

RETAIL SPACE FOR LEASE | ADJACENT TO HEINZ HALL

545-547 LIBERTY AVENUE & 226 SIXTH STREET | Pittsburgh, PA 15222 | Cultural District



PROPERTY OVERVIEW

Core Downtown location in the Cultural District at the base of the Sixth Penn Parking Garage directly across from Heinz Hall. This is a corner location in one of Downtown's busiest intersections with three contiguous retail storefronts containing up to 10,300 SF and over 200' of combined frontage. Join neighbors Starbucks, Gaucho, Redbeard's, and Con Alma and be a part of Downtown's most active restaurant scene! Mezzanine and basement space also available. Immediate access to 500-car parking garage.

Transit oriented location with multiple Port Authority bus stations and the proposed \$230 million Downtown-Uptown-Oakland-East End Bus Rapid Transit (BRT).

SPACE	Up to 10,300 SF <ul style="list-style-type: none">• 545 Liberty Ave - 2,710 SF• 547 Liberty Ave - 1,580 SF• 226 Sixth St - 6,000 SF
RENT	Call for details
DELIVERY	Immediate

DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILE
EST POPULATION	9,579	17,958	45,811
EST HOUSEHOLDS	1,668	6,409	20,628
EST AVG HH INCOME	\$57,870	\$52,699	\$55,797
EST MEDIAN HH INCOME	\$35,477	\$30,753	\$34,484



PITTSBURGH'S CULTURAL DISTRICT

≈ Heart of the city's art and entertainment scene ≈

≈ Five major performing arts theaters, and other significant venues including galleries, nightclubs, and the David Lawrence Convention Center ≈

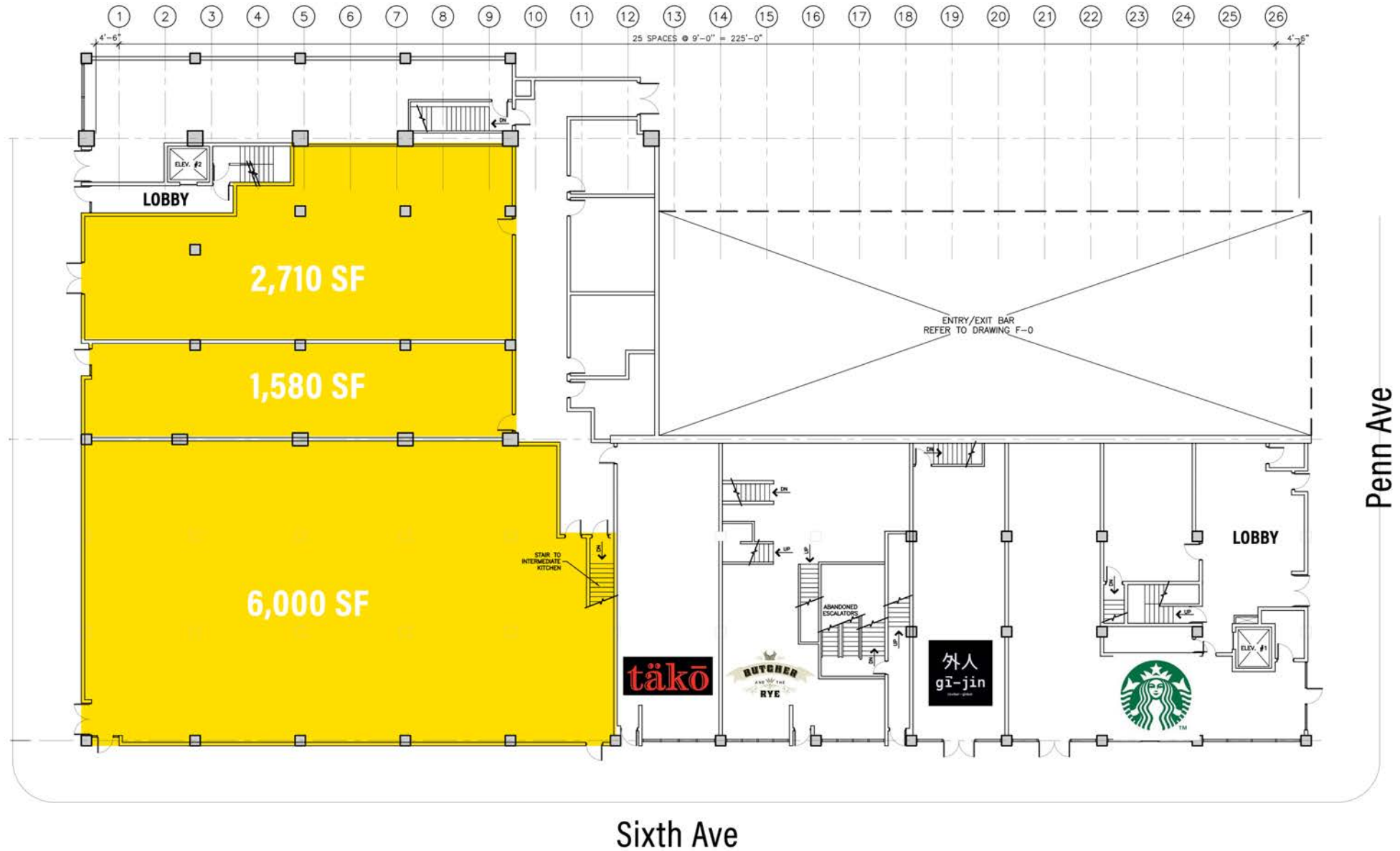
≈ "Penn Avenue Corridor" is downtown Pittsburgh's nightlife center ≈

≈ 2M Patrons annually visit the Cultural District ≈

≈ Walking distance to Pittsburgh's three professional sports teams ≈

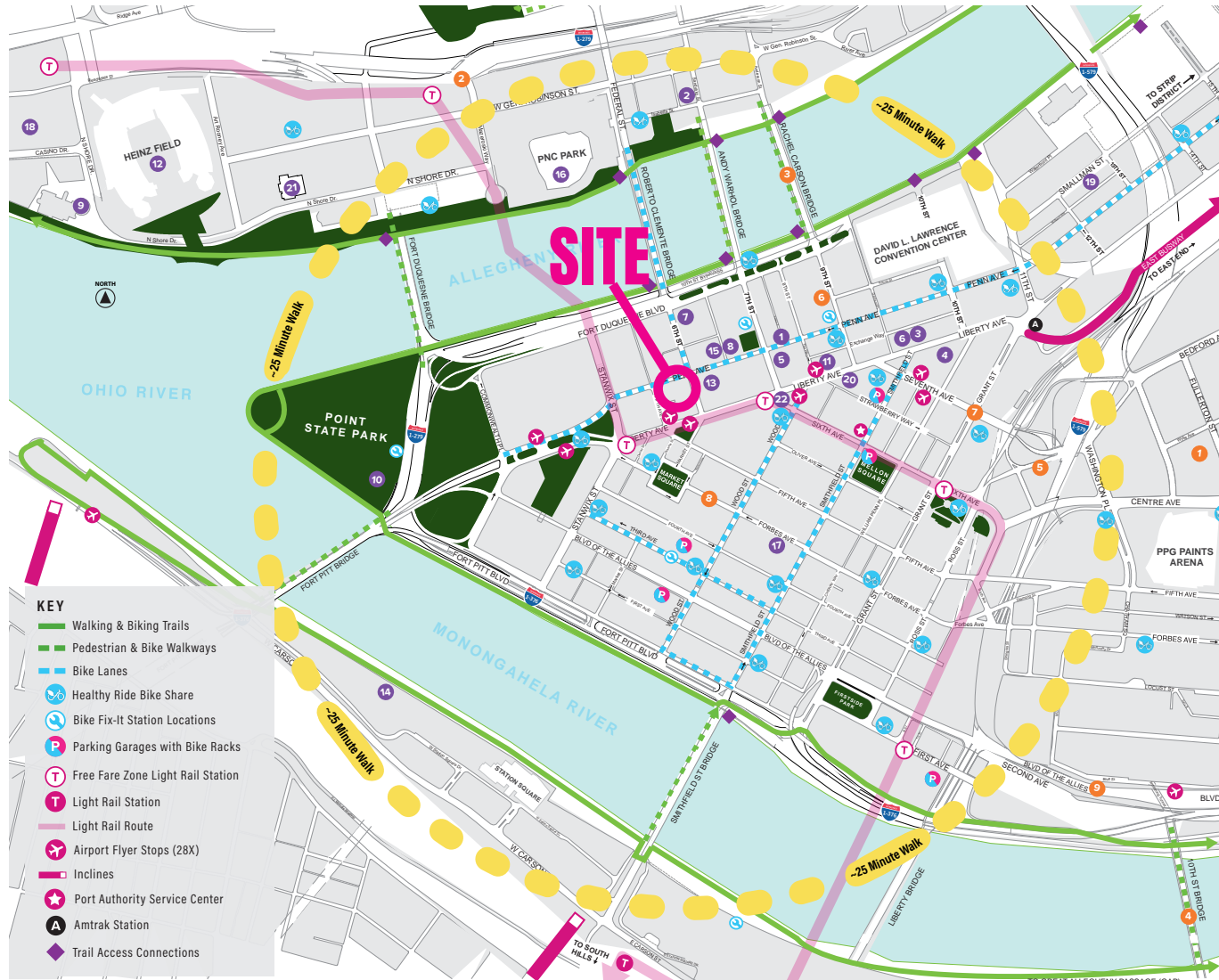
≈ Part of the Greater Downtown Pittsburgh area, walking to all of CBD within 10 min. ≈

FLOORPLAN



The map displays the Centre District in Pittsburgh, PA, with a proposed development site highlighted in pink. The site is located near the intersection of Liberty Avenue and Wood Street, adjacent to the Heinz Hall and Benedum Center. The map includes labels for major landmarks such as Heinz Hall, Benedum Center, and various streets including Liberty Avenue, Wood Street, and Smithfield Street. It also shows existing businesses and infrastructure like bridges (Fort Duquesne Bridge, Fort Pitt Bridge, Street Bridge) and rivers (Allegheny River, Monongahela River). A legend in the bottom left corner lists various businesses and services, including Subway, Primanti Bros., Noodles, Yee's, Chase, Dunkin' Donuts, Chipotle, Bank of America, Starbucks, and others. The map also shows the location of the David L. Lawrence Convention Center, AC Hotels, Westin, and Drury Hotels. The text 'CENTRE DISTRICT RETAIL / OFFICE / HOTEL NEW DEVELOPMENT' is visible in the bottom right corner.

WALKING MAP

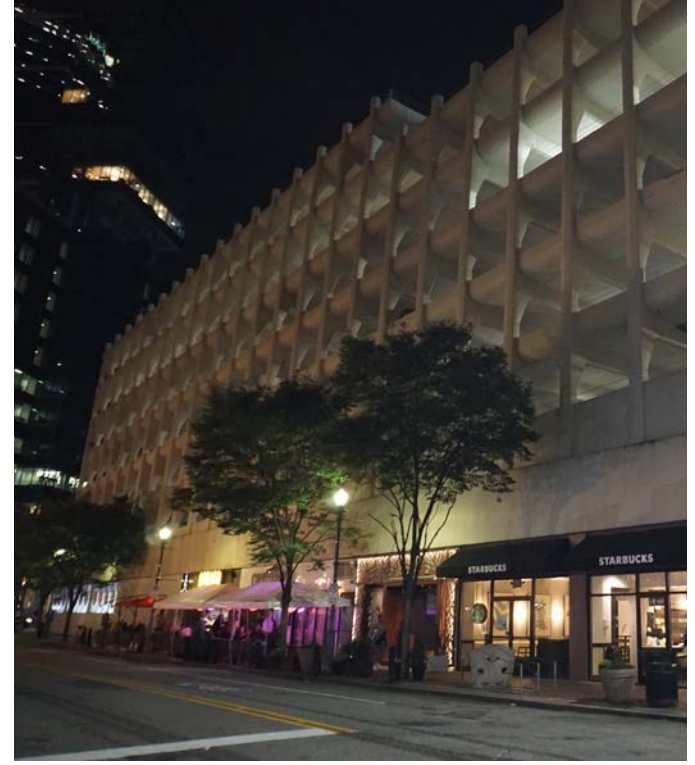


DOWNTOWN DESTINATIONS

- For shops, restaurants, events, and more, go to DowntownPittsburgh.com/Visit
- | | | |
|---------------------------------|---------------------------|--|
| 1 707-709 Penn Avenue Galleries | 9 Carnegie Science Center | 18 Rivers Casino |
| 2 Andy Warhol Museum | 10 Fort Pitt Museum | 19 Senator John Heinz Pittsburgh Regional History Center |
| 3 Arcade Comedy Theater | 11 Harris Theater | 20 SPACE Gallery |
| 4 August Wilson Center | 12 Heinz Field | 21 Stage AE |
| 5 Benedum Center | 13 Heinz Hall | 22 Wood Street Galleries |
| 6 Bricolage Production Company | 14 Highmark Stadium | |
| 7 Byham Theater | 15 O'Reilly Theater | |
| 8 Cabaret at Theater Square | 16 PNC Park | |
| | 17 Pittsburgh Playhouse | |

DOWNTOWN CONSTRUCTION

- For current info, go to DowntownPittsburgh.com/Construction
- | | | |
|---|---|---|
| 1 Lower Hill Redevelopment Project (Ongoing) Predevelopment work | 5 I-579 "Cap" Urban Connector Project (2019-2021) Park connector project linking Downtown & the lower Hill District | 8 Forbes Avenue Sidewalk Extension Project (2019) Sidewalk extension between Market Square and Wood Street. |
| 2 I-279 Parkway North Improvement Project (2017-2019) Northbound ramp closures, mainline I-279 restrictions, crossovers | 6 9th and Penn Garage Redevelopment (Ongoing) Demolition & reconstruction of the public parking garage | 9 Boulevard of the Allies (2019-2020) Resurfacing, signal upgrades, ADA curb cut ramp installation, and pedestrian safety improvements. |
| 3 Rachel Carson Bridge Rehabilitation (9th Street Bridge) (2019-2020) Complete closure repair & rehabilitation. | 7 Grant Street Reconstruction Project (2019-2020) Replacement of all bricks & damaged portions of the concrete subbase. | |
| 4 10th Street Bridge Paving (2018-2019) Paving the bridge deck & completion of painting | | |



CONTACT

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