



**2,200-3,247 SF
OFFICE SPACE**

- Two Office Spaces Available
- On-Site Parking
- TI Package Available
- Natural Light Throughout
- Fully Customizable



RE/MAX SELECT REALTY

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+17249336300 | <https://www.instagram.com/remaxselectrealty/> Office Independently Owned and Operated.



Property Summary

| | |
|----------------|------------------------|
| Space SF: | 2,200 - 3,247 SF |
| Lease Rate: | \$25/SF (Full-Service) |
| Parking Ratio: | 2/1000 SF |
| Parking Price: | \$175/month per space |
| Year Built: | 1990 |
| Zoning: | Commercial |

Property Overview

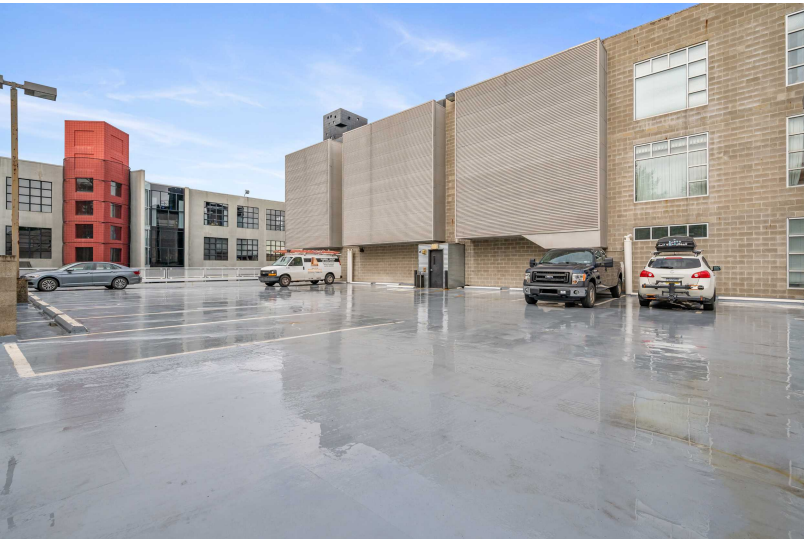
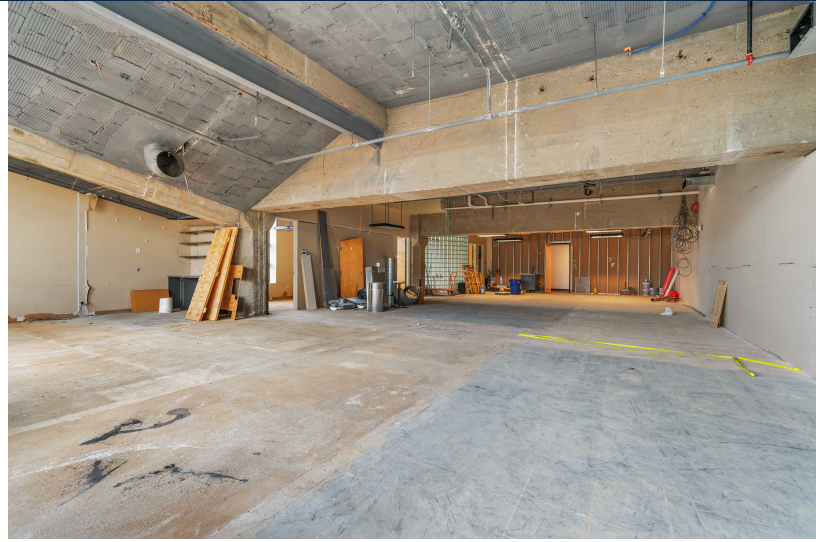
5830 Ellsworth offers beautiful office space to suit any need. This customizable offering includes 2,200 or 3,247 SF of second-floor space. Each office includes large windows, kitchen area, and build-to-suit TI packages to customize the space to your needs. These locations are available immediately. Close to restaurants, coffee shops, bars, public transit, and all Shadyside has to offer! On-site parking is available.

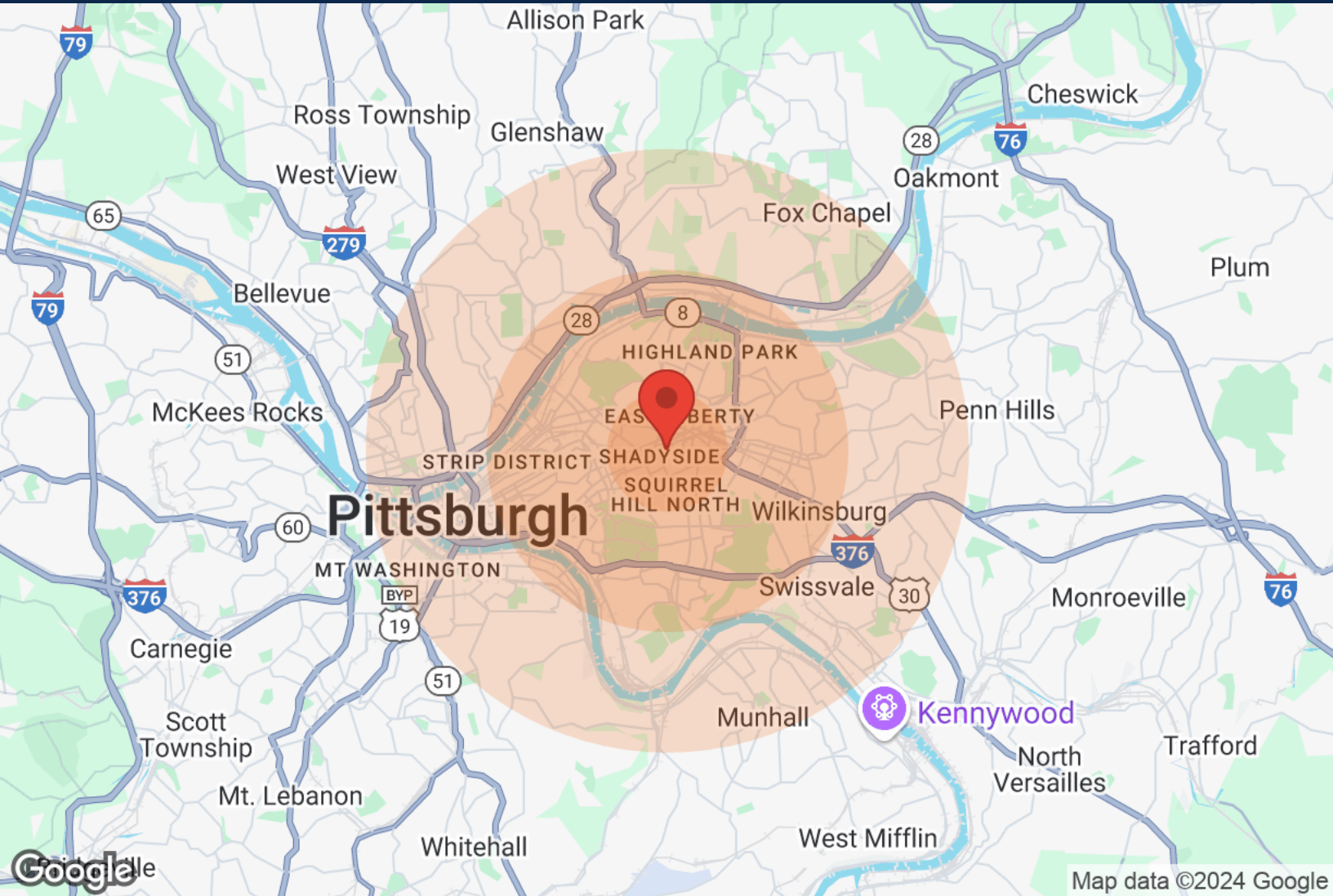
Property Highlights

- Two Office Spaces Available
- On-Site Parking
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PROPERTY PHOTOS

ELLSWORTH CENTER I
5830 Ellsworth Avenue
Pittsburgh, PA 15232





| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 17,238 | 84,248 | 159,659 | Median | \$39,979 | \$36,382 | \$37,137 |
| Female | 17,710 | 91,476 | 171,641 | < \$15,000 | 3,787 | 18,218 | 31,828 |
| Total Population | 34,948 | 175,724 | 331,300 | \$15,000-\$24,999 | 2,691 | 11,873 | 22,372 |
| | | | | \$25,000-\$34,999 | 1,990 | 9,410 | 17,284 |
| Age | | | | \$35,000-\$49,999 | 2,449 | 11,372 | 20,894 |
| Ages 0-14 | 4,106 | 23,888 | 47,960 | \$50,000-\$74,999 | 2,399 | 11,927 | 23,027 |
| Ages 15-24 | 2,430 | 16,623 | 34,673 | \$75,000-\$99,999 | 1,411 | 6,700 | 13,107 |
| Ages 25-54 | 19,391 | 84,179 | 145,460 | \$100,000-\$149,999 | 1,301 | 5,849 | 11,555 |
| Ages 55-64 | 3,918 | 20,995 | 42,185 | \$150,000-\$199,999 | 463 | 2,287 | 4,120 |
| Ages 65+ | 5,103 | 30,039 | 61,022 | > \$200,000 | 1,283 | 3,543 | 5,665 |
| | | | | Housing | | | |
| Race | | | | Total Units | 19,590 | 93,069 | 177,204 |
| White | 22,374 | 118,328 | 221,555 | Occupied | 17,702 | 82,178 | 154,402 |
| Black | 6,839 | 43,003 | 91,310 | Owner Occupied | 5,219 | 34,059 | 74,719 |
| Am In/AK Nat | 8 | 43 | 84 | Renter Occupied | 12,483 | 48,119 | 79,683 |
| Hawaiian | 1 | 6 | 12 | Vacant | 1,888 | 10,891 | 22,802 |
| Hispanic | 855 | 2,809 | 4,340 | | | | |
| Multi-Racial | 1,628 | 6,958 | 12,356 | | | | |



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.