

FOR LEASE

810 PENN AVE
Pittsburgh, PA 15222



PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this ±5,500 SF first-floor space at 810 Penn Avenue. The property features a dedicated street-level entrance and prominent frontage along Penn Avenue in Pittsburgh's Cultural District. Located directly across from the Arts Landing development at 8th Street, the space offers strong visibility and pedestrian exposure in a highly active downtown corridor. This opportunity is well-suited for retail, showroom, gallery, or other customer-facing uses seeking a high-profile presence in a walkable, amenity-rich location.

- Riverfront Views
- Close to restaurants & shops
- Directly across from Arts Landing Development

SPACE SUMMARY

FLOOR	1st Floor
SIZE	5,500 SF
LEASE TYPE	NN
LEASE RATE	\$20/SF

LOCATION HIGHLIGHTS



Prime location directly across from the Arts Landing Development in the Cultural District



Downtown Pittsburgh attracts 1.7+ million visitors per month during peak seasons



Festivals and events (Picklesburgh, Light Up Night, sports parades, etc.) generate income and draw large crowds

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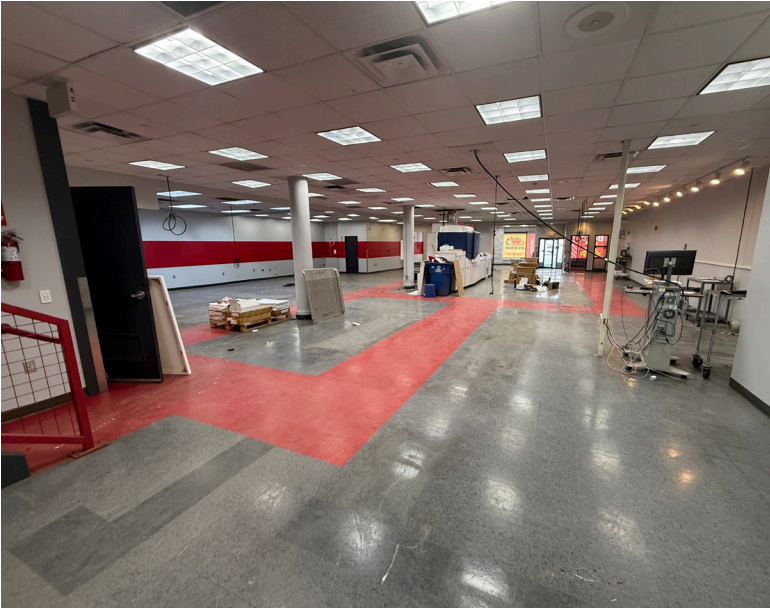
EXTERIOR PHOTOS



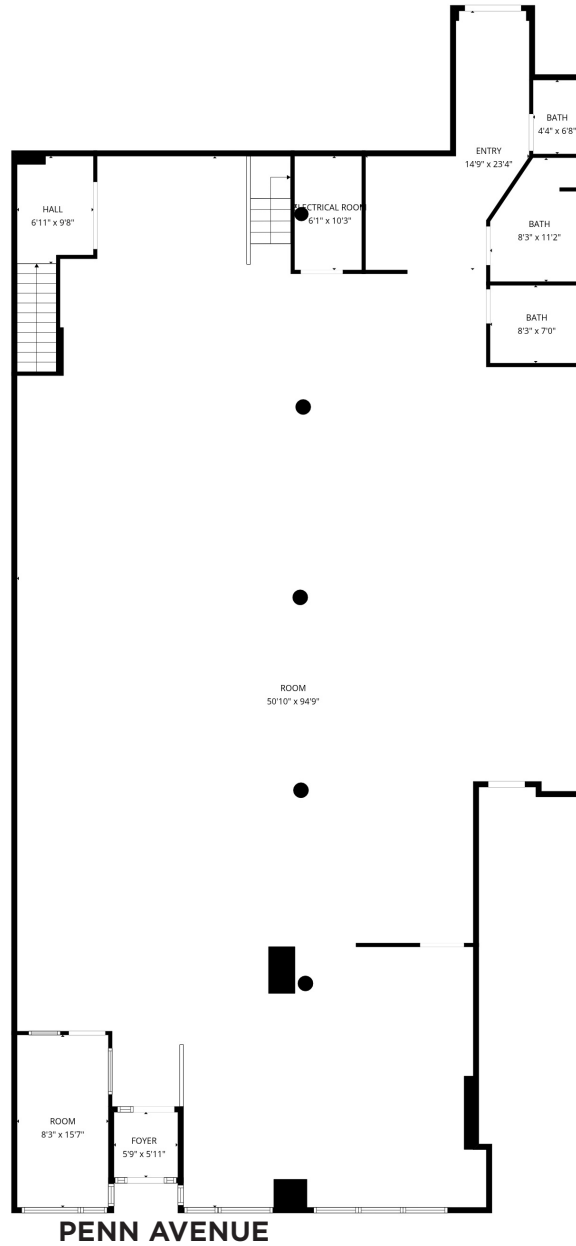
1ST FLOOR PHOTOS



1ST FLOOR PHOTOS



FLOOR PLAN



LOCATION MAP

810 Penn Avenue is located just steps from Arts Landing, Pittsburgh's new riverfront cultural destination featuring green space, outdoor performance areas, public art, and year-round programming. The property's immediate proximity to Arts Landing places it at the center of growing foot traffic generated by festivals, concerts, art installations, and community events, while also benefiting from seamless connectivity to the Strip District, North Shore, and Downtown core. As Arts Landing continues to mature as a premier cultural and recreational hub, 810 Penn Avenue is uniquely positioned to capitalize on increased visitation, tourism, and demand for retail, dining, office, and residential uses.

Surrounded by Heinz Hall, the Benedum Center, Byham Theater, and the August Wilson African American Cultural Center, the property sits at the center of one of Pittsburgh's most vibrant and walkable entertainment corridors.



ARTS LANDING

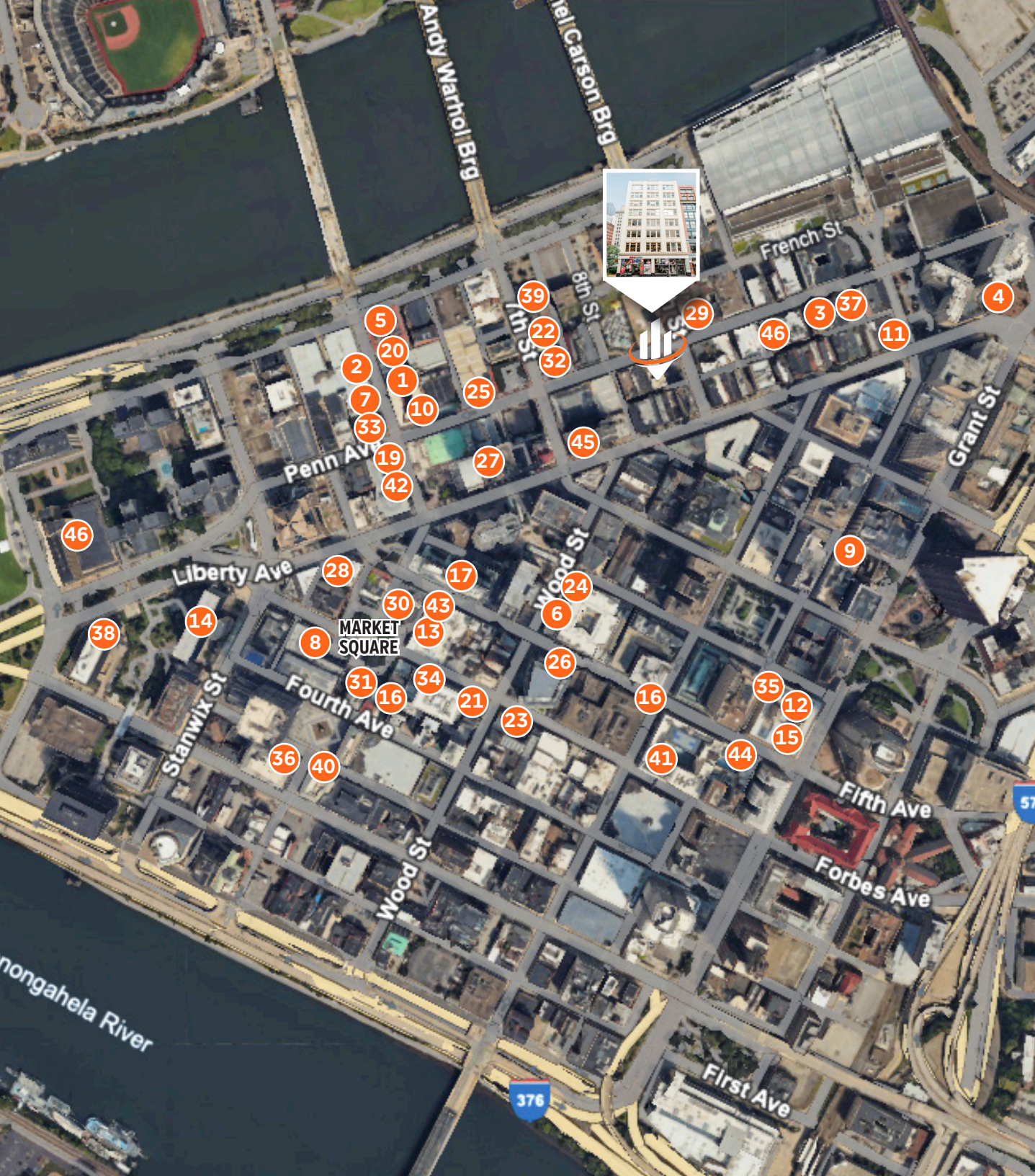
Arts Landing is a four-acre outdoor civic space. Its design includes five distinct areas that invite visitors to engage, relax, and play:



- Great Lawn & Bandshell: A one-acre green space facing the river and Three Sisters Bridges, ideal for festivals, performances, and gatherings.
- Garden Walk: A pedestrian-only, landscaped promenade converting Eighth Street into a tranquil city garden.
- Play Room: A family-friendly, artful play area with creative, nature-inspired equipment for all ages.
- Backyard: A casual gathering area with picnic seating, games, and flexible space for food trucks, markets, and pop-ups.
- Flex Zone: A flexible recreation space featuring pickleball courts and a running track, perfect for active use.

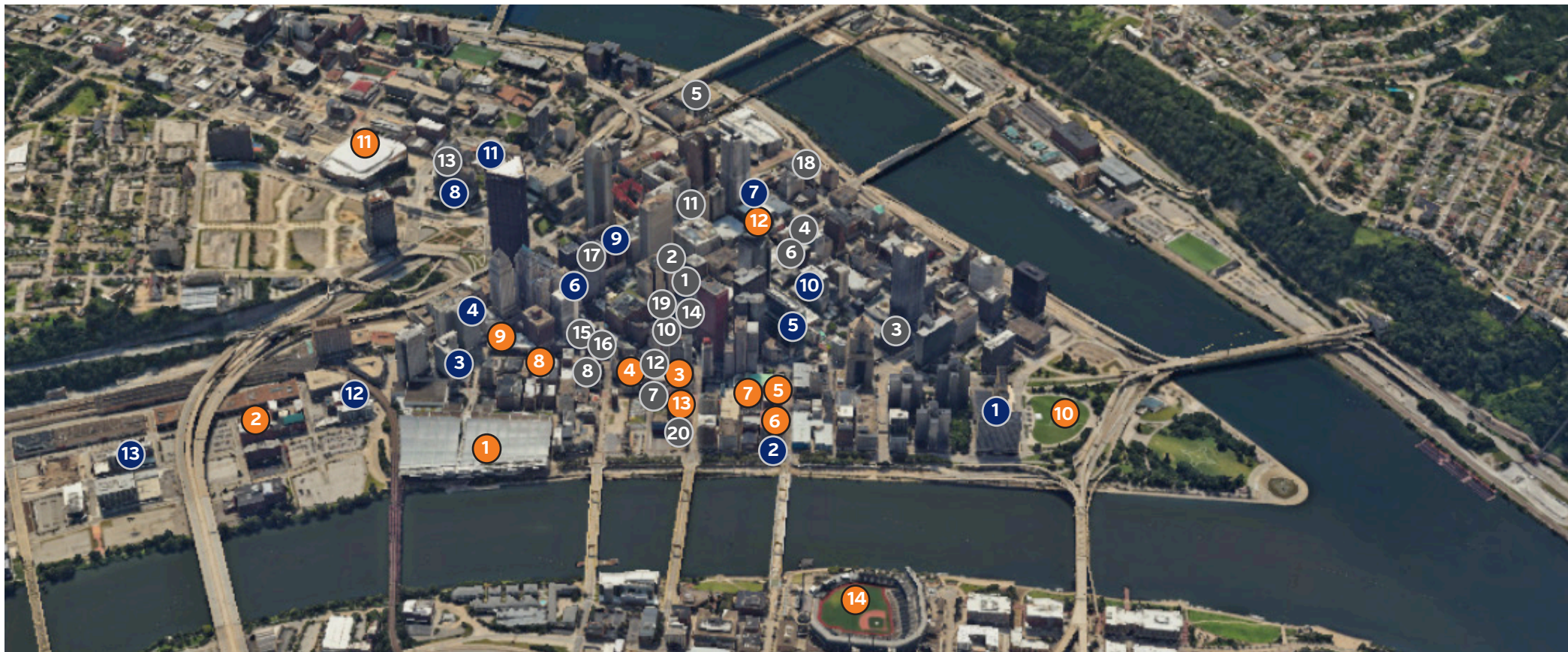


DOWNTOWN PITTSBURGH RESTAURANT MAP



- 1) Alihan's Coffee and Breakfast
- 2) Alihan's Mediterranean Cuisine
- 3) Bakersfield
- 4) Bill's Bar & Burger
- 5) Braddock's Rebellion
- 6) The Capital Grille
- 7) Christos Mediterranean Grille
- 8) City Works
- 9) The Commoner
- 10) Con Alma
- 11) Condado Tacos
- 12) Del Frisco's Double Eagle Steakhouse
- 13) DiBella's Subs
- 14) Eddie Merlot's
- 15) Eddie V's Prime Seafood
- 16) Ephesus Pizza
- 17) fl. 2
- 18) Fogo de Chao
- 19) Gi-Jin
- 20) Giovanni's Pizza & Pasta
- 21) Hello Bistro
- 22) Howl At the Moon
- 23) La Gourmandine
- 24) McCormick & Schmick's Seafood
- 25) Meat & Potatoes
- 26) Milkshake Factory
- 27) Morton's the Steakhouse
- 28) Nicholas Coffee & Tea Co.
- 29) Nicky's Thai Kitchen
- 30) Original Oyster House
- 31) Primanti Bros.
- 32) Proper Brick Oven & Tap Room
- 33) Redbeard's Sports Bar & Grill
- 34) Revel
- 35) Ritual House
- 36) Ruth's Chris Steak House
- 37) Sienna Mercato
- 38) Sly Fox Taphouse
- 39) Social House 7
- 40) So Fresh
- 41) The Speckled Egg
- 42) tākō
- 43) Vallozzi's
- 44) Waffles, INCaffeinated
- 45) The Warren Bar & Burrow
- 46) Barcelona Wine Bar

DOWNTOWN PITTSBURGH HOTSPOTS



ATTRACTIONS

- 1 Convention Center
- 2 Heinz History Center
- 3 Benedum Center
- 4 Harris Theater
- 5 Heinz Hall
- 6 Byham Theater
- 7 O'Reilly Theater
- 8 Arcade Comedy Theater
- 9 August Wilson Center
- 10 Point State Park
- 11 PPG Paints Arena
- 12 Point Park Playhouse
- 13 707 Penn Avenue Gallery
- 14 PNC Park

HOTELS

- 1 Wyndham Grand
- 2 Renaissance Pittsburgh
- 3 The Westin Pittsburgh
- 4 Drury Plaza Hotel
- 5 Fairmont Pittsburgh
- 6 Kimpton Hotel Monaco
- 7 Joinery Hotel
- 8 Pittsburgh Marriott
- 9 Omni William Penn Hotel
- 10 Hilton Garden Inn
- 11 DoubleTree by Hilton
- 12 AC Hotel Pittsburgh
- 13 Homewood Suites

RESIDENTIAL APARTMENTS

- 1 Lumiere at 350 Oliver | 86 Units
- 2 Kauffman's Grand | 311 Units
- 3 Etage Executive Living | 62 Units
- 4 Keystone Flats | 88 Units
- 5 Terminal 21 | 205 Units
- 6 Commonwealth Building | 140 Units
- 7 Presshouse Apartments | 42 Units
- 8 The William | 44 Units
- 9 The Venue | 83 Units
- 10 Clark Building Apartments | 239 Units
- 11 Allegheny Building | 174 Units
- 12 Eighth & Penn | 140 Units
- 13 The Washington at Chatham | 174 Units
- 14 LiveWell Apartments | 253 Units
- 15 Penn Garrison Lofts | 150 Units
- 16 Lando Lofts | 27 Units
- 17 The Alcoa Building | 241 Units
- 18 1st Ave Lofts | 35 Units
- 19 Clark Building | 239 Units
- 20 Aria Lofts | 40 Units