

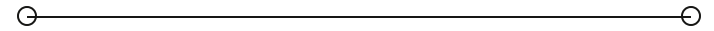


**OFFERING MEMORANDUM**

# Trimont Office Condo For Lease

**1301 GRANDVIEW AVE**

Pittsburgh, PA 15211



**PRESENTED BY:**

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## DISCLAIMER

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



**SECTION 1**  
**Property  
Information**

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF/yr (Plus utilities)
<b>BUILDING SIZE:</b>	10,404 SF
<b>AVAILABLE SF:</b>	3,214 - 8,786 SF
<b>MARKET:</b>	Pittsburgh

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the leasing of this office condo unit located in the Trimont in Mt Washington neighborhood of Pittsburgh, PA. Units 1192-A & 1192-B are combined on the 4th floor totaling 8,786 SF office space, but can be subdivided into 3,214 SF and 5,572 SF.

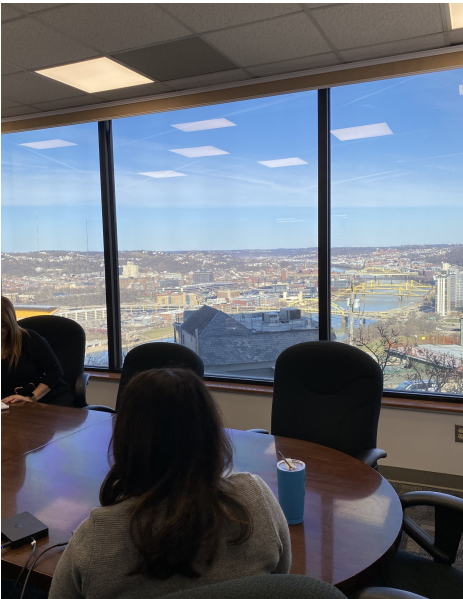
## PROPERTY HIGHLIGHTS

- Consists of a mix of open office space and private offices with kitchen space
- Fully furnished offices with desks and cubes available
- Parking for 10 spaces at no cost in interior covered garage
- Fantastic views of the Rivers and City of Pittsburgh

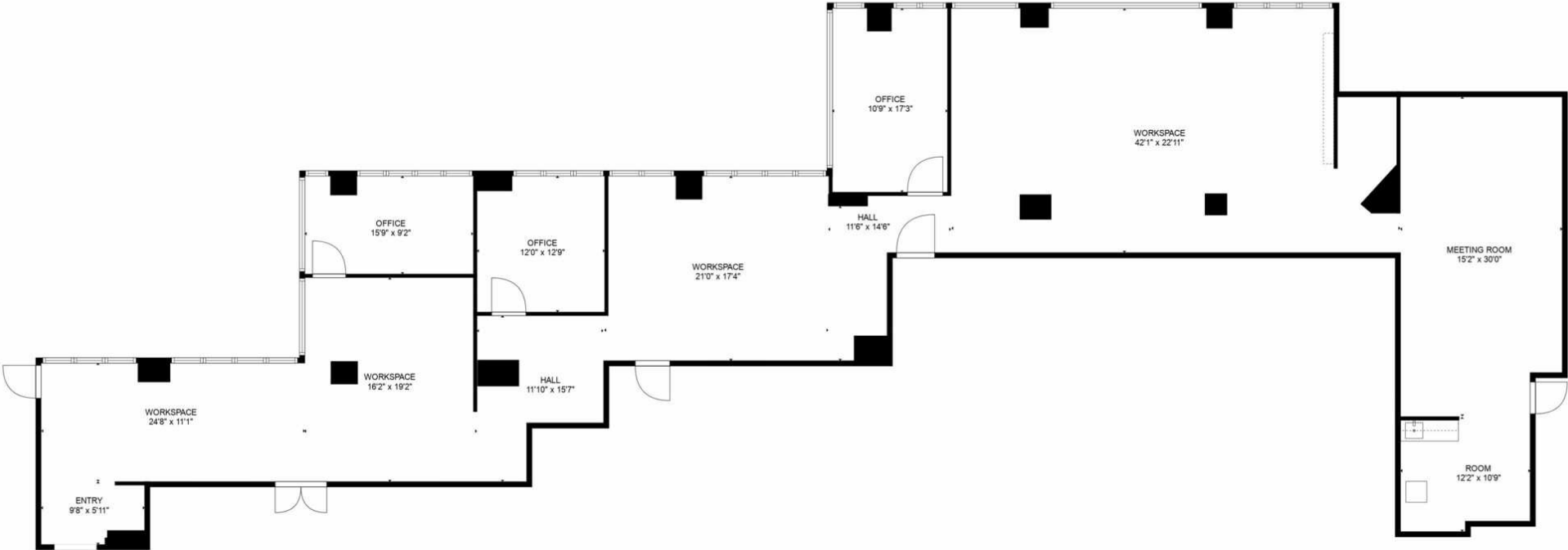
**ADDITIONAL PHOTOS**



**ADDITIONAL PHOTOS**



# FLOOR PLAN | BACK AREA

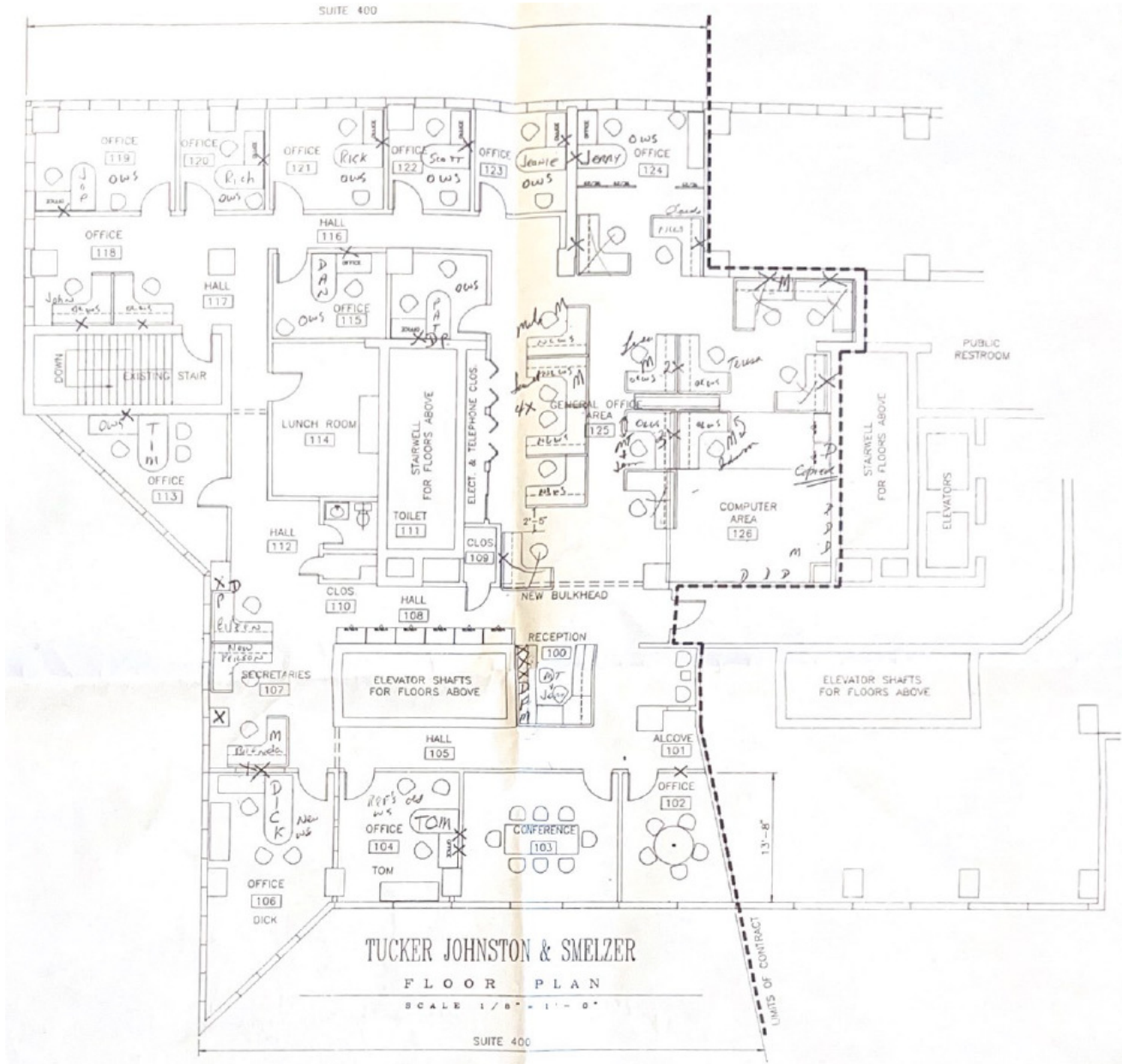


**TOTAL: 3214 sq. ft**

FLOOR 1: 3214 sq. ft

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

# FLOOR PLAN | FRONT AREA



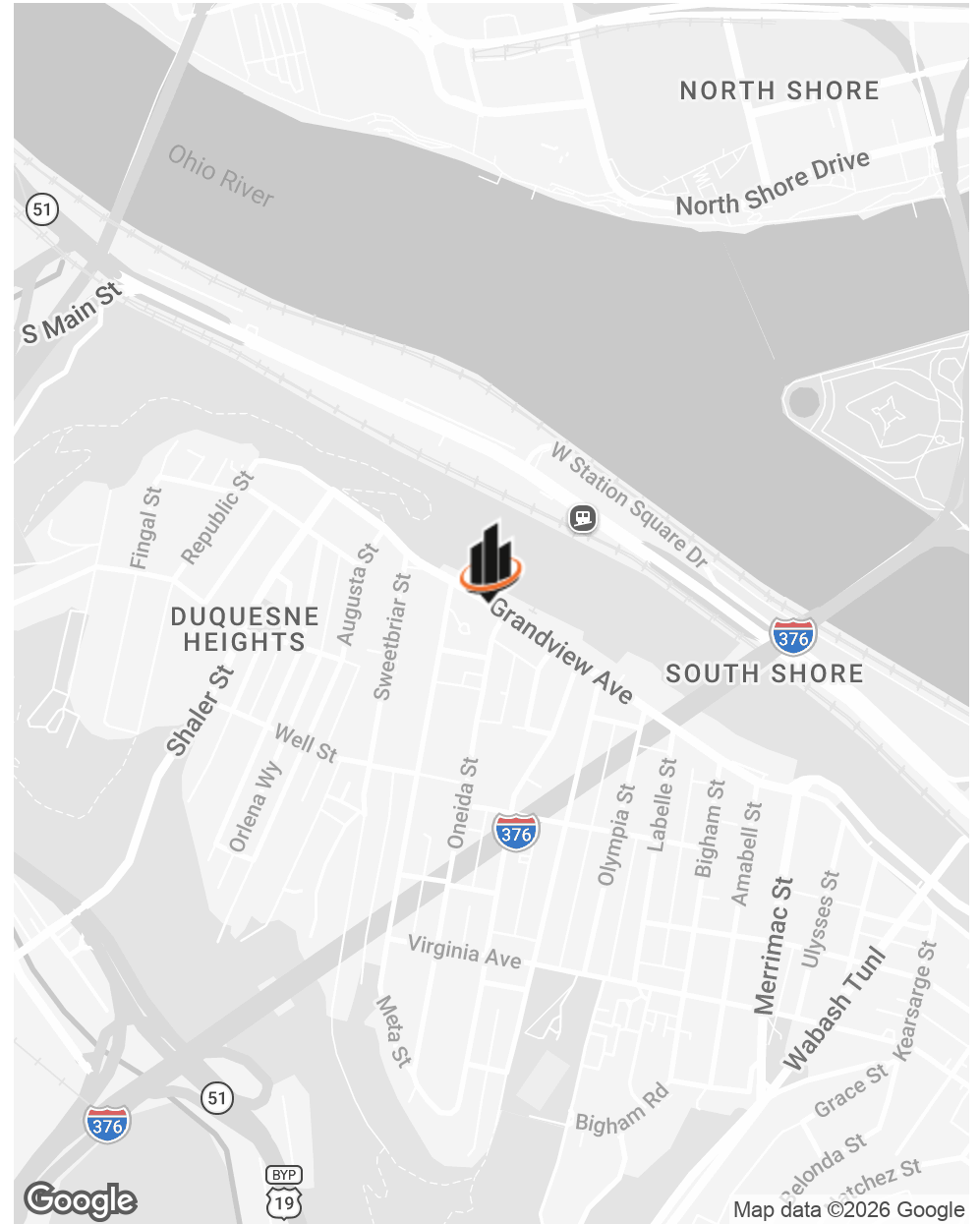
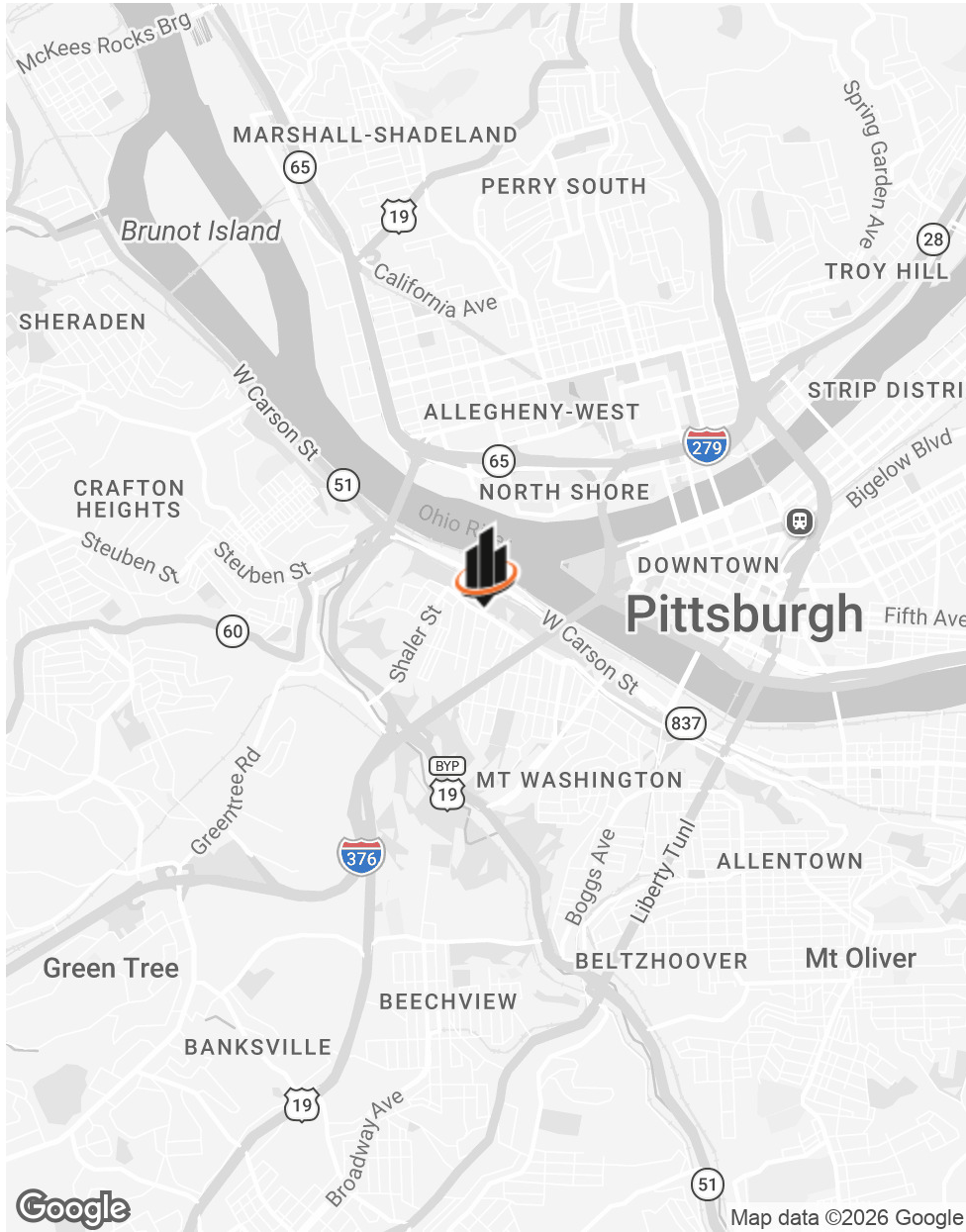


SECTION 2

Location  
Information



# LOCATION MAPS



# RETAILER MAP



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### MT WASHINGTON

Mount Washington is a neighborhood in Pittsburgh’s south city area. It is known for its steep hill overlooking the Pittsburgh skyline, which was rated the most beautiful vista in America by USA Weekend; its funiculars, the Duquesne and Monongahela Inclines, which are the oldest continuous inclines in the world; and for the row of upscale restaurants paralleling the crest of Mount Washington, the hill upon which the community sits. The neighborhood is also known as the home of Autumn House Press, one of the leading literary publishers in the United States.

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

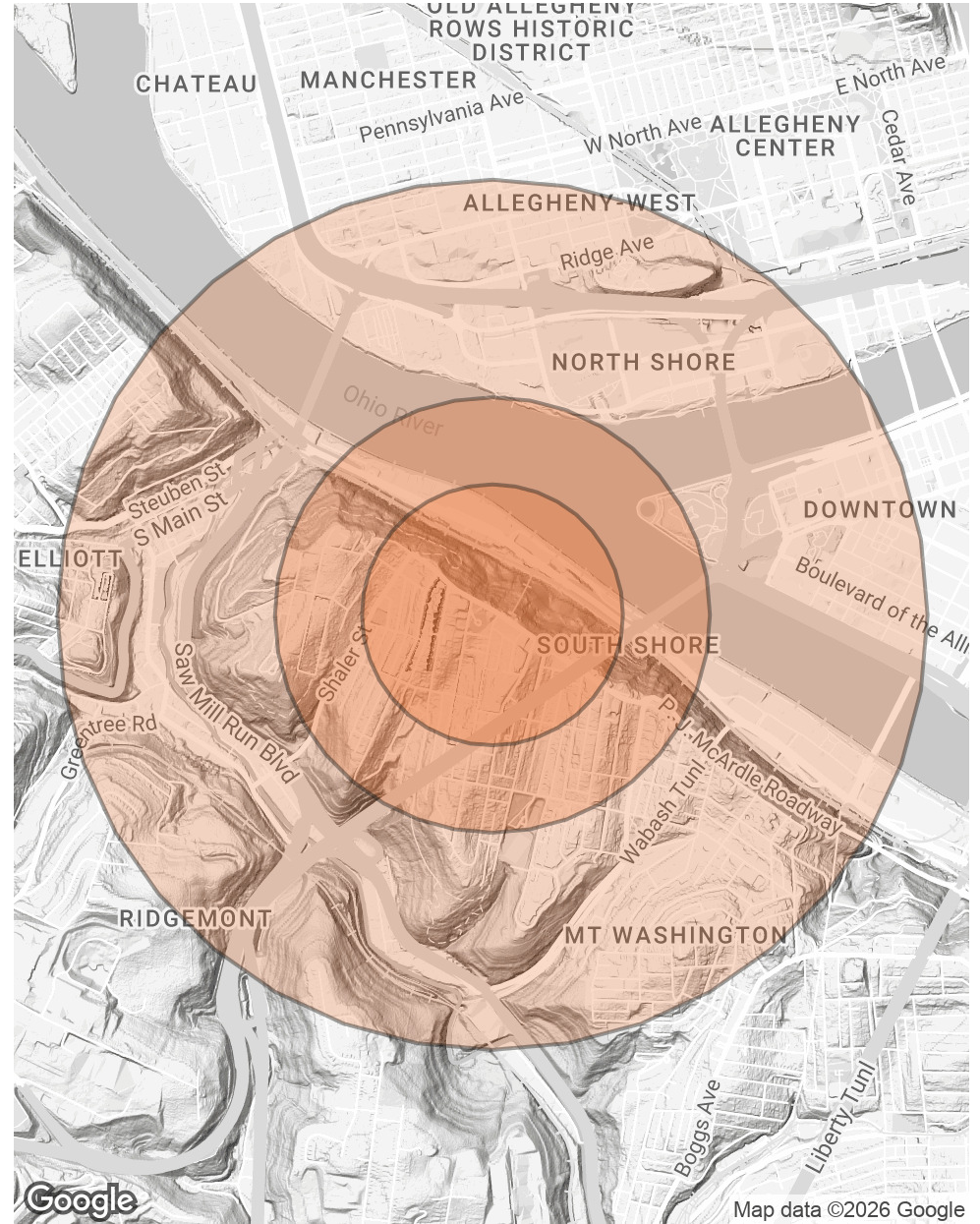
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,165	3,196	10,696
AVERAGE AGE	45	44	42
AVERAGE AGE (MALE)	44	43	42
AVERAGE AGE (FEMALE)	47	46	43

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	647	1,750	5,706
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$118,522	\$114,072	\$115,456
AVERAGE HOUSE VALUE	\$424,469	\$374,812	\$367,982

Demographics data derived from AlphaMap





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