

OFFERING MEMORANDUM

**2,100 SF Medical / Professional
Office Space For Lease**

526 PENN AVENUE

Pittsburgh, PA 15222

PRESENTED BY:

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CCIM**

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PrimoHoagies

ITALIAN SPECIALTY SANDWICHES

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SVN

THREE RIVERS
COMMERCIAL ADVISORS

FDC

NO SMOKING
IN THIS AREA

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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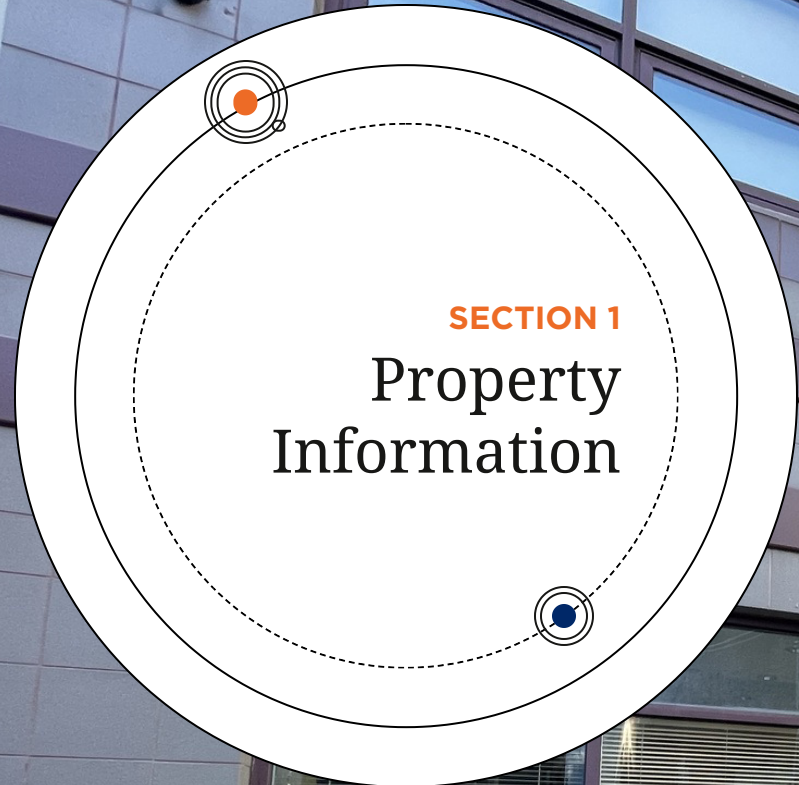
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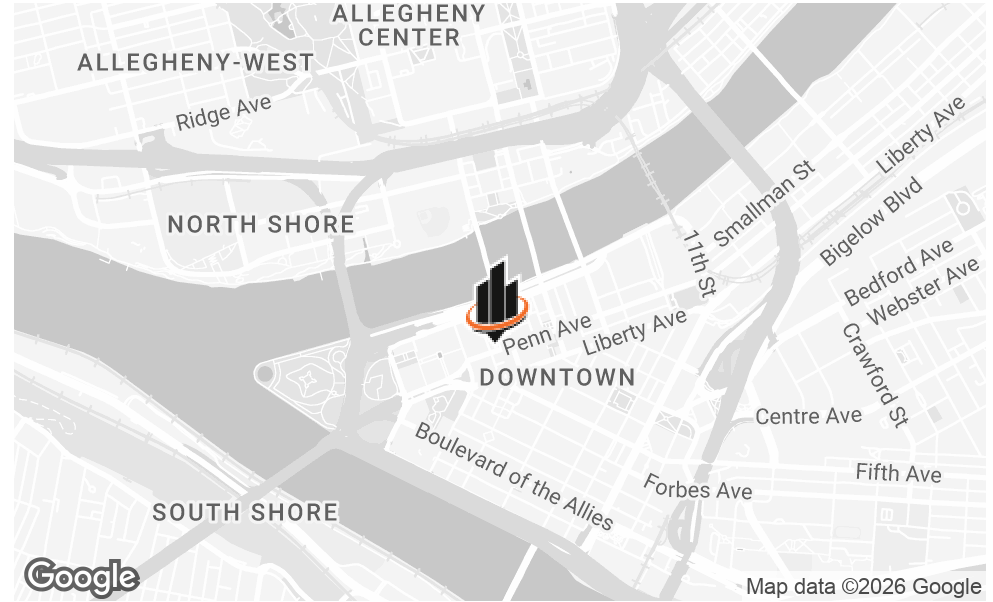


SECTION 1

**Property
Information**

FDC

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	73,240 SF
AVAILABLE SF:	2,100 SF
LOT SIZE:	8,437 SF
MARKET:	Pittsburgh
SUBMARKET:	CBD

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 526 Penn Ave, a distinguished commercial space available for lease in downtown Pittsburgh, PA. This former Quest Diagnostic space offers a welcoming waiting room, three versatile patient rooms, and elegant hardwood flooring throughout. Featuring two convenient restrooms and a practical back exit door, this space is thoughtfully designed to accommodate various professional endeavors. Ideal for medical or professional services, this property embodies sophistication and functionality, providing a distinctive opportunity for your commercial aspirations. Experience the seamless synergy of refined design and practical utility at 526 Penn Avenue.

PROPERTY HIGHLIGHTS

- Waiting room
- 3 patient rooms
- Hardwood flooring
- 2 restrooms
- Back exit door

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

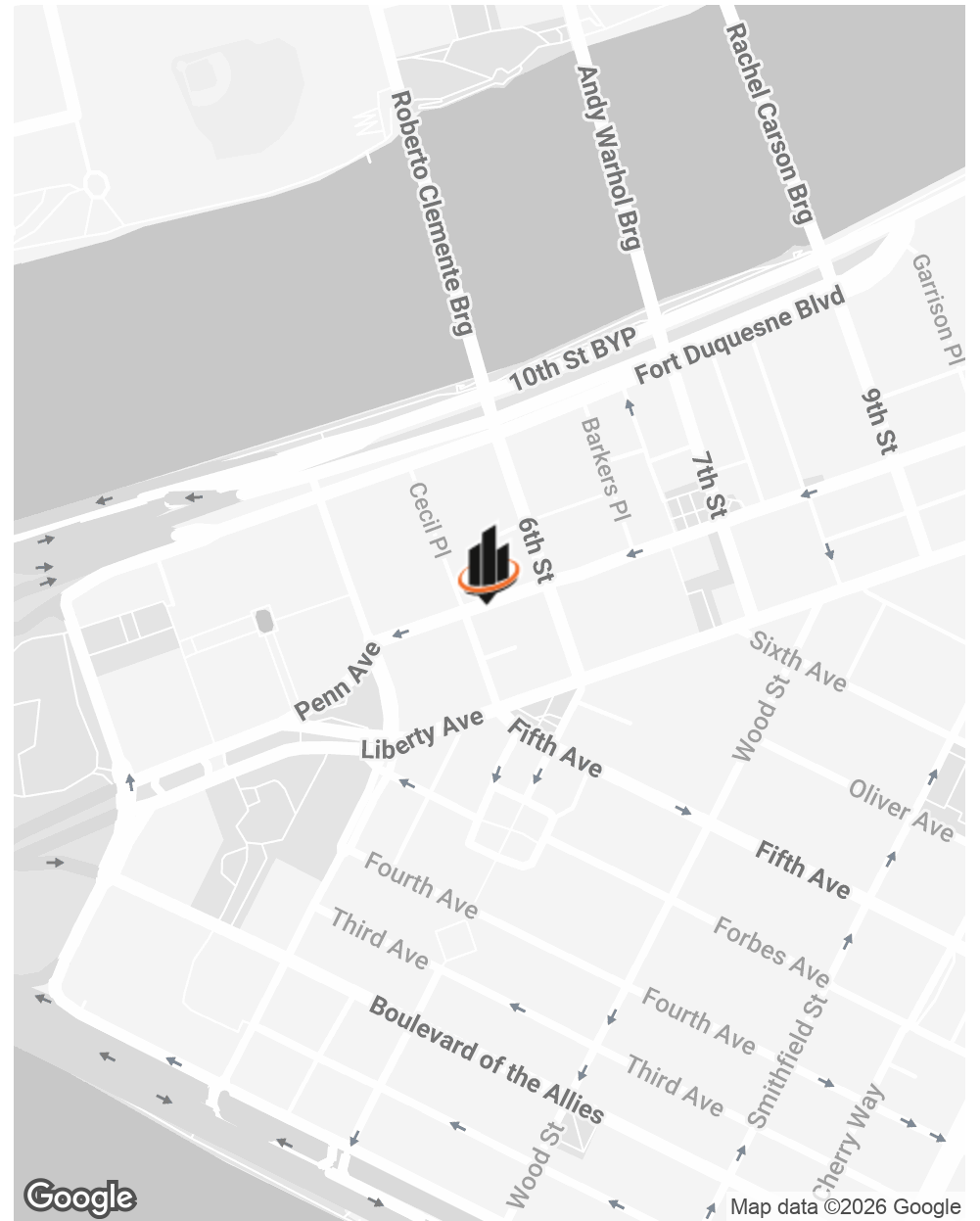
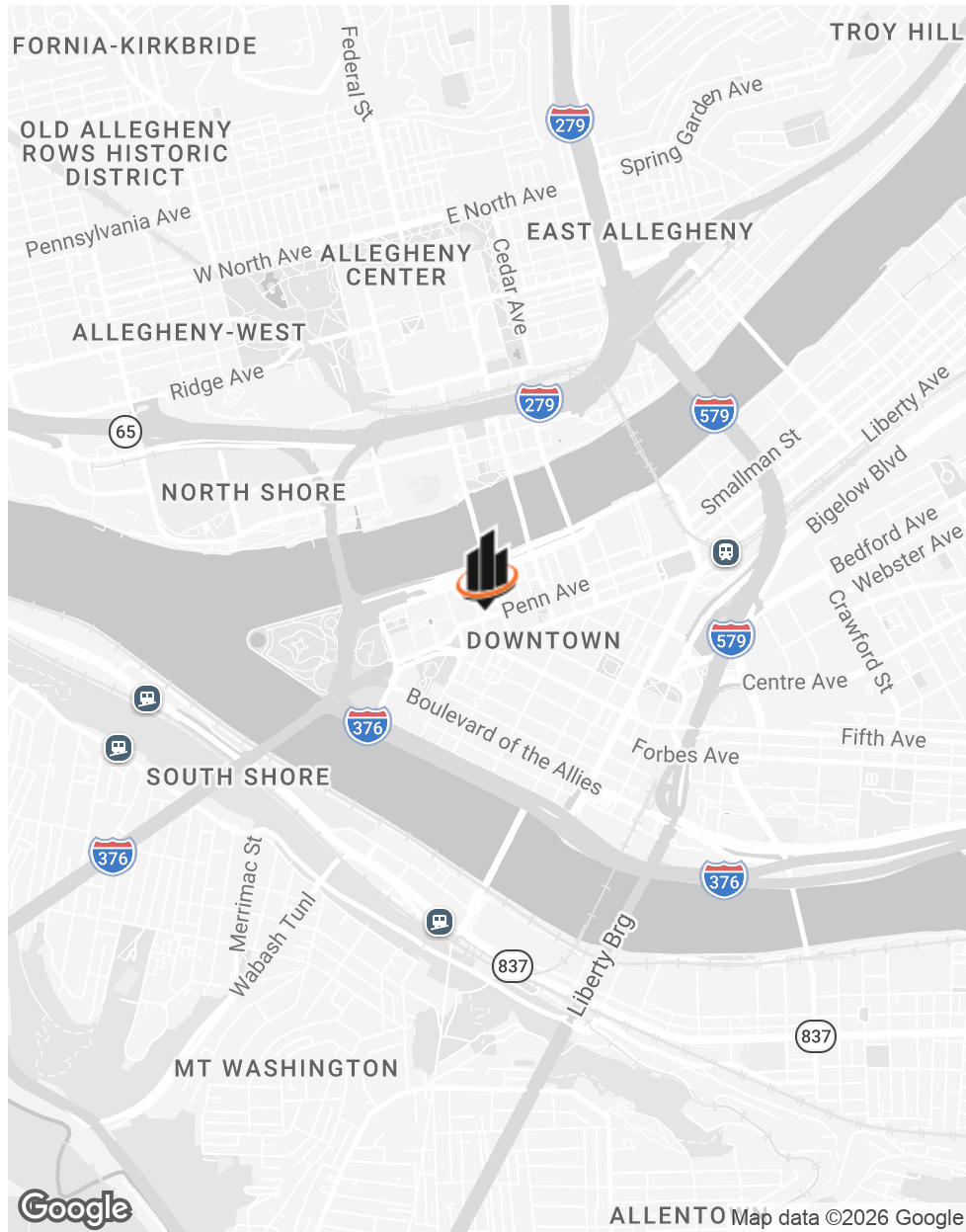




SECTION 2
Location
Information



LOCATION MAPS



RETAILER MAP



Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

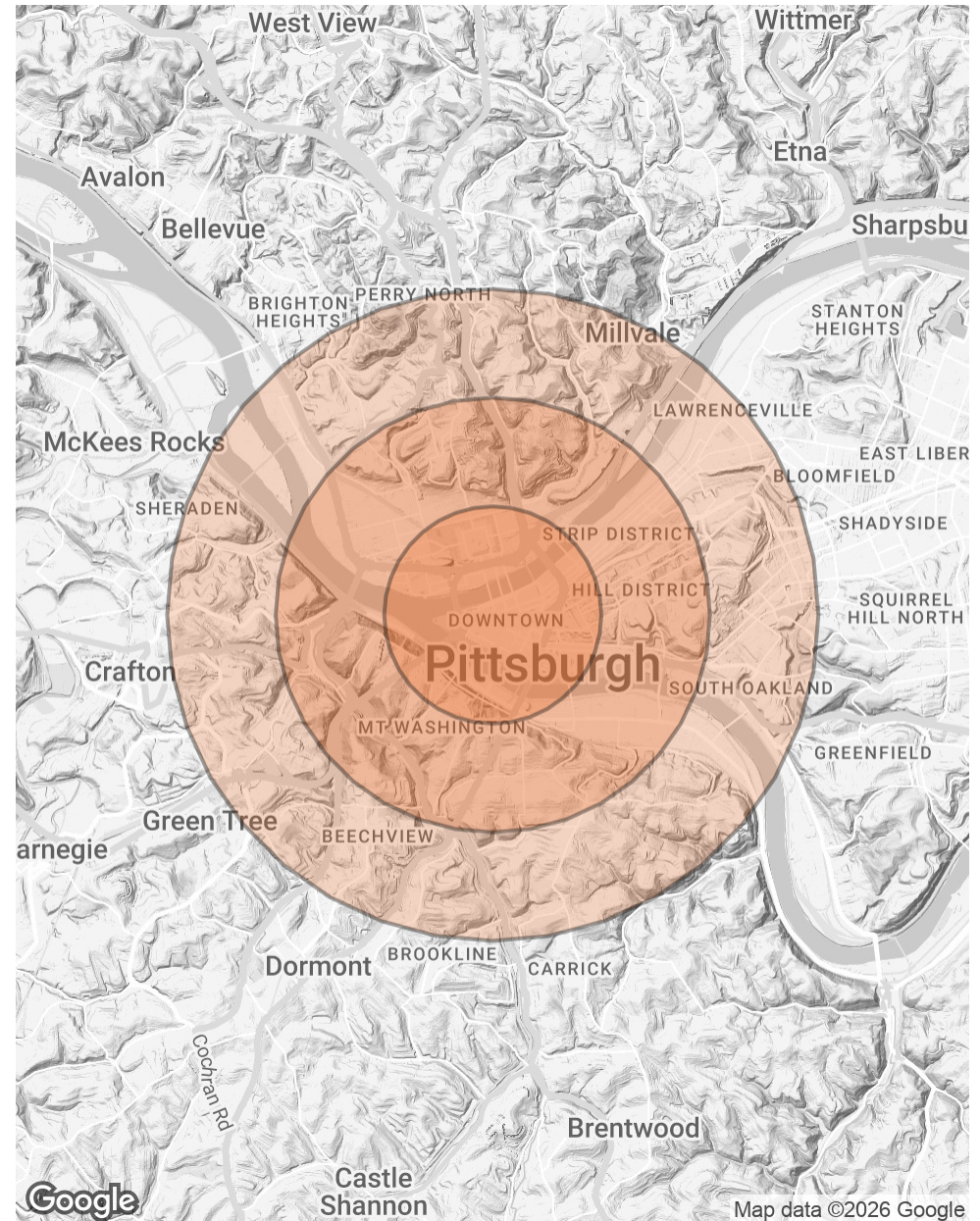
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,190	67,892	148,072
AVERAGE AGE	32.6	34.8	34.2
AVERAGE AGE (MALE)	31.2	32.4	32.4
AVERAGE AGE (FEMALE)	34.4	38.0	36.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,851	32,126	65,690
# OF PERSONS PER HH	2.3	2.1	2.3
AVERAGE HH INCOME	\$100,673	\$85,952	\$81,783
AVERAGE HOUSE VALUE	\$315,515	\$219,652	\$194,308

2023 American Community Survey (ACS)



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