



THE CRUCIBLE BUILDING

SUBDIVIDABLE TO 20,000 SF

3011 Smallman Street

PITTSBURGH, PA 15201

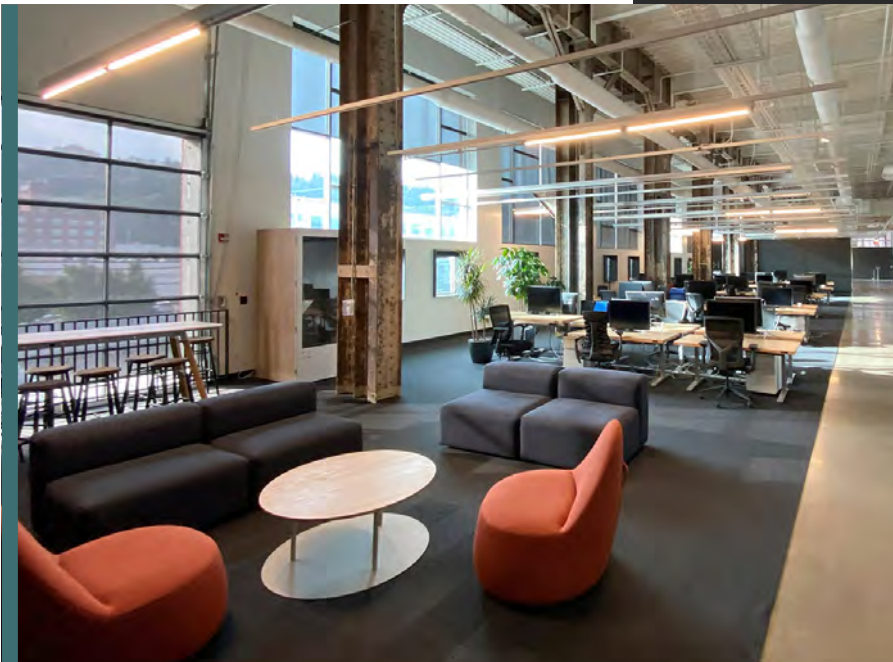
110,609 SF

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

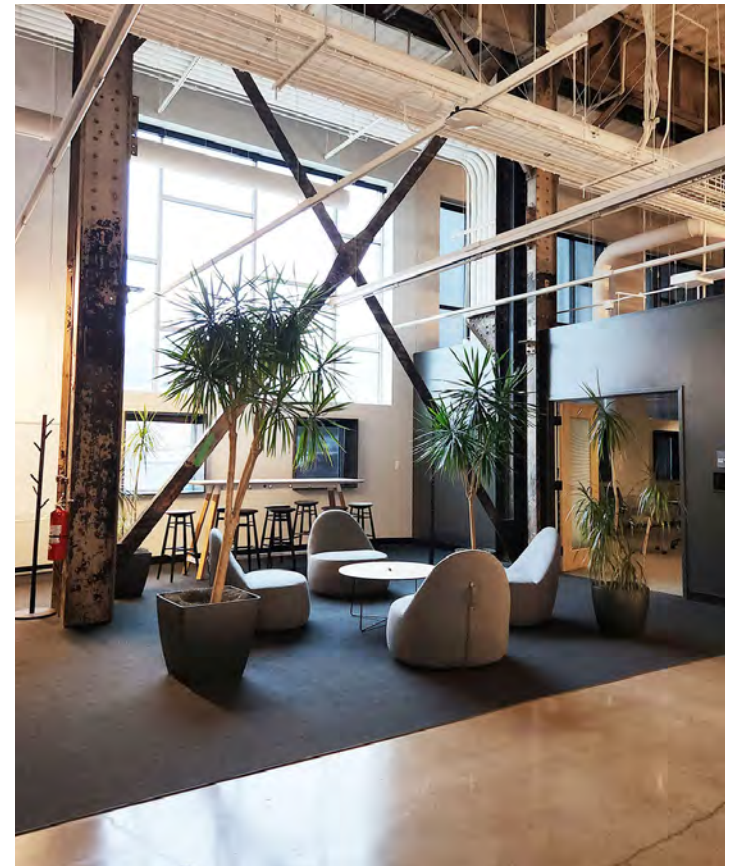
THE OPPORTUNITY

Property Overview

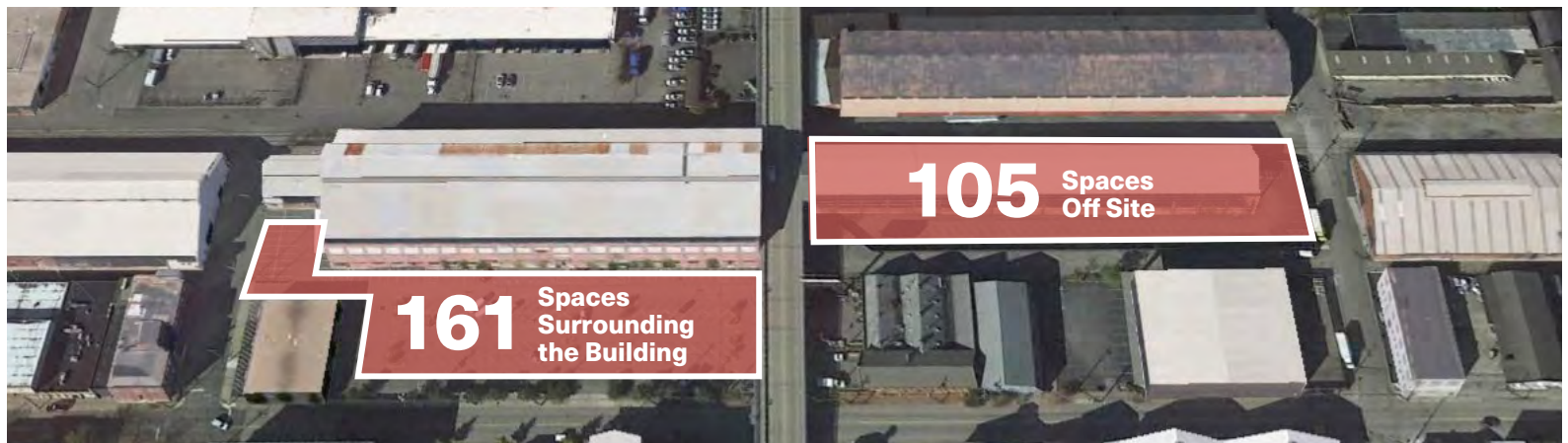
Address	3011 Smallman Street Pittsburgh, PA 15201
Municipality	City of Pittsburgh 106 6th Ward
County	Allegheny
Building Size	110,609 Square Feet
Lot Size	2.8918 Acres
Zoning	RIV-IMU
Lease Expiration	December 31, 2026 *Options to Extend

Square Footage

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



AMPLE PARKING



FLOOR PLANS

First Floor

47,047 SF

Subdividable

01

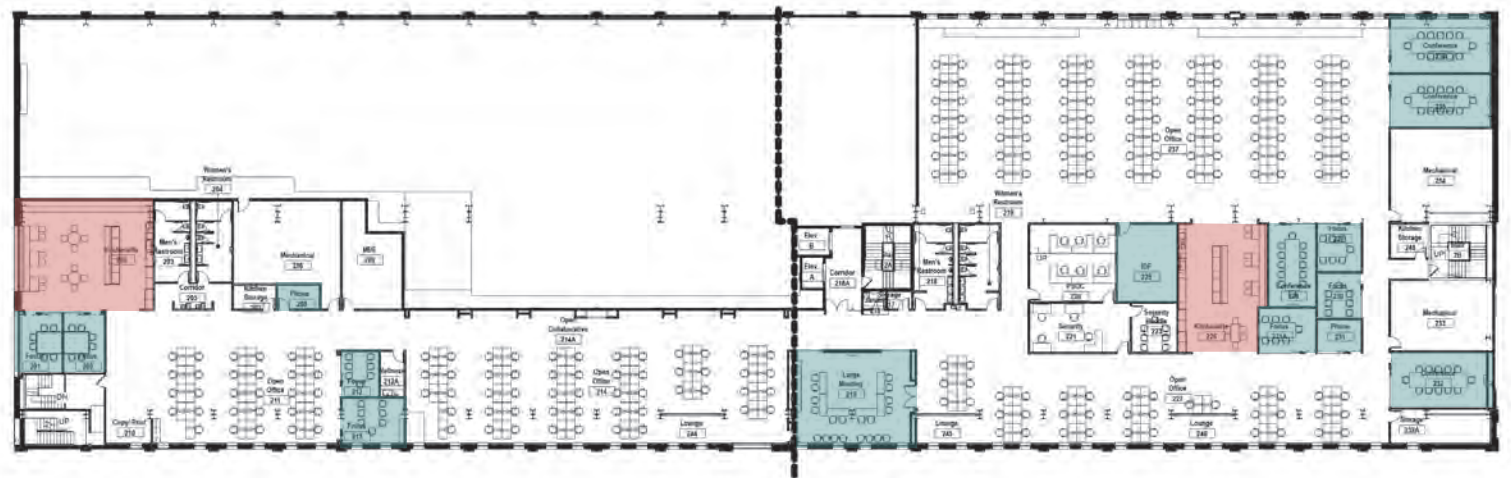


Second Floor

30,000 SF

Subdividable

02



■ Conference Room ■ Kitchen/Break Room

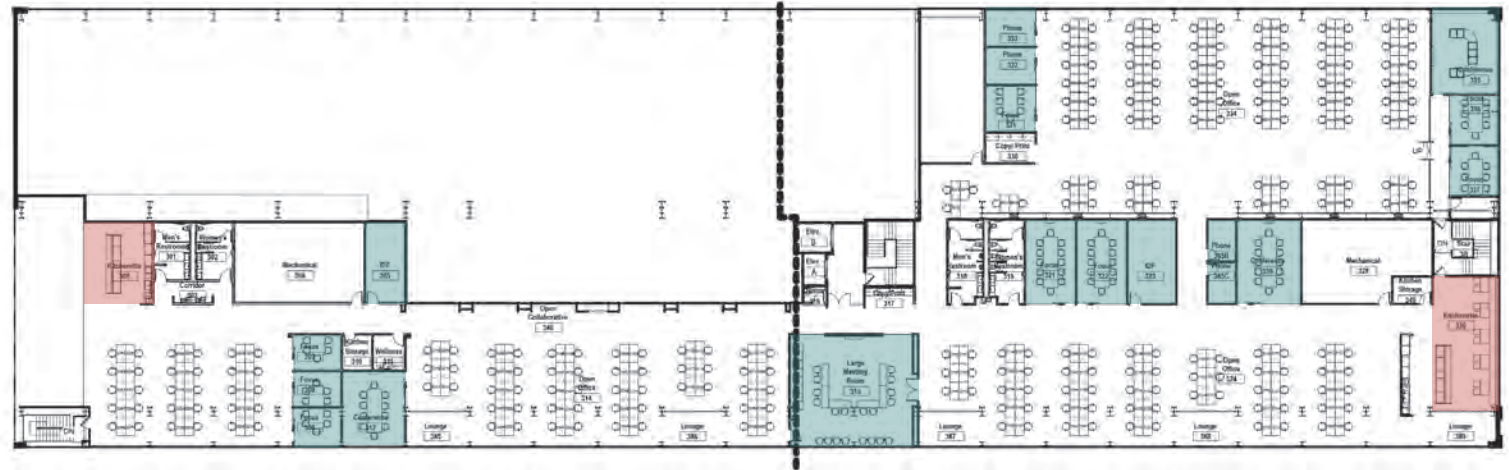
FLOOR PLANS

Third Floor

33,562 SF

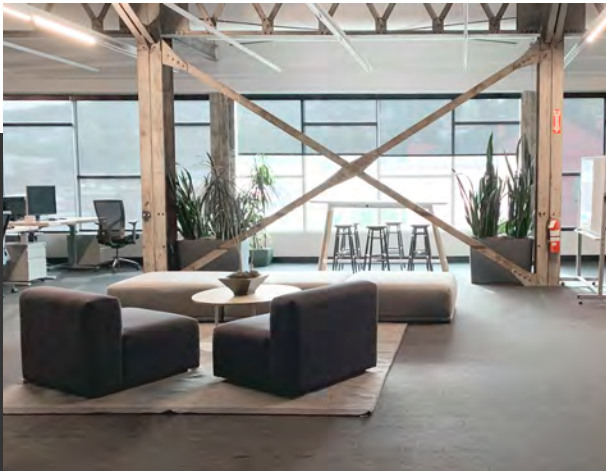
Subdividable

03



Conference Room

Kitchen/Break Room





RIGHT WHERE YOU NEED TO BE

5 MINUTES TO
DOWNTOWN

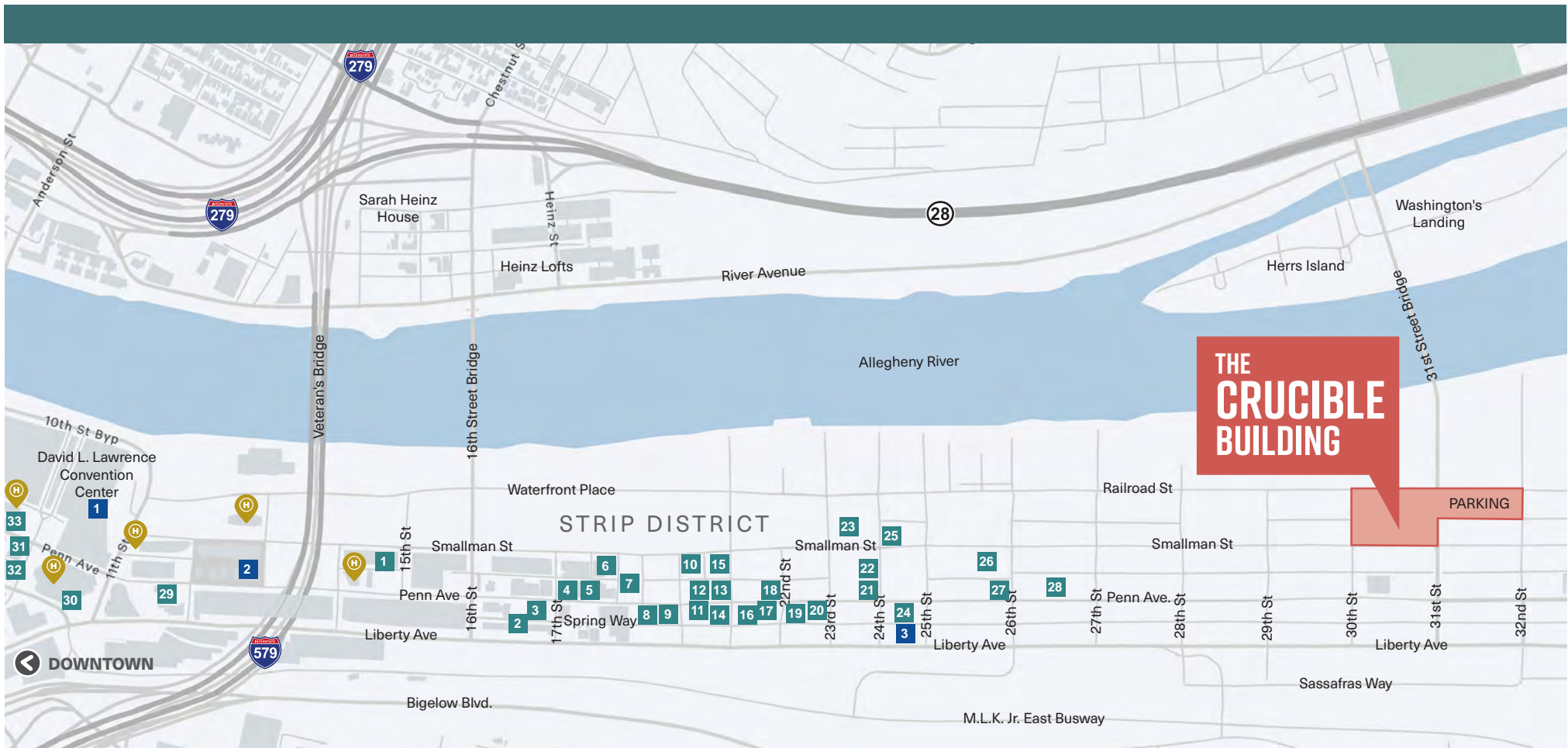
5 MINUTES TO
LAWRENCEVILLE

9 MINUTES TO
NORTH SHORE

12 MINUTES TO
SOUTH SIDE

5 MINUTES TO
OAKLAND





RETAIL

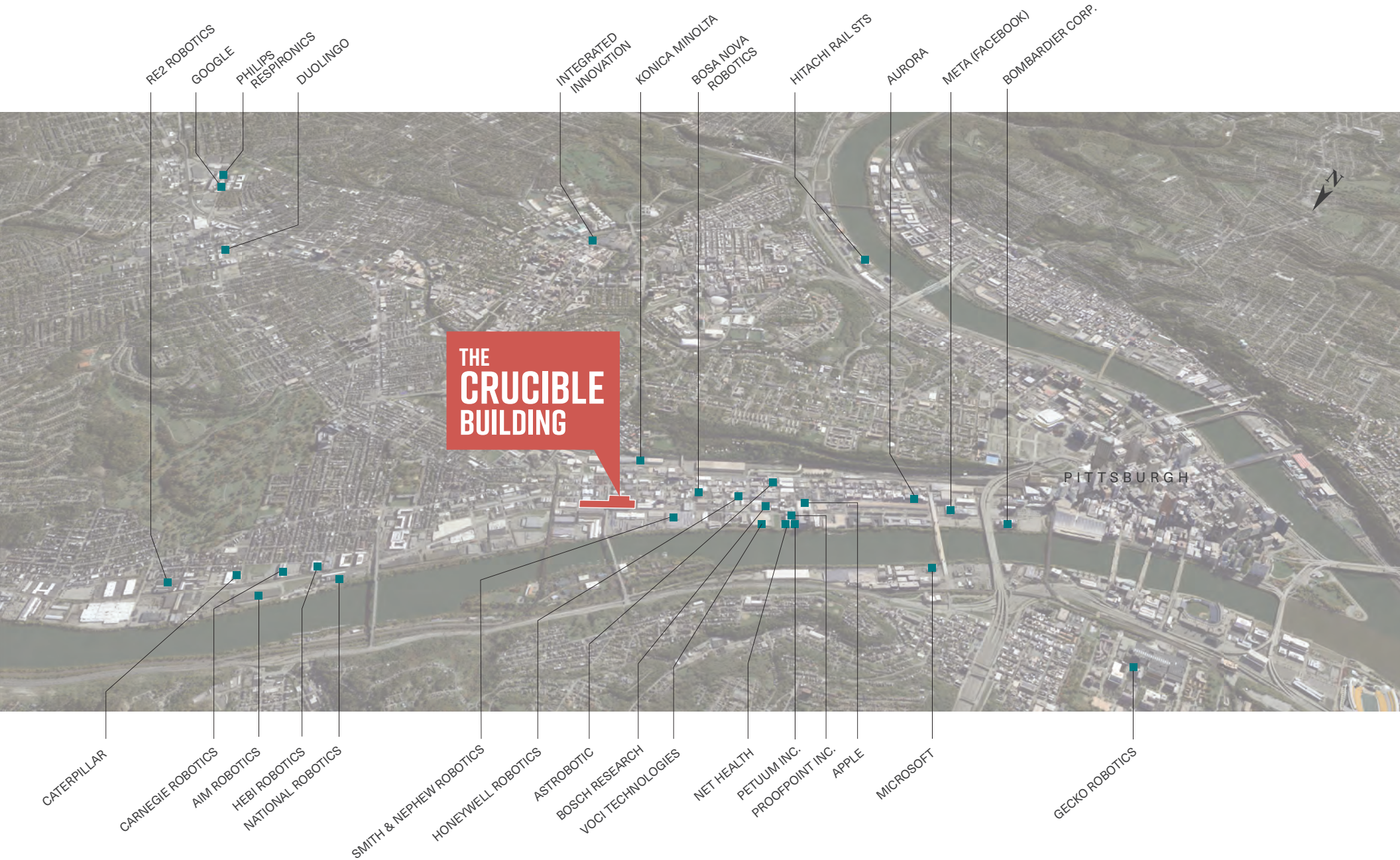
- | | | |
|------------------------------|---------------------------------------|--|
| 1. 1400 Smallman | 11. Pennsylvania Macaroni Co. | 21. Mullaney's Harp & Fiddle |
| 2. Home Decor Outlets | 12. DeLuca's Diner | 22. Kelly O's Diner |
| 3. Proposed Retail Site | 13. Casa Reyna | 23. Coop De Ville, Cioppino Restaurant & Cigar Bar, Sola Salon Studios |
| 4. Robert Wholey & Co. | 14. WesBanco | 24. AT&T |
| 5. Mancini Bread Company | 15. R Wine Cellar & Pamela's Diner | 25. Wigle Whiskey Distillery |
| 6. Primanti Bros. | 16. Pittsburgh Popcorn Company | 26. The Dog Stop |
| 7. East End Brewery Tap Room | 17. Luke Wholey's Wild Alaskan Grille | 27. DiAnoia's Eatery |
| 8. Roland's Seafood Grill | 18. The BeerHive | 28. Savoy |
| 9. Bella Notte | 19. Leaf & Bean | 29. Eleven |
| 10. Kaya | 20. Bar Marco | |

- | | |
|--------------------------------------|---|
| 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.

CONTACT

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