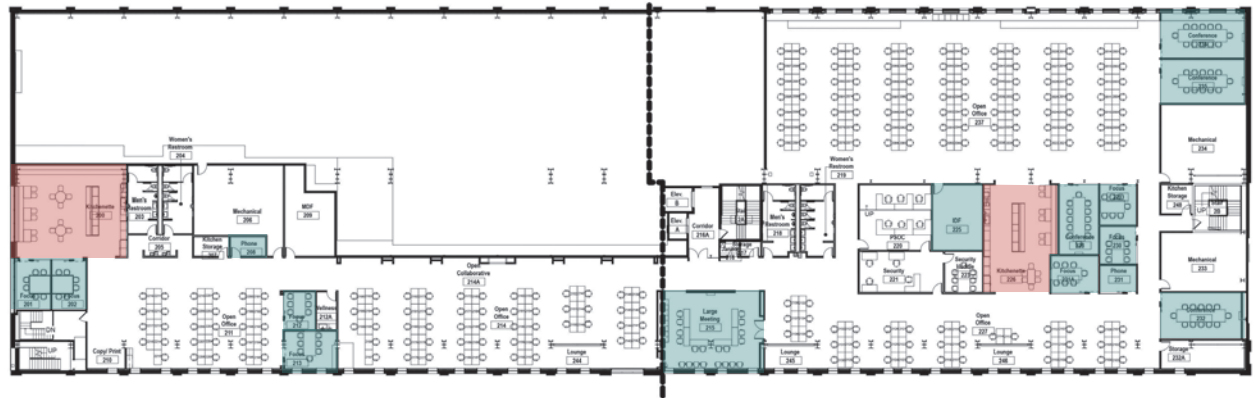
**First Floor**  
47,047 SF

01



**Second Floor**  
30,000 SF

02



■ Conference Room

■ Kitchen/Break Room

# FLOOR PLANS

Third Floor  
33,562 SF

03



■ Conference Room      ■ Kitchen/Break Room





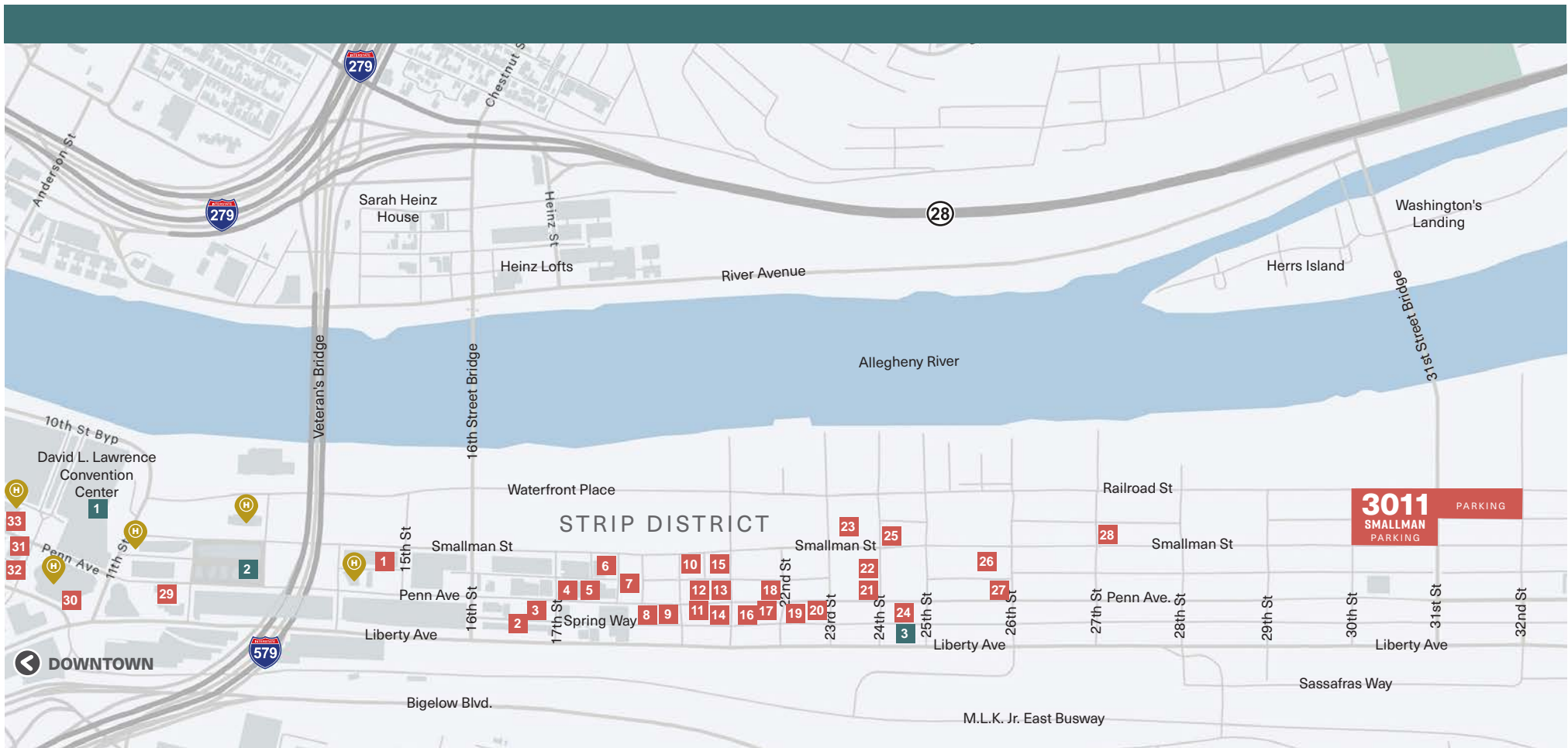


# LOCATION

- 5 Minutes to Downtown
- 5 Minutes to Lawrenceville
- 9 Minutes to North Shore
- 12 Minutes to South Side
- 12 Minutes to Oakland








## RETAIL

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

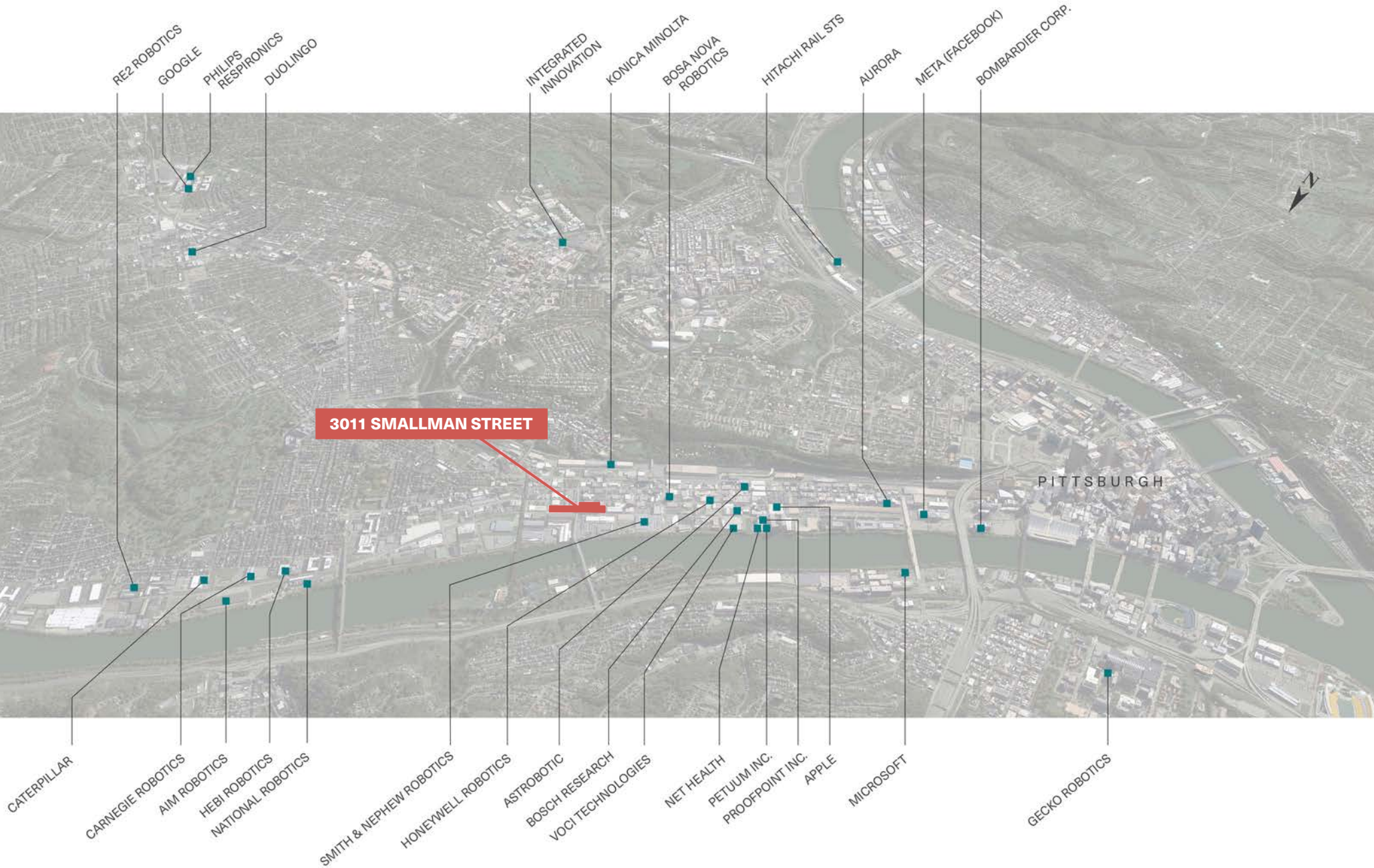
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|--|
| 21. Mullaney's Harp & Fiddle   |
| 22. Kelly O's Diner  |
| 23. Coop De Ville, Cioppino Restaurant & Cigar Bar, Sola Salon Studios |
| 24. AT&T   |
| 25. Wigle Whiskey Distillery   |
| 26. The Dog Stop   |
| 27. DiAnoia's Eatery   |
| 28. Savoy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

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

## ENTERTAINMENT

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

# PITTSBURGH TECH FIRMS





# MARKET OVERVIEW



## 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.



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