

Tower Two-Sixty

274 Forbes Avenue
Pittsburgh, PA 15222



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REAL ESTATE SERVICES

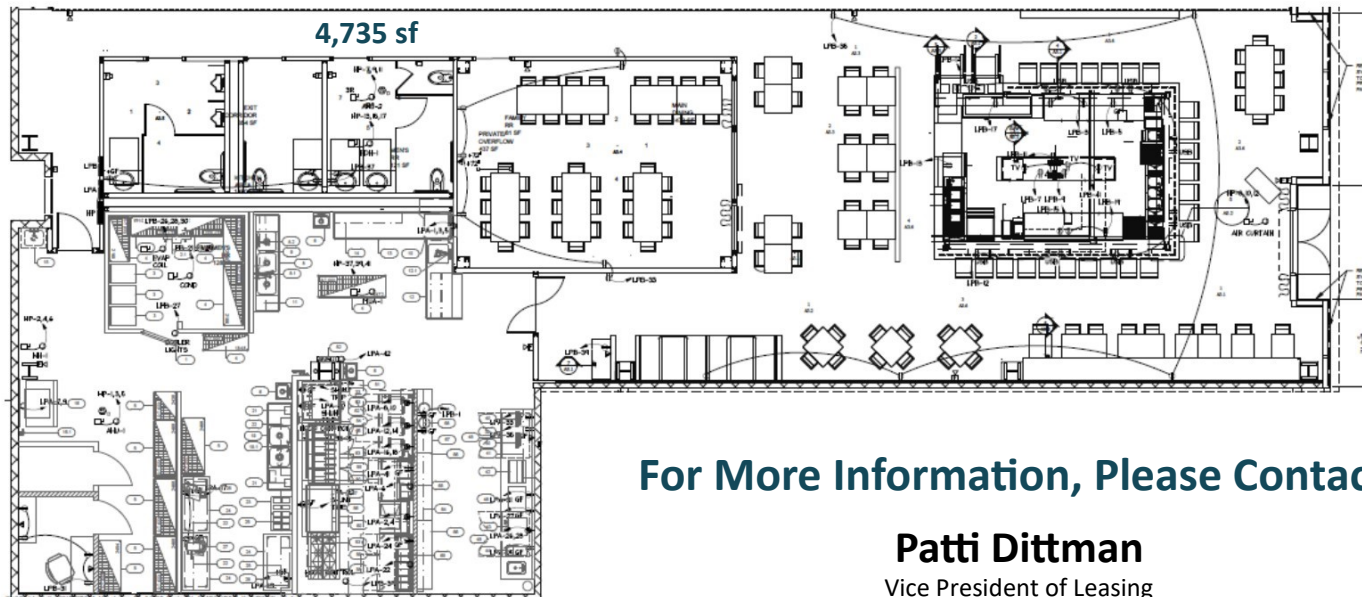
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RESTAURANT/RETAIL SPACE FOR LEASE - 4,735 sf



274 FORBES AVENUE

- ◆ Former restaurant space
- ◆ Immediate occupancy
- ◆ Newly completed outdoor dining area
- ◆ Convenient curbside pickup area
- ◆ Premiere Downtown Pittsburgh location in Tower Two-Sixty
- ◆ Adjacent to historic Market Square
- ◆ Within walking distance to the Cultural District, events, restaurants, attractions and public transportation
- ◆ On-site 197-room Hilton Garden Inn
- ◆ On-site 330 space public parking garage
- ◆ Close to public transportation
- ◆ Additional 3,246 sf available for lease next door at 268 Forbes Avenue



For More Information, Please Contact:

Patti Dittman

Vice President of Leasing

724-222-1004

pdittman@millcraftideas.com

License #RS220903L



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Corporate Office: 380 Southpointe Blvd., Suite 400, Canonsburg, PA 15317 • PH 724-222-1004 - Fax 724-745-2400 • www.millcraftideas.com

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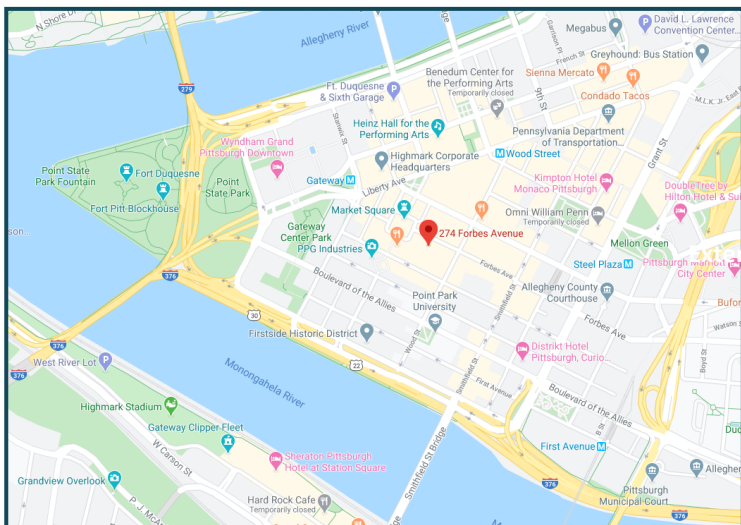
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Demographics >>

CoStar Group

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Population	20,310	153,436
Households	8,322	66,654
Average Age	36.00	36.80
Median HH Income	\$62,396	\$40,524
Daytime Employees	172,417	397,731
Population Growth '19-'24	2.2%	0.0%
Household Growth '19-'24	4.0%	0.1%



WALK SCORE®
Walker's Paradise (100)

TRANSIT SCORE®
Rider's Paradise (100)

BIKE SCORE®
Very Bikeable (78)



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