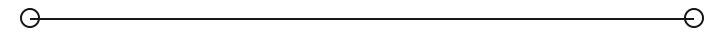


OFFERING MEMORANDUM

For Lease | Office Space | Carnegie

102 BROADWAY STREET

Carnegie, PA 15106



PRESENTED BY:

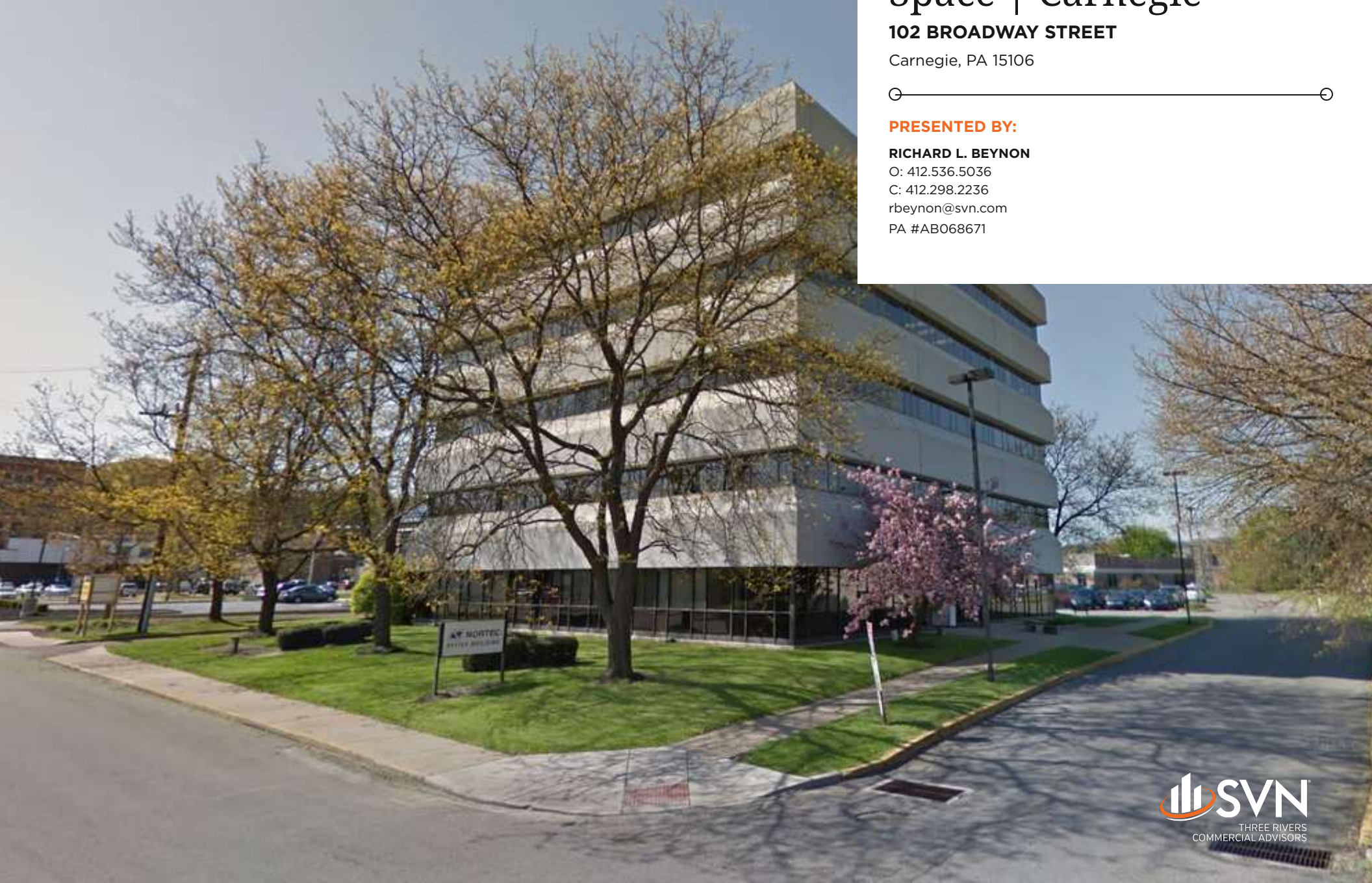
RICHARD L. BEYNON

O: 412.536.5036

C: 412.298.2236

rbeynon@svn.com

PA #AB068671



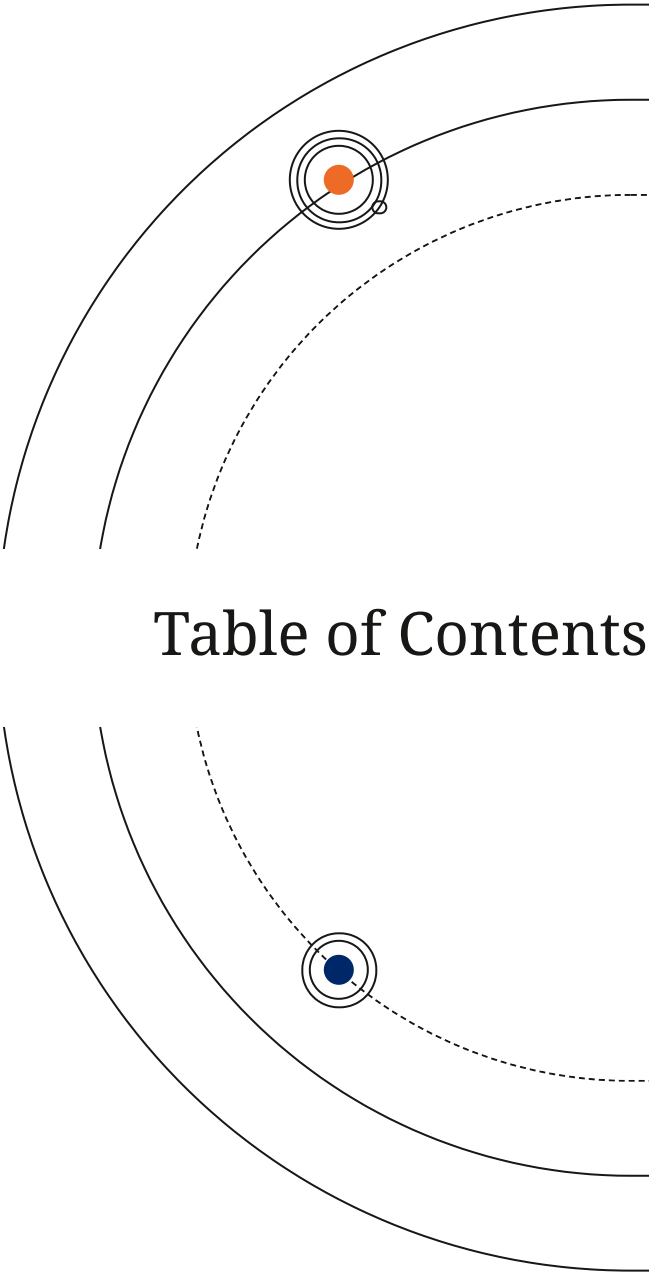


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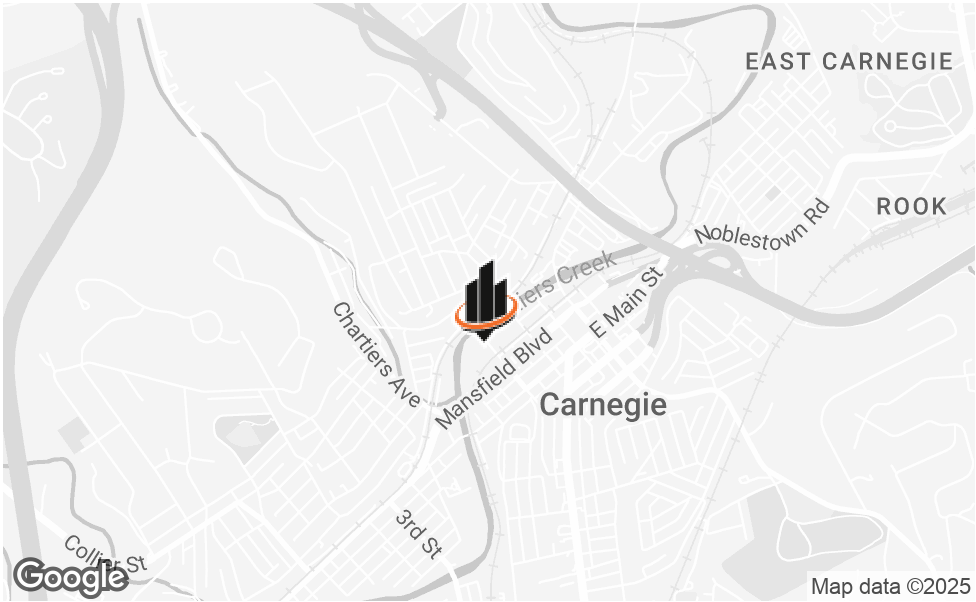
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.95 SF/yr (Full Service)
BUILDING SIZE:	26,671 SF
AVAILABLE SF:	350 - 2,205 SF
LOT SIZE:	1.38 Acres
ZONING:	D-3 Arterial District
MARKET:	Pittsburgh
SUBMARKET:	Parkway West Corridor
APN:	103-G-18

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for lease this office space in Carnegie, PA.

Location in Downtown Carnegie offers accessibility to commercial banking institutes and local restaurants. Location also provides easy access to Interstate 376 and Interstate 79, and is only 6 miles southwest of Downtown Pittsburgh and 13 miles southeast of Pittsburgh International Airport.

PROPERTY HIGHLIGHTS

- 2,205 SF office available space on the 3rd floor, 350 SF & 1,800 SF on the 4th floor, 1,753 SF on the 5th floor
- Two elevators with restrooms on each floor
- On-site parking with 93 spaces
- Tenant Improvement Allowance offered subject to term
- Lease rate includes utilities and cleaning

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	350 - 2,205 SF	LEASE RATE:	\$17.95 SF/yr

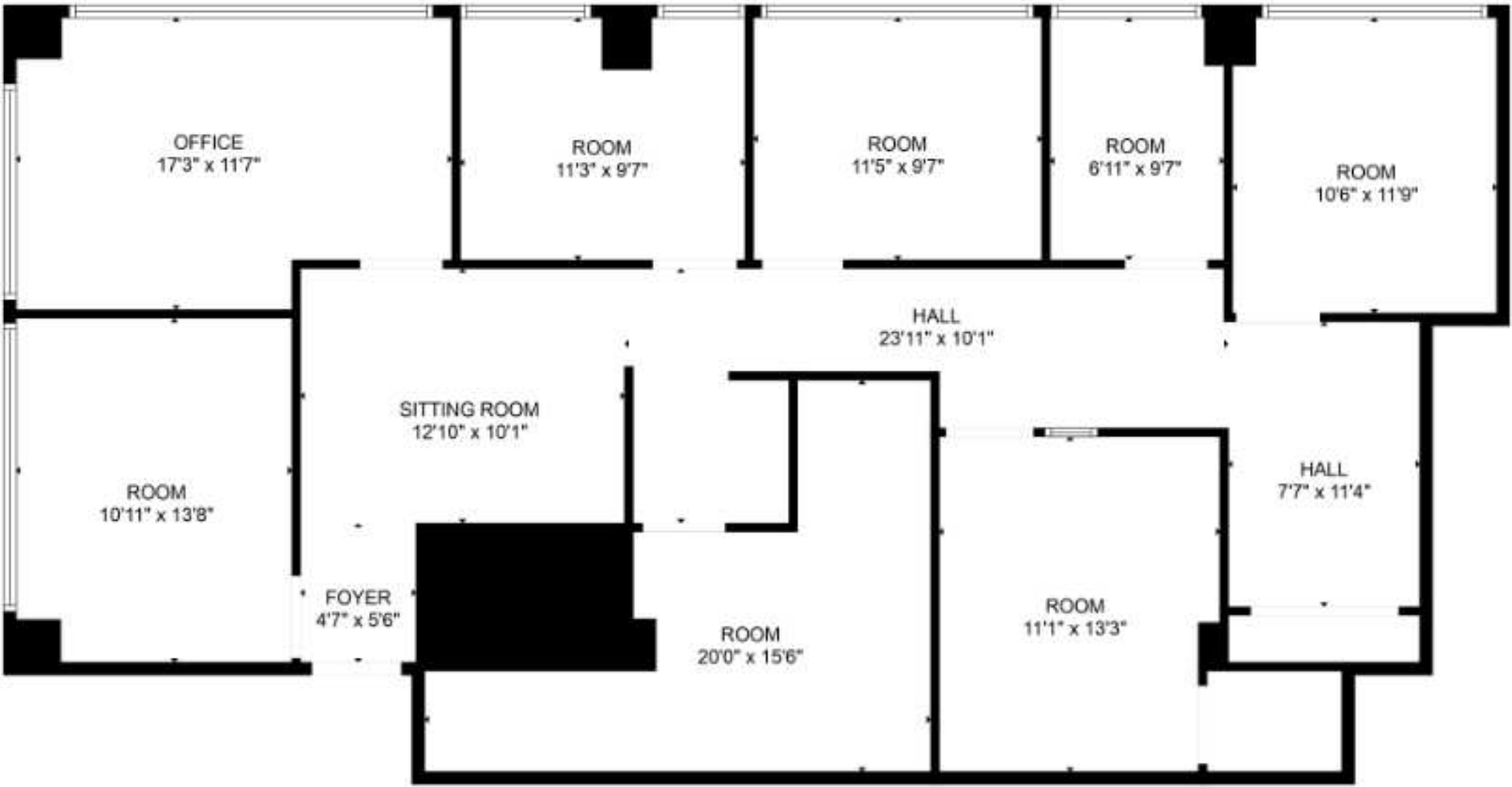
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 302	Available	2,205 SF	Full Service	\$17.95 SF/yr
Suite 400	Available	1,800 SF	Full Service	\$17.95 SF/yr
Suite 408	Available	350 SF	Full Service	\$17.95 SF/yr
Suite 501	Available	1,753 SF	Full Service	\$17.95 SF/yr

FLOOR PLAN | SUITE 302



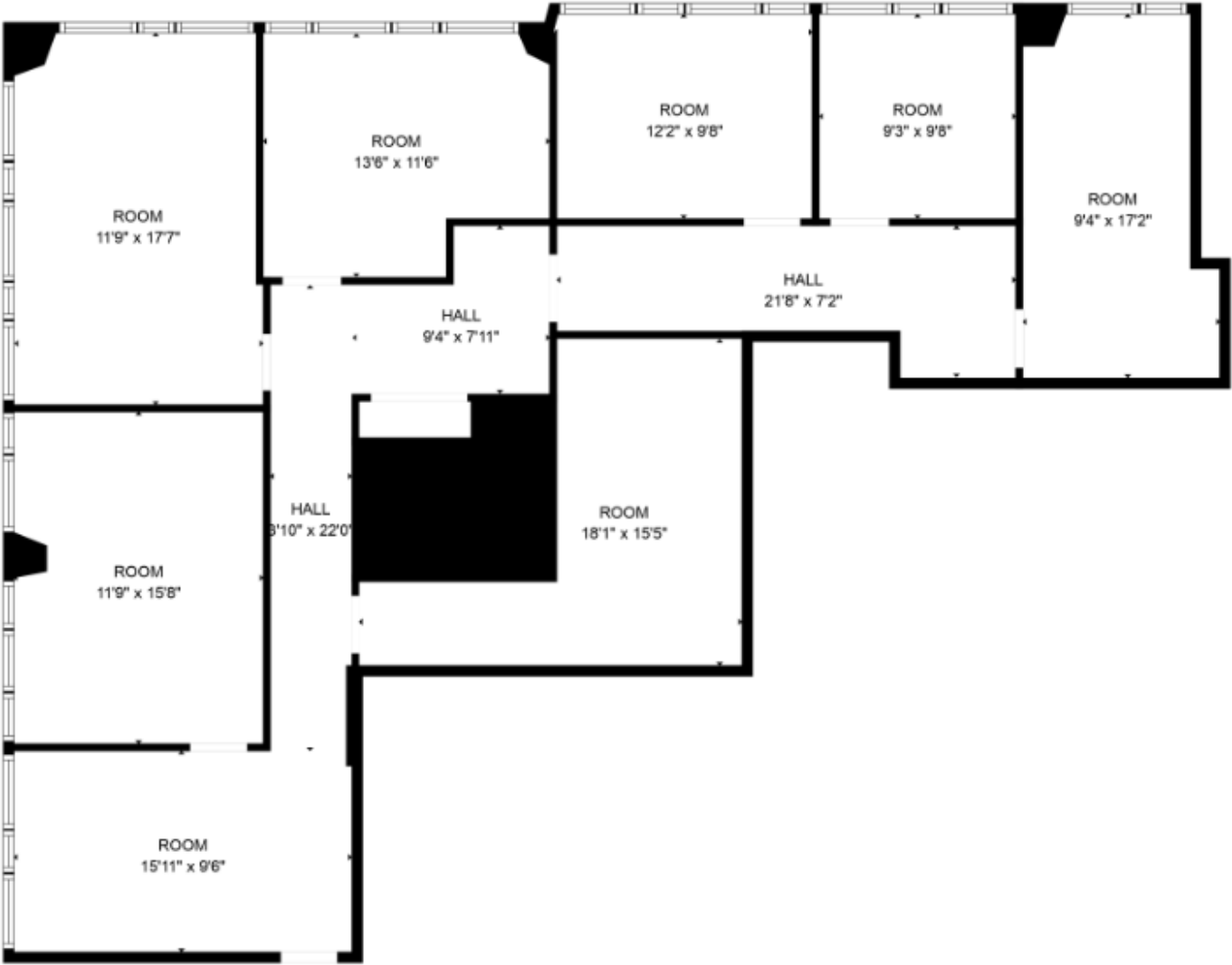
FLOOR PLAN | SUITE 400



FOR LEASE | OFFICE SPACE | CARNEGIE | 102 Broadway Street Carnegie, PA 15106

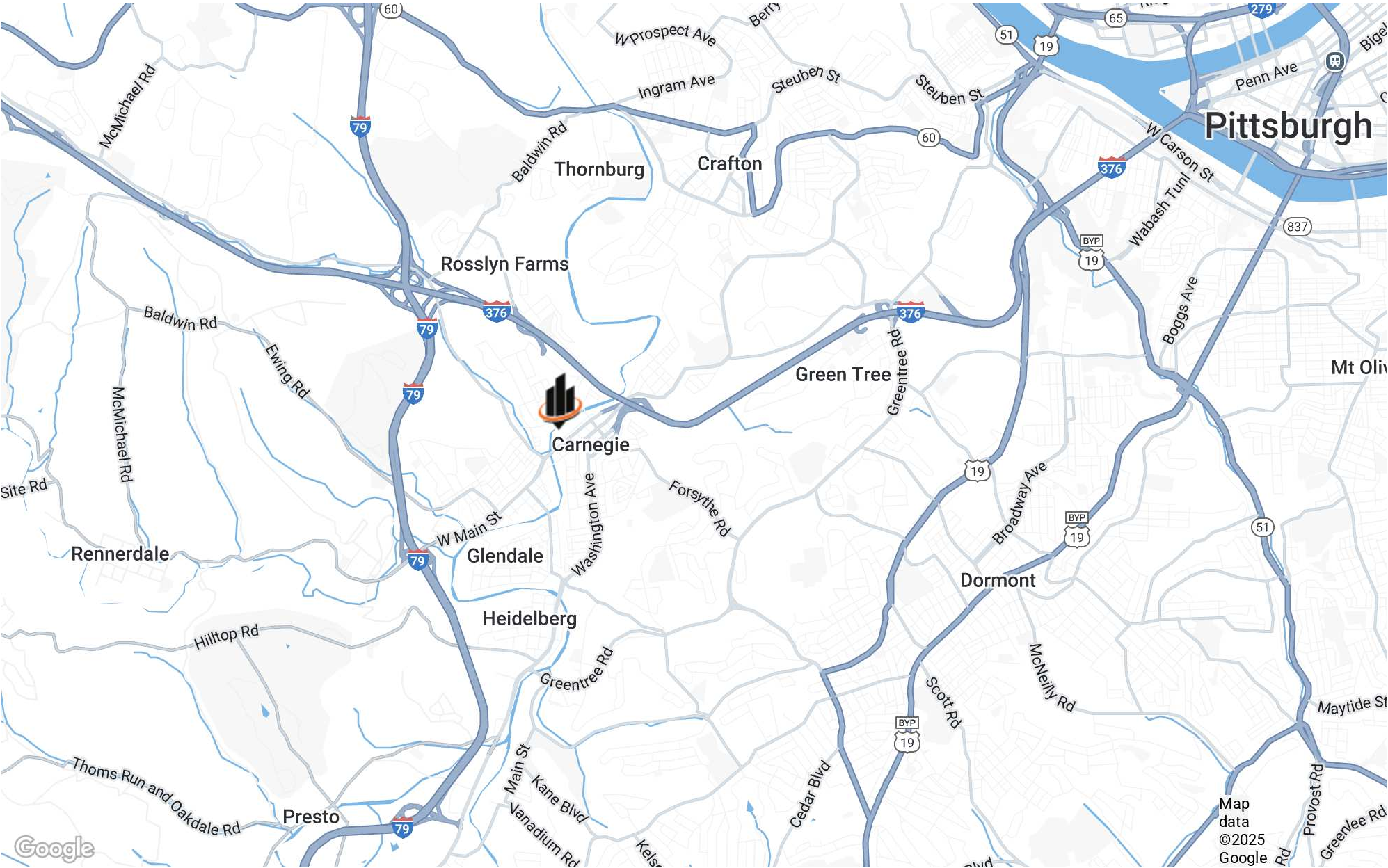


FLOOR PLAN | SUITE 501

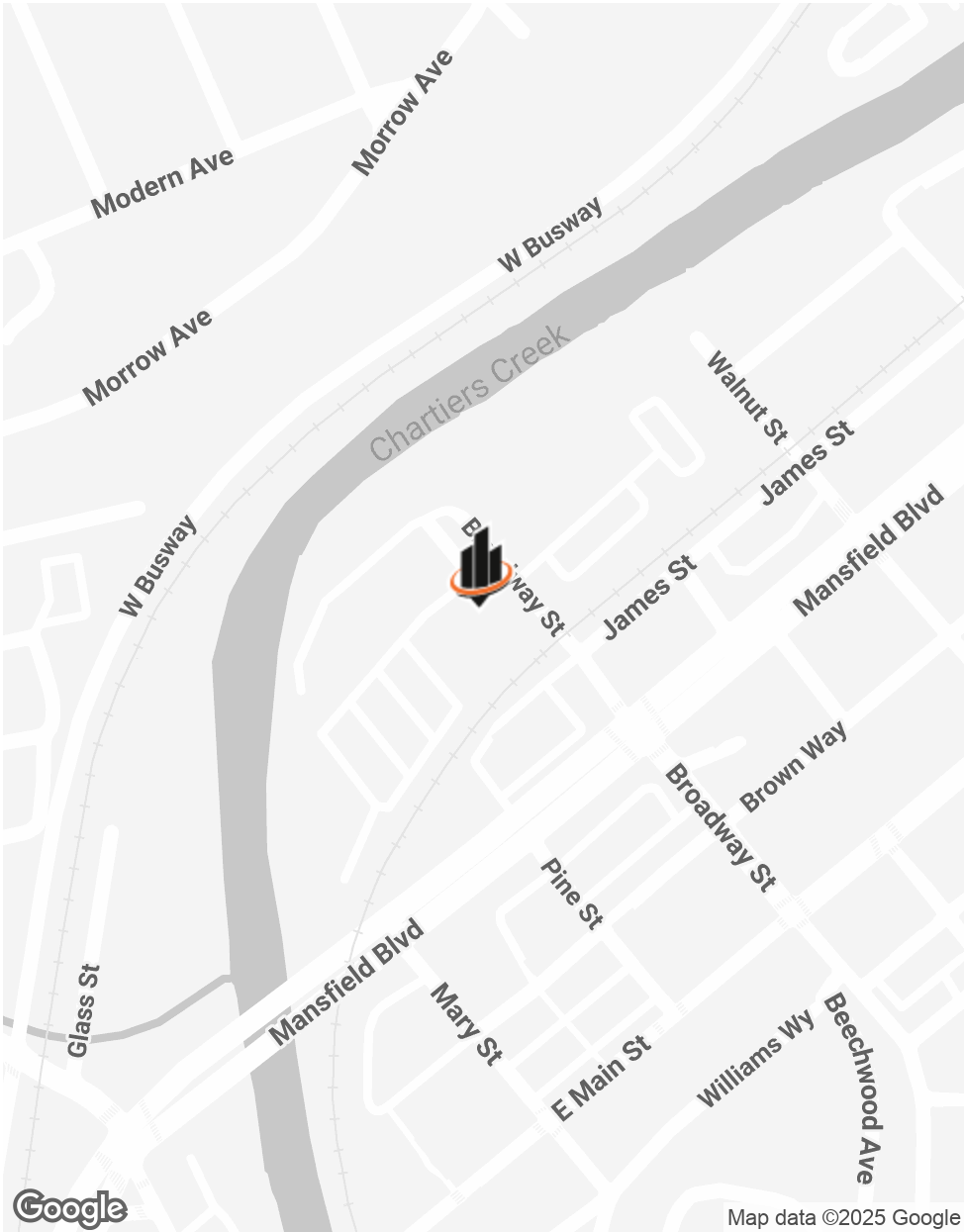
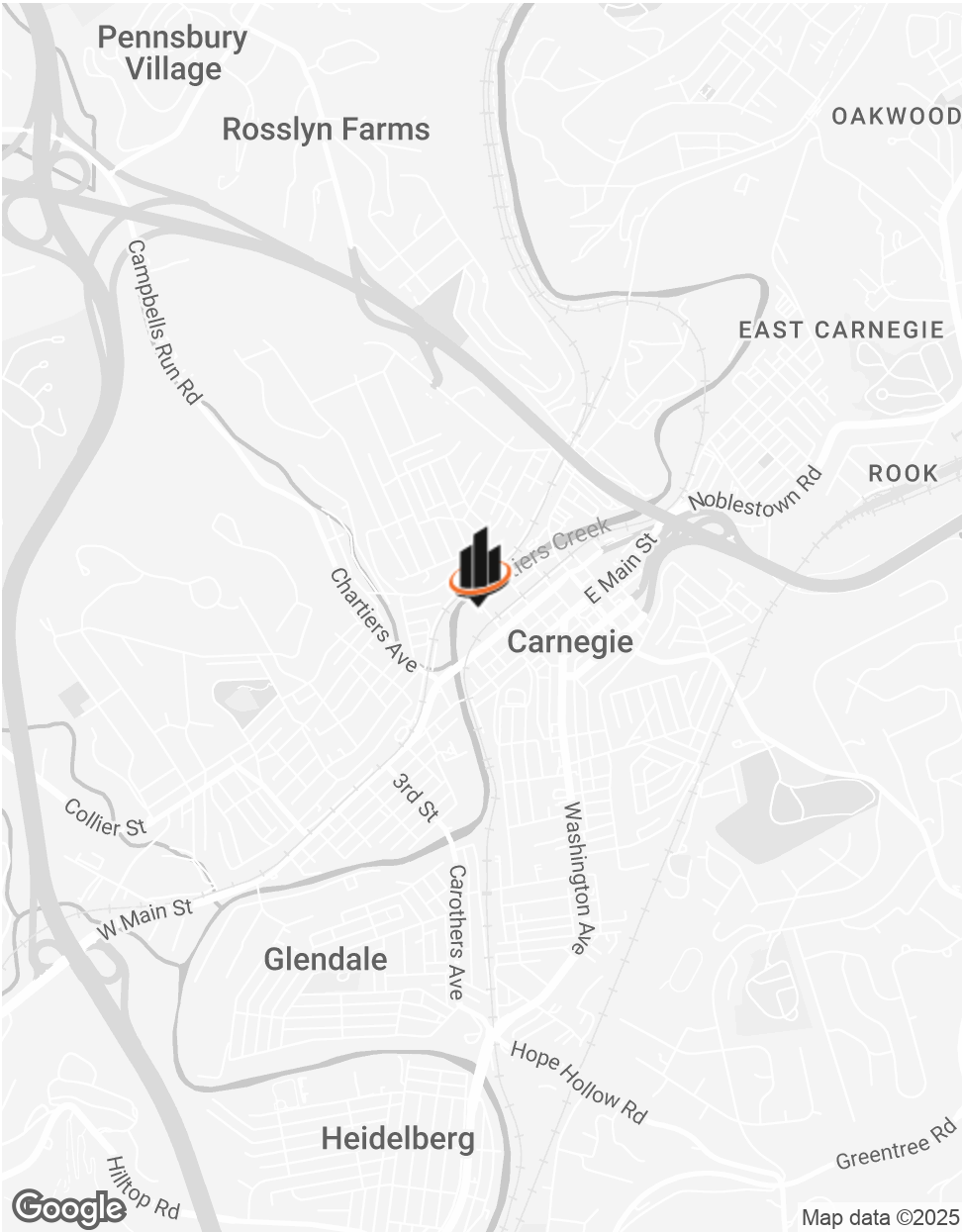


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

REGIONAL MAP



LOCATION MAPS



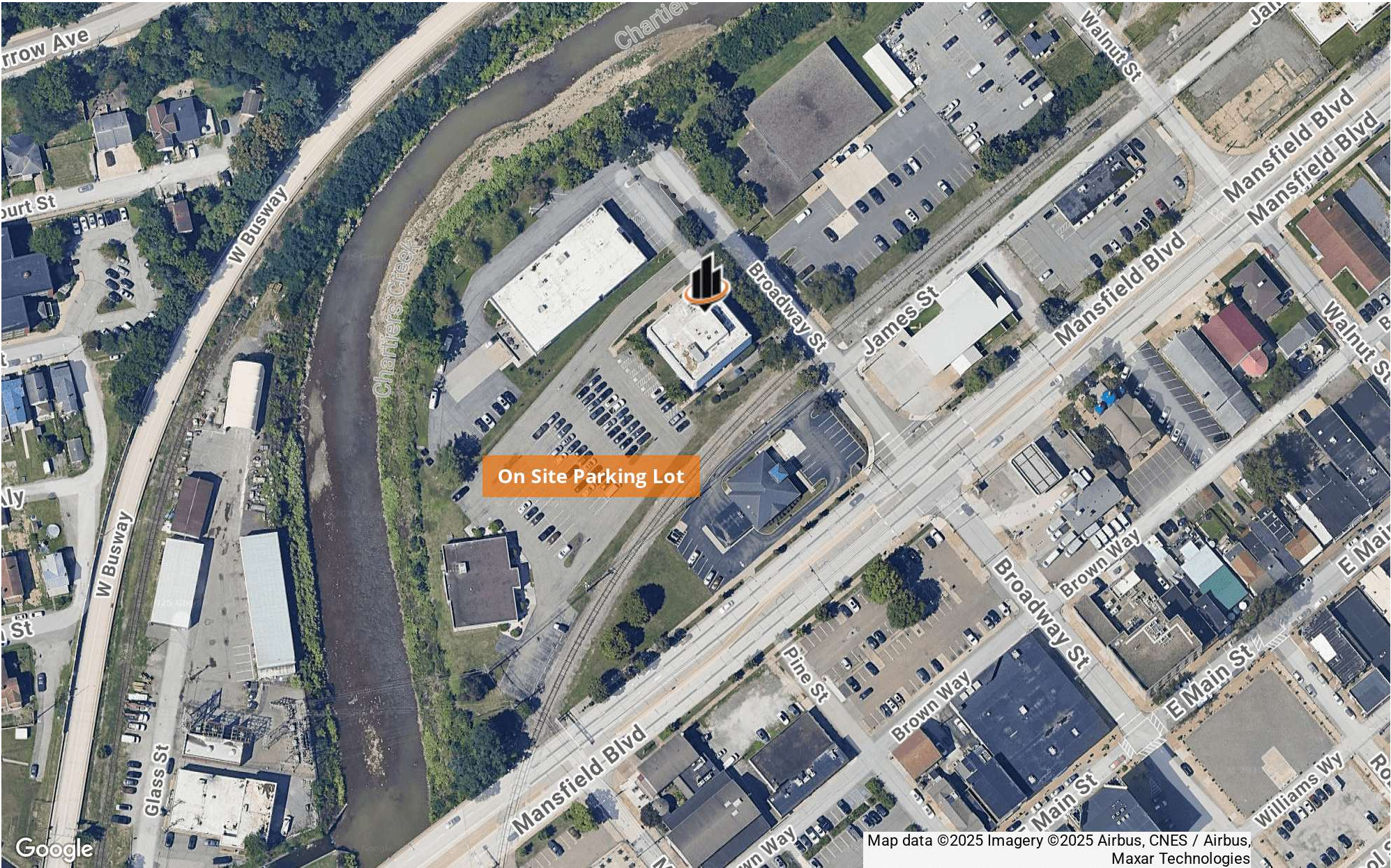
RETAILER MAP



SITE PLAN



ON SITE PARKING

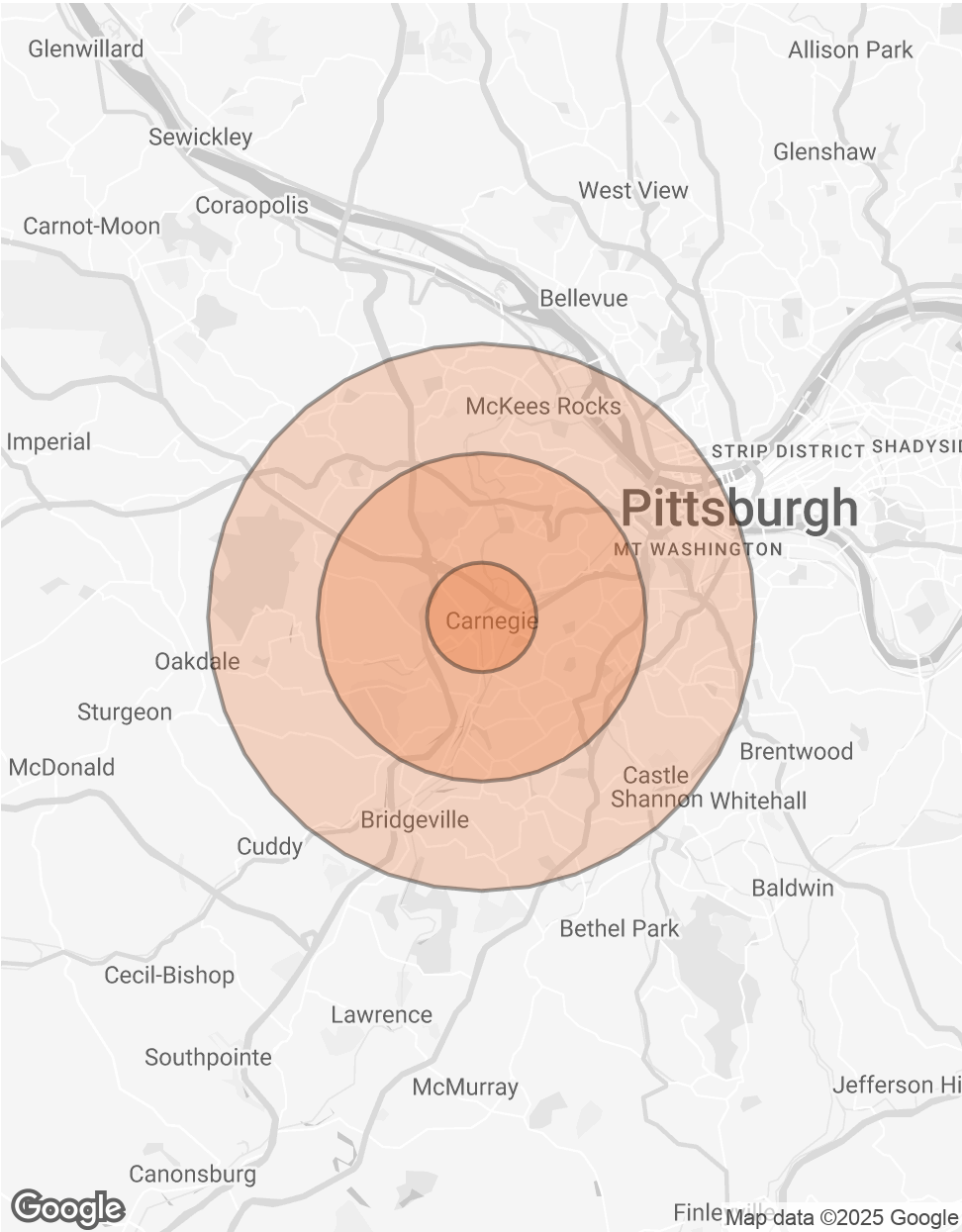


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,462	76,531	215,786
AVERAGE AGE	41.5	42.7	41.9
AVERAGE AGE (MALE)	37.3	40.2	39.6
AVERAGE AGE (FEMALE)	44.5	45.1	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,802	34,659	94,251
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$60,100	\$71,453	\$71,675
AVERAGE HOUSE VALUE	\$131,467	\$160,538	\$170,895

* Demographic data derived from 2020 ACS - US Census





PRESENTED BY:

○ ————— ○

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