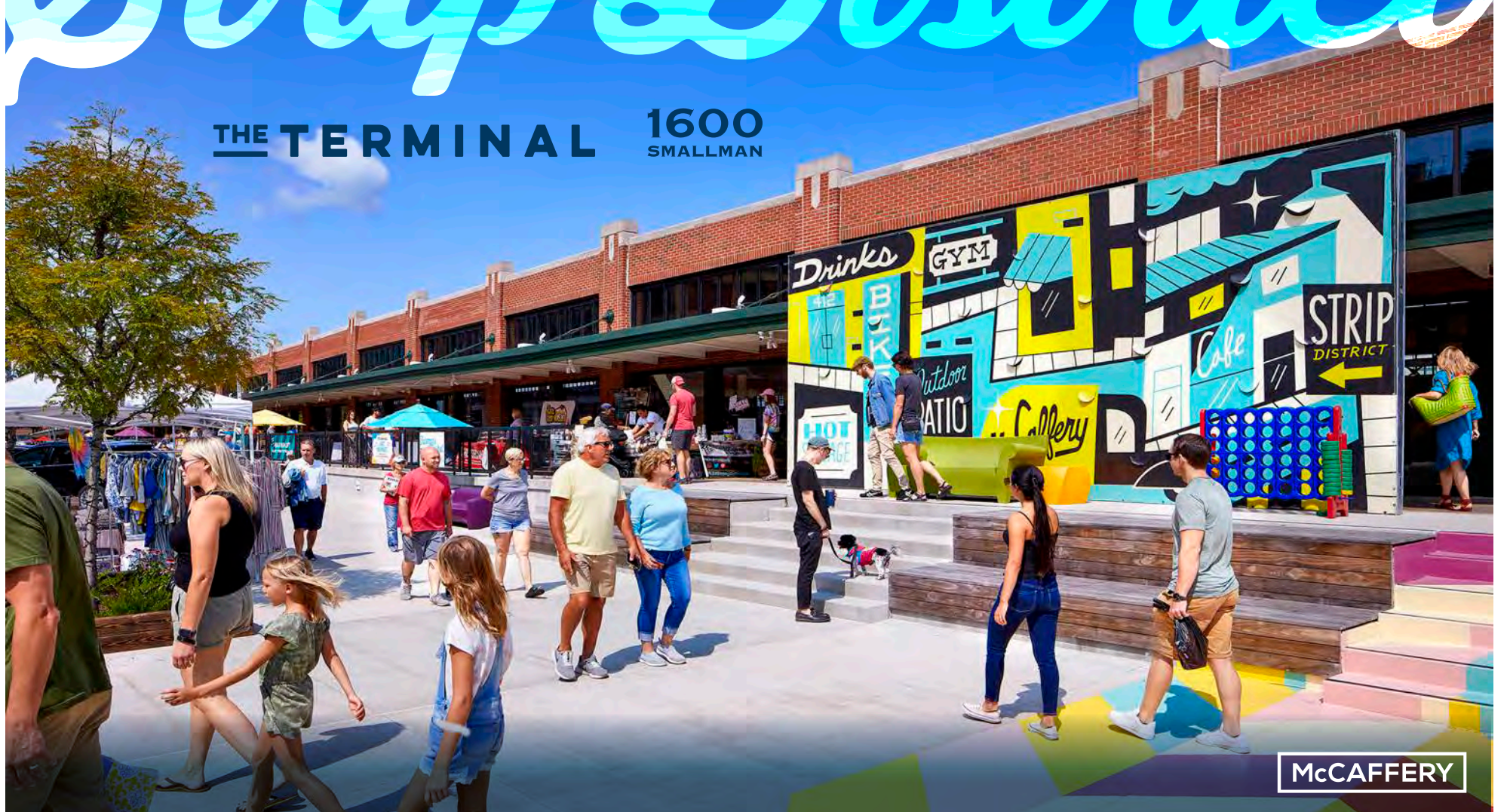


THE Strip District

THE TERMINAL 1600
SMALLMAN



McCAFFERY

DINING SHOPPING FITNESS ENTERTAINMENT OFFICE TECHNOLOGY

THE TERMINAL

Strip District

DEVELOPMENT OVERVIEW

Historic redevelopment of former 1,533'-long Produce Terminal Building, built in 1926.

~160,000 SF of retail shops, restaurants, a food-centric market and office

340 surface parking spaces

Targeting LEED Silver core and shell

Improved pedestrian access

Contiguous public passageways at 17th and 18th to the riverfront trail



JOIN THESE EXCEPTIONAL TENANTS



city
grows





1600 SMALLMAN

— PITTSBURGH —

DEVELOPMENT OVERVIEW

Historic redevelopment of 1921 structure

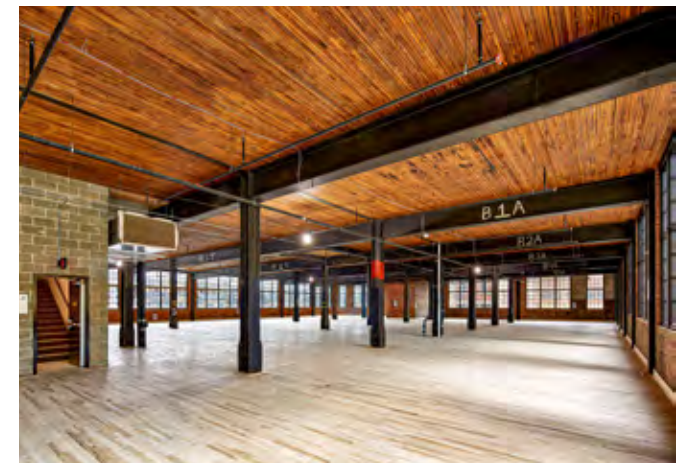
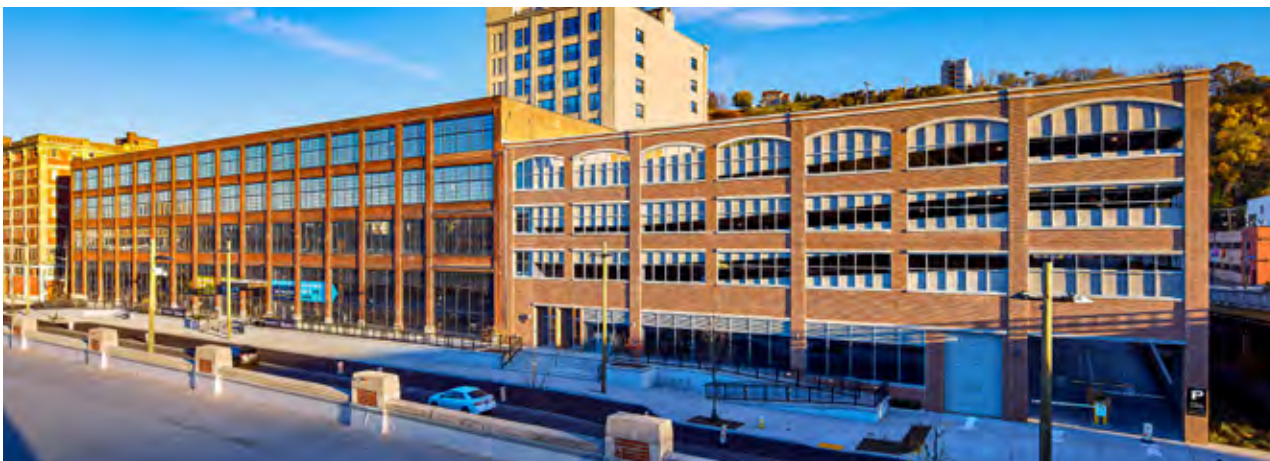
Office space 100% leased to Aurora

21,400 SF available ground-level retail space

Attached 229-stall parking facility

LEED Silver core and shell

New dock-level sidewalk, stair and ramps



Aurora

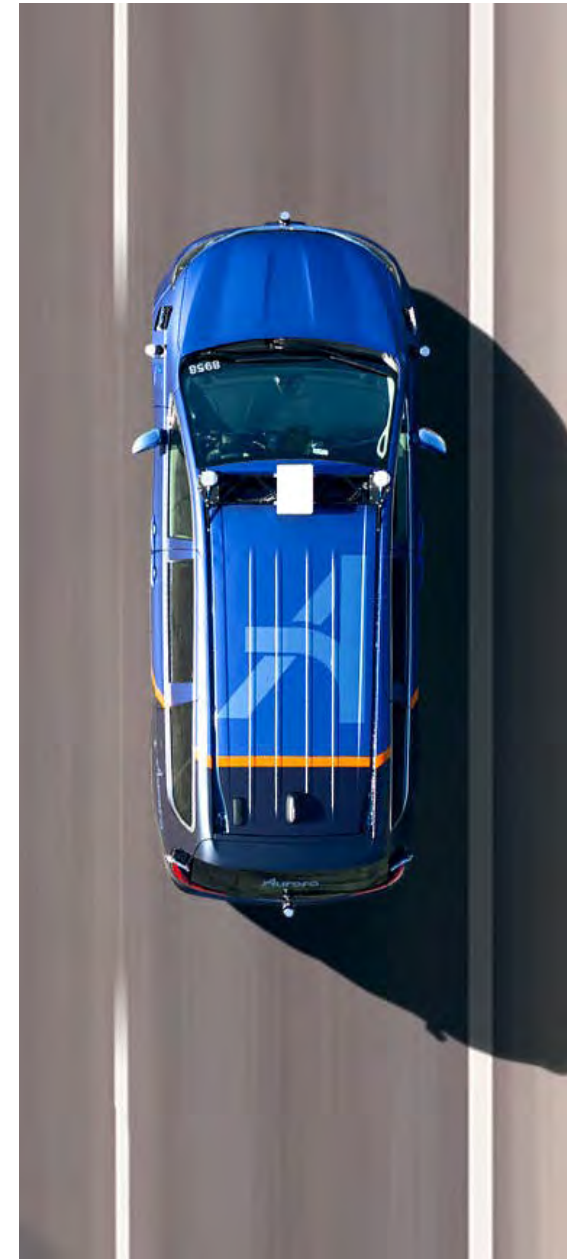
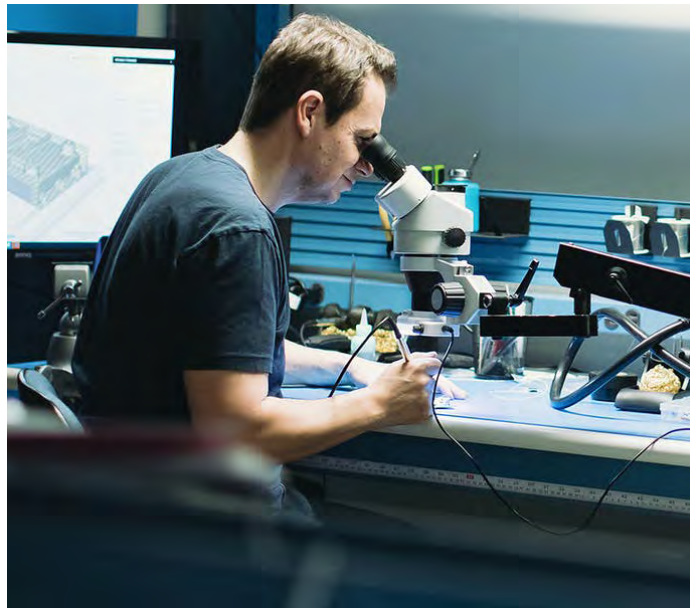
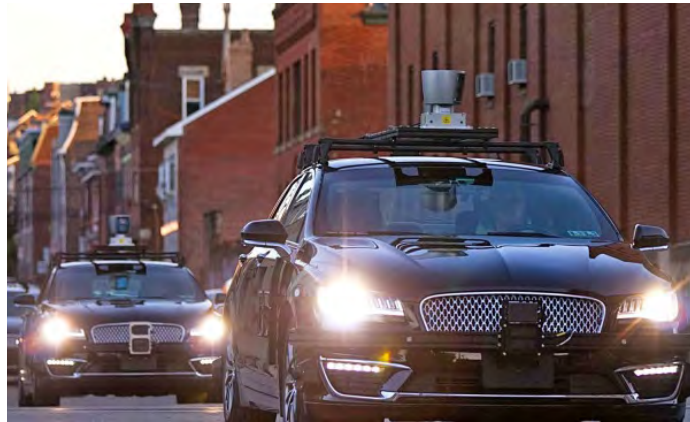
THE *Strip District*

“SILICON STRIP” FROM INDUSTRIAL TO INNOVATIVE

The industrial warehouse spaces and their proximity to several of Pittsburgh’s prestigious educational institutions such as Carnegie Mellon University has helped make the Strip District the ideal home to the regional headquarters of some of the world’s most innovative companies.

The redevelopment of the Produce Terminal building is the most powerful symbol within the new “Silicon Strip.”

Aurora Innovation has taken over 100,000+ square feet at 1600 Smallman. Their new space will be home to a cross-section of employees — from engineers and technical operations to recruiting and IT — and features a shop to house their vehicle fleet.



Aurora

Welcome to “THE SILICON STRIP”

The industrial warehouse spaces and their proximity to several of Pittsburgh’s prestigious educational institutions, such as Carnegie Mellon University, has made the Strip District home to the regional headquarters of some of the world’s most innovative companies. For many, the Strip District has been renamed “The Silicon Strip.”

27th Most Innovative &
Creative City in America

(Innovation Cities, 2022-2023)

#7 Metro Area for
STEM Professionals

(Wallethub, 2023)

A Top 10 Best City
for College Grads

(LanternCredit, 2022)

#5 Best U.S.
City for Jobs

(Wallethub, 2023)

#10 Best Cities for
Young Professionals

(Niche.com, 2023)



CITY OF CHAMPIONS

Pittsburgh is...

#9 Best City to
Live in the USA

(Livability.com, 2022)

#10 Best Cities for
Young Professionals

(Niche.com, 2023)

7th Best Large College
City in America

(Wallethub, 2022)

One of the Best Places
to Live in the U.S.

(U.S. News & World Report, 2022)

#7 Metro Area for
STEM Professionals

(Wallethub, 2023)

A Top 10 Best City
for College Grads

(LanternCredit, 2022)

27th Most Innovative &
Creative City in America

(Innovation Cities, 2022-2023)

Ranked 5th in the 2023
Best Cities for Jobs

(Wallethub, 2023)

#2 Best Cities
for Jobs

(Glassdoor, 2020)

COLLEGE TOWN, U.S.A.

Pittsburgh is one of the truly great college towns in America.
In fact, more than 30% of the population is made up of
college and university students!

100,000 students are enrolled within 10 miles of the Strip District



University
of Pittsburgh

28,649 students
2.3 miles away

Carnegie Mellon

12,569 students
4.7 miles away



DUQUESNE
UNIVERSITY

10,364 students
1.5 miles away

CARLOW
UNIVERSITY

1,897 students
2.6 miles away

POINT PARK
UNIVERSITY

3,827 students
2.9 miles away

CCAC

Community College of Allegheny County

18,913 students
2.8 miles away

chatham
UNIVERSITY

2,300 students
4.6 miles away

LOCATION



SUBMARKET DEVELOPMENTS

One Waterfront Place ¹
BOMBARDIER
200,000 SF Office

The District ²
442 Apartments - delivered 2021

Edge 1909 ³
364 Apartments - delivered 2018

Helm on Allegheny ⁴
219 Apartments - delivered 2021

Cork Factory Lofts ⁵
297 Apartments - delivered 2006
DEVELOPED BY
McCAFFERY

Riverfront West ⁶ ARGO
107,000 SF Office - delivered 2018

Riverfront East ⁷ Burns White
110,000 SF Office - delivered 2017

The Yards ⁸ DEVELOPMENT CONSULTING BY
McCAFFERY
300 Apartments - delivered 2016

The Stacks ⁹
56,000 SF Office - delivered 2020

Hopper Place ¹⁰
145,000 Office - due 2022

Vision on 15th ¹¹
225,000 SF Office - due 2022

District 15 facebook ¹²
105,000 SF Office - delivered 2018

Lot 24 ¹³
96 Apartments - delivered 2012
DEVELOPED BY
McCAFFERY

2501 Smallman ¹⁴
52,000 SF Office - delivered 2016



2555 Smallman ¹⁵ BOSCH Petuum
77,500 SF Office - delivered 2016

The Hive ¹⁶
600 Parking Stalls - due 2022

AC Hotel ¹⁷
131 Keys - delivered 2018

Homewood Suites ¹⁸
150 Keys - delivered 2016

Wholey's Building ¹⁹
520,000 SF Office - underway

Forte Condominiums ²⁰
50 Condos - due 2022

Penn23 ²¹
21 Condos - delivered 2022

3213 Penn Ave ²²
114 Apartments - due 2023

■ COMMERCIAL / OFFICE / HOTEL

■ RESIDENTIAL



THE *Strip District*

WHERE OLD SCHOOL IS NEW SCHOOL

From industrial epicenter to historic market district, The Strip District has seen it all. That's why so many say the plucky, half-mile long stretch of land between the Allegheny River, the Hill District and 11th and 33rd Streets "encompasses everything Pittsburgh stands and is known for."*

Today, old and new blend together to create a truly authentic and one-of-a-kind Pittsburgh experience. The still-standing industrial warehouses now function as **food markets and coffee shops, offices and innovation hubs, art centers and ethnic restaurants, antique dealers and fashion boutiques.** From morning commuters to nightlife revelers, the Strip District offers something for everyone.

NOTABLE NEIGHBORS

- Shopping
- Booze/Entertainment
- Dining
- Purveyor / Grocery
- Coffee Shop
- Bank

ALLEGHENY RIVER

Pittsburgh Cruise Lines

16TH ST BRIDGE

RIVERFRONT LANDING PHASE II
(443 Apartments)

EDGE 1909
(364 Apartments)

HELM ON ALLEGHENY
(220 micro units)

CORK FACTORY LOFTS
(297 apartments)

DISTRICT 15
(105,000 SF Office)
facebook

STRIP DISTRICT BROWNSTONES
(46 Townhomes)

THE TERMINAL Strip District

- City Winery
- Oddfellows
- Posman Books
- Solidcore
- City Groves
- Envy Nails
- OnPar Now
- Sandbox VR
- Chipotle
- Starbucks
- Playa Bowls
- Puttshack
- Heber's Pharmacy
- Shake Shack
- Aslin Beer Co.
- Stretchlab
- PrimoHaagies
- Walk Run Lift
- Clean Your Dirty Face
- Novo Food Hall
- Fine Wine & Good Spirits

BRICKWORKS
Development details TBD

- Cioppino
- Coop De Ville
- Osteria 2350
- Salon Sola
- Meraki Studio
- Wigle Whiskey

1501 PENN
(550,000 SF Office)
2024 Delivery

1600 SMALLMAN

- Real Luck Cafe
- Cafetano Coffee Roasters
- Maiku Sushi
- Gene Sane's Interior Design
- Lotus Food Company
- Balvanera

SMALLMAN ST

- Mahla & Co Antiques
- Numismatic Rarities
- Jo-Mar Provisions
- Iron Born
- Edgar's Best Tacos
- The Olive Tap
- East End Brewery
- Fort Pitt Trading
- Primanti Bros.
- Stan's Market
- Jimmy & Nino Sunseri Co
- Penn Avenue Pottery
- Black and Gold Forever
- Cavo

- Peace, Love & Little Donuts
- Kaya
- Allegheeny Coffee
- Cafe Raymond
- My Sweet Lily
- DeLuca's
- Lucy's
- Lerty's
- PNC
- Reyna Foods
- R Wine Cellar
- Papa J's Twin Plaza
- Pamela's Diner

MULBERRY WAY

- Bonafide Beer Co.
- Steel City Sait
- Mon Amee
- PA Libations
- Sam's in the Strip
- Roxanne's
- The Beehive
- Strip District Meats
- Art of Steel
- Ymzer's
- Penn Animal Hospital

- Kelly O's Diner
- Mullaney's Harp & Fiddle

18TH ST

- Wholey's
- Andy's
- Sushi Bar
- Mancini's Bread Co.
- Prestogorge Coffee & Tea
- Peppi's
- In The Kitchen
- Labard's Cafe & Grocery
- Penzy's
- Spices
- Sambok Korean Grocery
- BA Trading

19TH ST

- Stan's Market
- Jimmy & Nino Sunseri Co
- Penn Avenue Pottery
- Black and Gold Forever

20TH ST

- Artisan Market
- Allegheeny Coffee
- Cafe Raymond
- My Sweet Lily
- DeLuca's
- Lucy's
- Lerty's
- PNC
- Reyna Foods
- WesBanco

PENN AVE

- Steel City Sait
- Mon Amee
- PA Libations
- Sam's in the Strip
- Roxanne's
- The Beehive
- Strip District Meats
- Art of Steel
- Ymzer's
- Penn Animal Hospital

- Mullaney's Harp & Fiddle

17TH ST

- Home Decor Liquidators
- Helltown Brewing
- 1700 Penn
- love, Pittsburgh
- Parma Sausage
- Schorin Co
- Ymzer's
- Schorin

PENN AVE

- Helltown Brewing
- 1700 Penn
- love, Pittsburgh
- Parma Sausage
- Schorin Co
- Ymzer's
- Schorin
- Peg P Sports
- Insurrection AleWorks Taproom
- Roland's Seafood Grill
- Little Bangkok
- General Merch Outlet
- Beila Notte

21ST ST

- Stamoolis Bros
- Enrico Biscotti
- WesBanco
- Luke Wholey's Alaskan Grill
- La Prima Espresso
- Pittsburgh Popcorn Co
- Pho Van
- Loom
- Grandpa Joe's House of Candy
- Hot Haute Hot
- S&D Deli
- Penn Ave Fish
- Bar Marco

PENN AVE

- Pho Van
- Loom
- Grandpa Joe's House of Candy
- Hot Haute Hot
- S&D Deli
- Penn Ave Fish
- Bar Marco

- WFH Oriental Mkt

16TH ST

17TH ST

LIBERTY AVE

20TH ST

21ST ST

22ND ST

LIBERTY AVE

23RD ST

24TH ST

EXCEPTIONAL ACCESSIBILITY



BY CAR

- 4 minutes Downtown Pittsburgh
- 4 minutes Lawrenceville
- 5 minutes PNC Park
- 5 minutes Heinz Field
- 8 minutes University of Pittsburgh
- 8 minutes Duquesne University
- 11 minutes Carnegie Mellon University

PARKING

- 323 spaces To adjoin development
- 427 spaces Cork Factory Garage
- 575 spaces The Hub at 3 Crossings

+ 5 public surface parking lots within 1/2 mile



BY BIKE

- Three Rivers Heritage Trail Access
- 100 bike stalls at The Hub at 3 Crossings
- Healthy Ride Pittsburgh Station on-site
- 10 blocks of protected bike lanes along Penn Ave.



BY BUS

The 54, 86, 87, 88, and 91 travel through the Strip District with stops on Liberty and/or Penn Avenue.



BY FOOT

The Strip District Terminal and 1600 Smallman are at the center of the Strip District's colorful entertainment district, just steps from its eclectic food purveyors, hip galleries, hot eateries, and trendy breweries and distilleries.



\$140,658

AVERAGE HOUSEHOLD INCOME IN STRIP DISTRICT

\$100,058

AVERAGE DISPOSABLE INCOME IN STRIP DISTRICT



42.1%

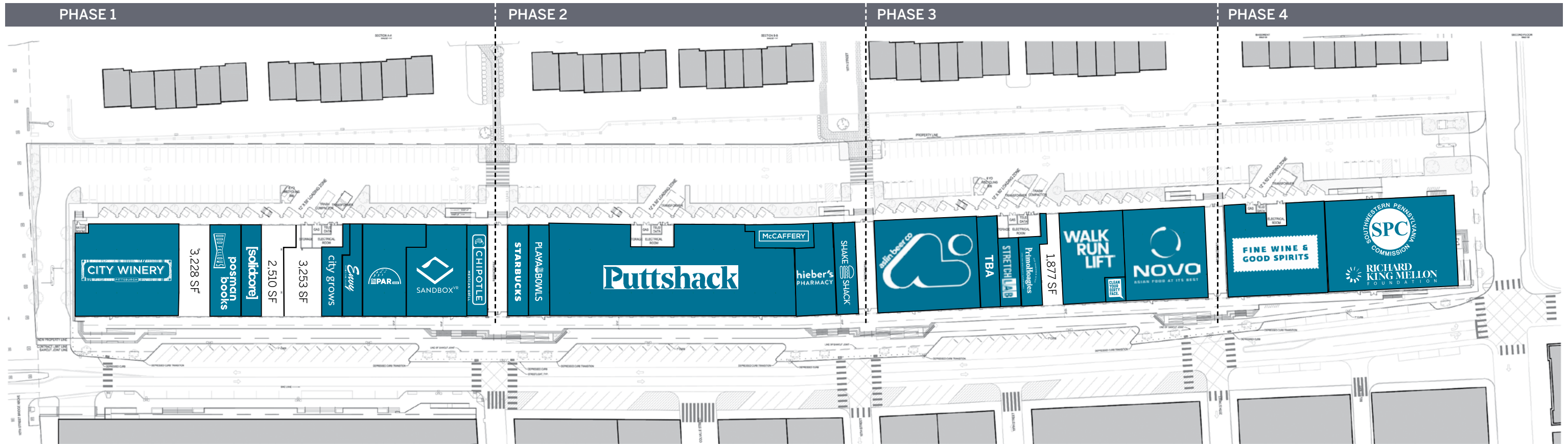
RESIDENTS WITH BACHELOR'S DEGREES IN STRIP DISTRICT

\$504,054

AVERAGE HOME VALUE IN STRIP DISTRICT

SITE PLAN

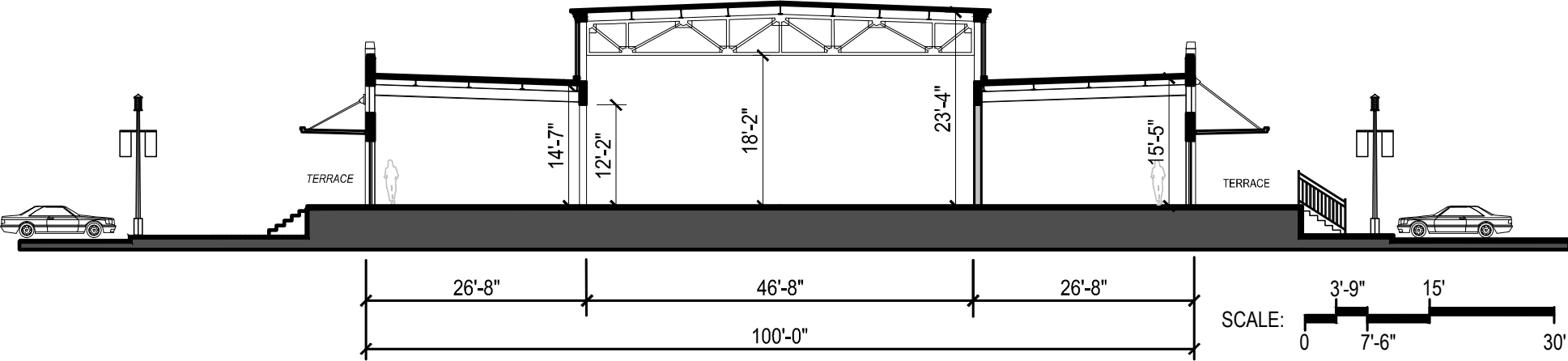
THE TERMINAL



■ SIGNED LEASE ■ LEASE NEGOTIATIONS

BUILDING SECTION

THE TERMINAL



SITE PLAN

1600 SMALLMAN

TERMINAL



SIGNED LEASE **LEASE NEGOTIATIONS**

**BRING YOUR BUSINESS TO PITTSBURGH'S
MOST AUTHENTIC NEIGHBORHOOD**

THE
Strip District

RETAIL LEASING:

ROSS MODJESKA

312-784-2758

rmodjeska@mccafferyinc.com