

For Sale or Lease

19 35th Street, Pittsburgh PA 15201

3.14 Acre parcel Available in the Heart of Lawrenceville



Voted top 10 Coolest Neighborhoods in America



**CUSHMAN &
WAKEFIELD**





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BUTLER STREET

19 35th Street
3.14 acres



OPPORTUNITY OVERVIEW

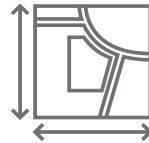
EXECUTIVE SUMMARY

The Offering: Cushman & Wakefield is pleased to present 19 35th Street, an ideal development or industrial lease opportunity in the heart of Lawrenceville - one of Pittsburgh's most popular urban neighborhoods.

The property is currently used for light industrial activities on 3.14 acres. As part of the RIV-IMU Zoning District, the property accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries. It is also part of the Lawrenceville Overlay District which requires that 10% of all new residential developments be affordable housing. This Overlay District has not been a hurdle for developers with multiple Class A multifamily development projects delivering, under construction or proposed due to the incredibly strong market fundamentals and growth in this submarket.

ZONING

RIV-IMU Industrial Mixed-Use Subdistrict



The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

Lawrenceville Overlay District

19 35th Street falls within the Lawrenceville Overlay District with guidelines for Inclusionary Zoning for multifamily developments.





BUILDING DETAILS

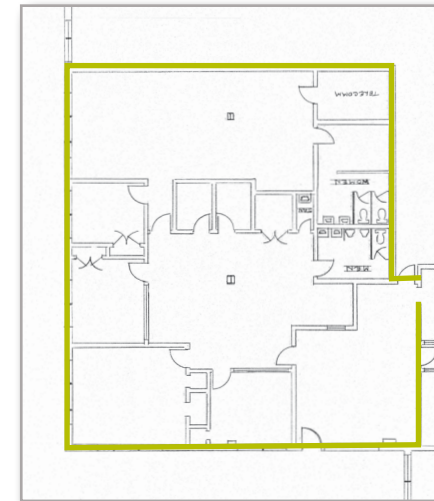
SITE (ACRES)	3.14 Acres
PROPERTY SIZE (SF)	40,000 SF
AVAILABLE SPACE	Entire building is available or can be subdivided: Space #1: 11,000 SF Space #2: 26,000 SF Space #3: 3,000 SF
CLEAR HEIGHT	14'6" - 19'9"
LOADING DOCKS	2 Dock High Doors
DRIVE-IN DOORS	8 Doors (additional doors can be added)
COLUMN SPACING	Varies
HEATING	Yes w/ full HVAC in office areas
ELECTRIC SERVICE	400 amps single phase and 800 amps 3 phase services
LIGHTING	LEDs throughout

SITE PLAN



BUILDING BREAKDOWN

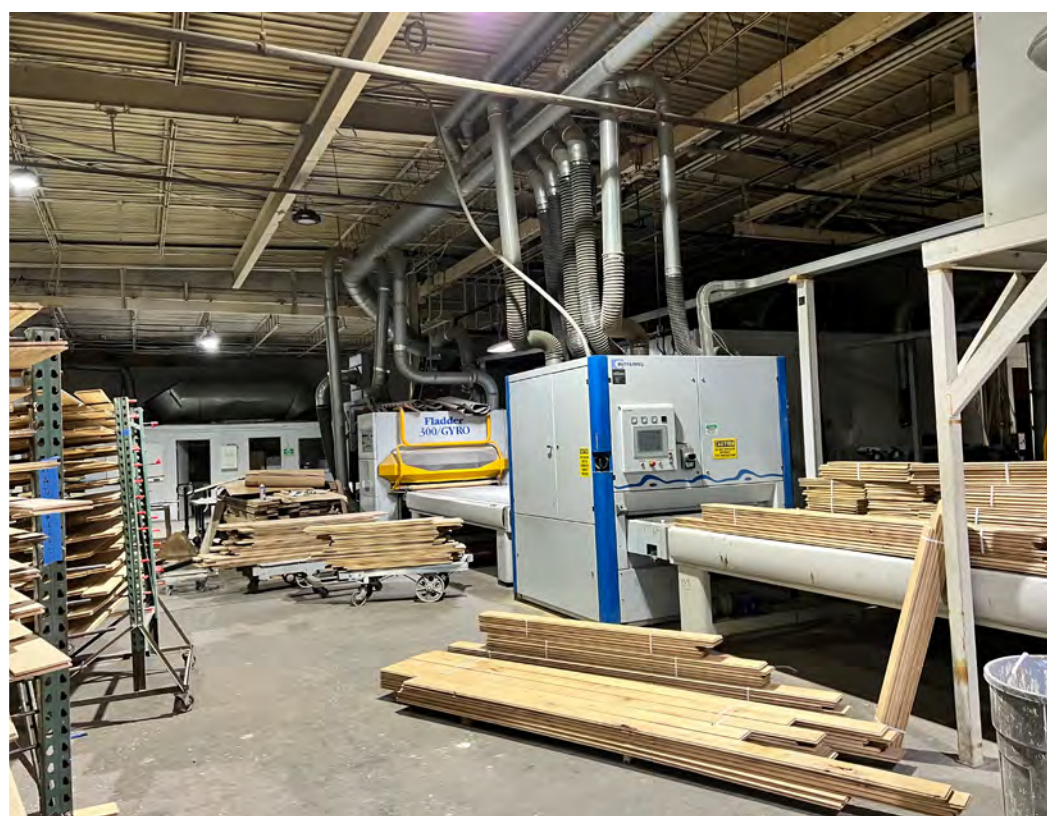
AVAILABLE SPACE #1		AVAILABLE SPACE #2		AVAILABLE SPACE #3	
SIZE (SF)	11,000 SF	SIZE (SF)	26,000 SF	SIZE (SF)	3,000 SF
FEATURES	Drive-through configuration w/ overhead Crane	FEATURES	Industrial space w potential for drive-thru configuration	BUILD-OUT	See below.
OFFICE SPACE	Approx. 2,500 SF (includes mezzanine)	OFFICE SPACE	Approx. 1,000 SF		
CLEAR HEIGHT	16'6" (18'0" - 19'9" above crane rails)	CLEAR HEIGHT	14'6" - 16'10"		
LOADING DOCKS	None	LOADING DOCKS	2 dock high doors		
DRIVE-IN DOORS	2 (14' x 16')	DRIVE-IN DOORS	6 (14' x 10')		
COLUMN SPACING	30' x 45'	COLUMN SPACING	25' x 26' primarily w/ double bay on northern end)		
HEATING	Gas fired units	HEATING	1,000,000 BTU Gas fired furnace		
CRANE	2 Ton - Overhead Crane Under hook: approx. 15' Span: approx. 45'	LEAN-TO	Approx. 1,000 SF		
FLOOR DRAIN	Yes	FLOOR DRAIN	Yes		



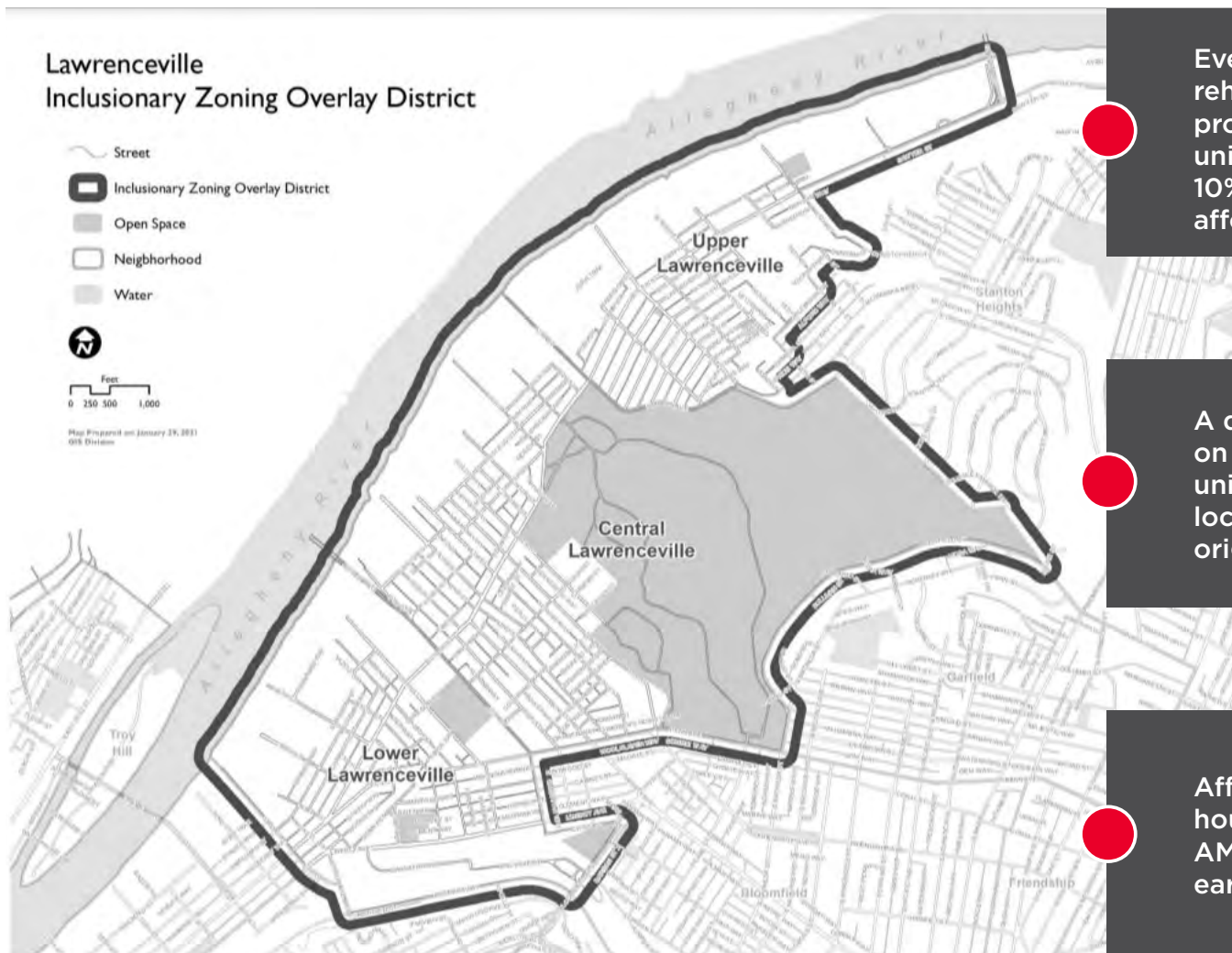
19 35TH STREET

19 35th Street





LAWRENCEVILLE INCLUSIONARY ZONING OVERLAY DISTRICT



Every new construction, substantial rehabilitation, or conversion/reuse project with 20 or more residential units for sale or for rent will require 10% of the developed units to be affordable.

A developer can put affordable units on another site, as long as 12% of the units must be affordable and they are located no more than 0.25 mile from original site.

Affordable rent guidelines are a household can't earn more than 50% AMI and to own, a household can't earn more than 80% AMI.

CURRENT & PROPOSED CLASS A DEVELOPMENTS WITHIN LAWRENCEVILLE OVERLAY DISTRICT



BUTLER & MCCANDLESS, ALBION

The \$100 million project will add **300 apartment units** to the Lawrenceville Community.



ARSENAL 201 PHASE II, MILHAUS

The \$75 million project will add **343 apartment units** to the Lawrenceville community.



DALIAN DEVELOPMENT

The project will add approximately **300 apartment units** to the Lawrenceville community.

LAWRENCEVILLE RETAIL MAP






BARS & RESTAURANTS

-  Allegheny Wine Mixer
-  Arsenal Cider House & Wine Cellar
-  Eleventh Hour Brewing
-  Hop Farm Brewing Company
-  Kelly's Korner
-  New Amsterdam
-  Take A Break Bar
-  The Goldmark
-  The Nook













-  Banh Mi & Ti
-  Barb's Corner Kitchen
-  Burgh'ers Brewery/Restaurant
-  Condado Tacos
-  Cinderlands Beer Co.
-  Dive Bar & Grille
-  Driftwood Oven
-  Eleventh Hour Brewing
-  Industry Public House
-  La Gourmandine
-  Merchant Oyster Co.
-  Mi Empanada
-  Morcilla
-  Nanban Asian Soul Food
-  NatuRoll Creamery
-  Piccolo Forno
-  Pusadee's Garden
-  Rolling Pepperoni
-  Round Corner Cantina
-  SMOKE Barbeque Taqueria
-  Stinky's Bar & Grille

-  The Abbey on Bulter Street
-  The Butterwood Bake Consortium
-  The Parlor Dim Sum
-  The Vandal
-  V3 Pizza
-  Walters BBQ Southern Kitchen
-  Wendy's
-  William Penn Tavern

COFFEE

-  Caffè D'Amore Coffeeshop
-  Crazy Mocha Coffee Co.
-  Espresso A Mano
-  Geppetto Cafe
-  Starbucks









ENTERTAINMENT

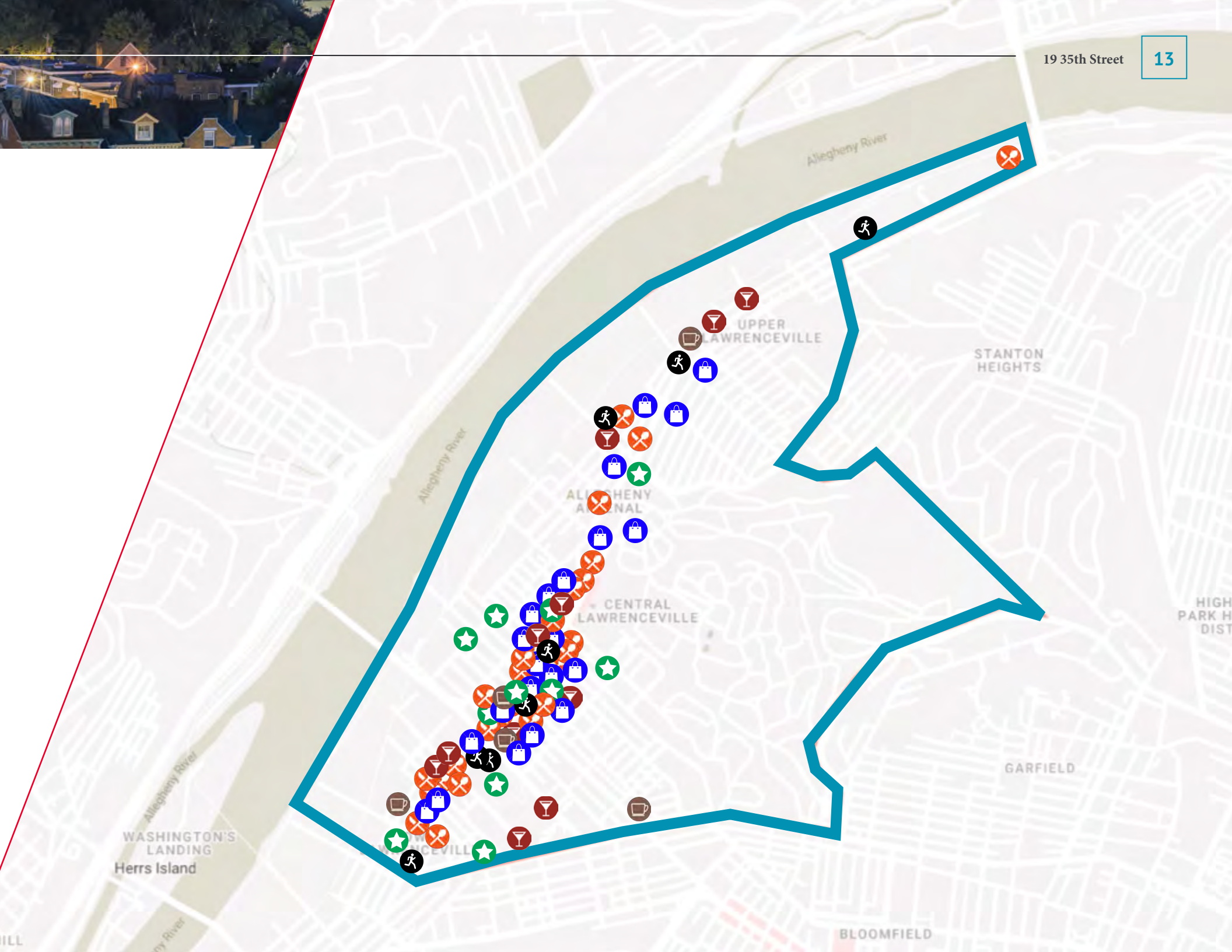
-  Arsenal Bowl
-  Arsenal Park
-  Belvedere's Ultra-Dive
-  Cattivo
-  Grey Box Theatre
-  Kickback Pinball Cafe
-  Kiln N Time
-  Mix Candle Co.
-  Paint Monkey
-  Row House Cinema
-  Spirit
-  Thunderbird Cafe & Music Hall

SHOPPING, GROCERY & CONVENIENCE STORES

-  Arsenal Beer Emporium
-  Bierport
-  Busy Beaver
-  City Grows
-  Crystal Bead Bazaar
-  Family Dollar
-  Fine Wine & Good Spirits
-  Glitter & Grit
-  Jones Furniture Designs
-  Lawrenceville Market House
-  Lawrenceville Pet Supply
-  Mello and Sons
-  No. 14
-  Pavement
-  Pheonix Boutique
-  Pittsburgh Furniture Company
-  Rite Aid
-  SHOP 'n SAVE
-  Vestis
-  Wagner Quality Shoes
-  Wildcard

FITNESS CENTERS & GYMS

-  Arsenal Strength - Crossfit
-  Body by Jay Fitness
-  Iron City Boulders
-  Pittsburgh Fitness Project
-  Raise Fitness
-  Steel House Cycle
-  STRIDE Fitness
-  Yoga Factory Pittsburgh



OLD PITTSBURGH CHARM MEETS MODERN EDGE IN

HISTORIC LAWRENCEVILLE



Top 10

**Coollest
Neighborhoods
in America**

*Ranked by Lonely Planet,
Hot 'Hoods in the US*



Top 14

**Coollest Hipster
Neighborhoods
in America**

Ranked by Trip Advisor



#4 of 76

**Best Neighborhoods
for Young
Professionals**

Ranked by Niche, 2022 Best Places

LAWRENCEVILLE: A GROWING COMMUNITY



WALKABLE, AUTHENTIC, VIBRANT AND ENERGIZED

Lawrenceville continues to be a growing community, with expansions in residential developments, commercial projects, small businesses and neighborhood activity and events.



Located less than **3 miles** from Downtown Pittsburgh, and right next door to The Strip District and Bloomfield.



Approximately **11,100** residents call Lawrenceville home and 14.2% of residents have lived in their current dwelling for at least 35 years.



Lawrenceville is home to over **20** Sustainable Pittsburgh Restaurants working to support environmentally friendly practices.



Endless entertainment with over **62** different bars and restaurants are located within Lawrenceville's 2.5-mile small business district.



A BOOMING HOUSING MARKET

Among 15,000 U.S. housing markets researched by The Business Journals, Lawrenceville boasts a **2,000%** return on investment for the typical buyer over the past decade.

The Business Journals, October 29, 2019

PROPOSED 300-UNIT RESIDENTIAL DEVELOPMENT & FIREHOUSE REBHAB

Albion Residential presented a proposal to build a \$100 million apartment project on a historic former firehouse at Butler Street and McCandless Avenue in Lawrenceville. The project is expected to have a full range of amenities, from a dog park, coworking space and bikes made available for free to a rooftop pool and various green amenities for a project expected to achieve a LEED designation. It is also expected to include 220 parking spaces.

"We're continuing to invest in Pittsburgh. It's a big scale project that we could do in a lot of places," said Yule of the proposal. "We believe in it strongly. We believe in the neighborhood."

Pittsburgh Business Times, Nov 15, 2022

BUTLER STREET BUSINESS DISTRICT



Since the early 2000s, Butler Street has become a center for arts, dining, and music, with many local businesses including bars, restaurants, breweries, and specialty shops. It is named for the city of Butler, Pennsylvania, whose namesake was Maj. Gen. Richard Butler of the Continental Army. There are multiple independent boutiques, featuring fashion, furniture as well as many of the region's top-rated restaurants, bars and breweries.

RECREATION

Lawrenceville is home to two of the City's most beautiful parks—Arsenal and Leslie. Arsenal consists of 20 acres complete with baseball fields, tennis courts, a playground and basketball courts. Arsenal also hosts a seasonal Farmer's Market as well as Cinema in the Park. It was originally named after the Allegheny Arsenal which store 80,000 small arms at one point in the 1800s. Leslie is a small park located on 46th Street above Butler street and it boasts a baseball field and smaller playground.



LIVING HERE

Long-term residents, newcomers and out of town visitors can hardly contain their enthusiasm for Lawrenceville. Having gone through a renaissance in the past 10 years, the neighborhood went from unknown to a true mecca of culture, dining, shopping and entertainment. With a village feel, Lawrenceville is walkable, safe, friendly and surrounded by a rich history that has been carefully preserved as the community has evolved.

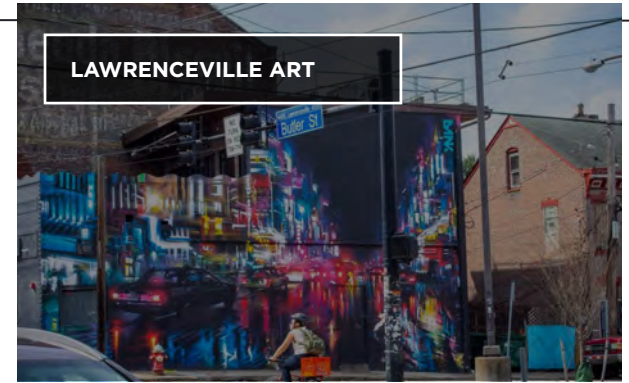
Large enough to be comprised of three city neighborhoods (Lower, Central, and Upper), Lawrenceville is barely a mile from Downtown Pittsburgh and runs from the eastern edge of the Strip District along the banks of the Allegheny River, almost to the western border of Highland Park. Approximately 11,000 people call Lawrenceville's 2.5 square miles home.

Lawrenceville has a combination of modern and historic housing, convenient access to several neighborhood business districts, and easy access to work in Downtown and Oakland, the two largest employment centers in the region. Some of the nation's top educational institutions and employers also call Lawrenceville home, including Carnegie Mellon University's National Robotics Engineering Consortium, and Children's Hospital of Pittsburgh of UPMC campus.

The Butler Street business district has become a regional destination – boasting a single screen movie theatre, pinball café, and bowling alley all within two blocks.

**ENTREPRENEURIAL ENERGY
MEETS MODERN EDGE WHILE
BEING WALKABLE, FRIENDLY AND
UNDENIABLY HISTORIC.**

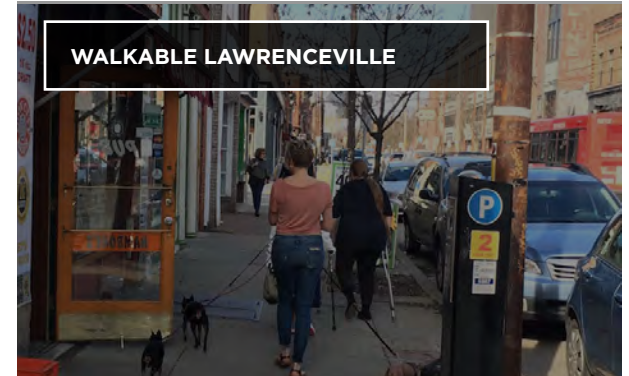
LAWRENCEVILLE ART



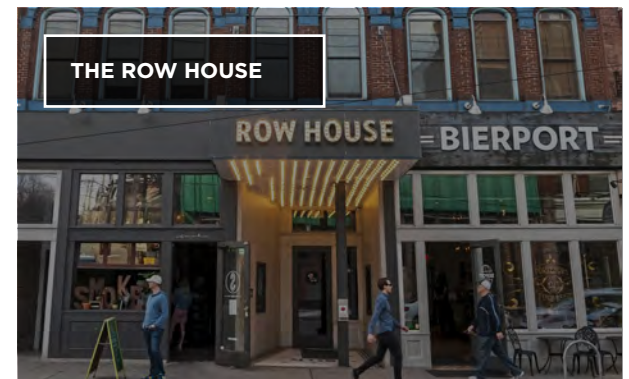
BEAUTIFUL HOMES



WALKABLE LAWRENCEVILLE



THE ROW HOUSE



LAWRENCEVILLE HIGHLIGHTS



62

BARS & RESTAURANTS



43

COFFEE & SPECIALTY RETAIL STORES



160k SF

STRIP DISTRICT TERMINAL MARKET - 2 MILES FROM LAWRENCEVILLE



9 COMPANIES

ROBOTICS/AI FIRMS IN LAWRENCEVILLE & THE STRIP



6

BUS ROUTES THAT SERVE LAWRENCEVILLE



2 PARKS

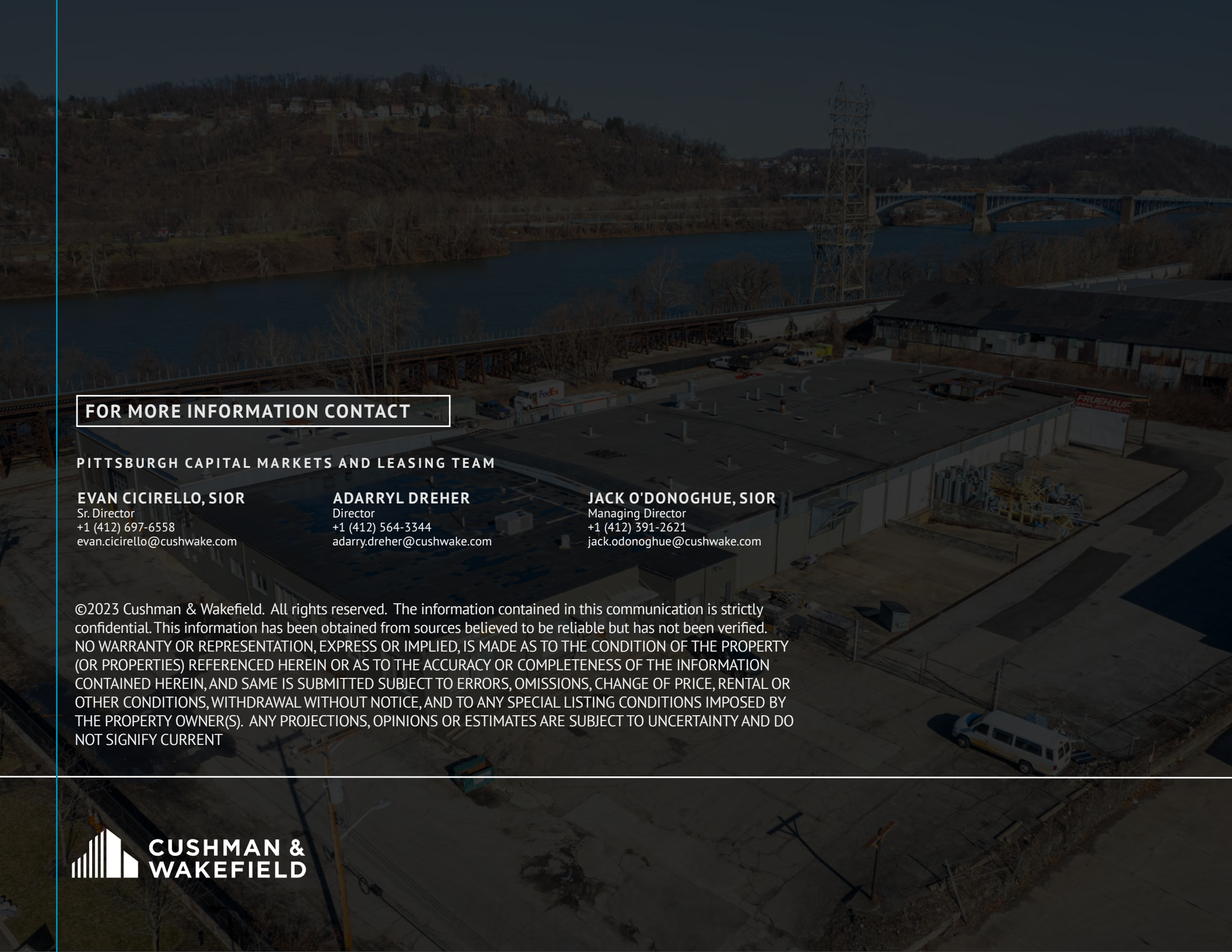
ARSENAL & LESLIE, CONSISTING OF 20 ACRES

COMPETITIVE SET: MULTIFAMILY

PROPERTY	BEDROOMS X BATHROOMS	# UNITS	AVG SF	MARKET RENT	RENT/SF	OCCUPANCY	YEAR BUILT
ARSENAL 201 (PHASE I) 3922 FOSTER ST	OX1	86	566	\$1,663	\$2.94		
	1X1	96	760	\$2,075	\$2.73		
	2X2	48	1034	\$2,735	\$2.65		
	3X2	13	1448	\$3,028	\$2.09		
	586	319	364	442	266		
	SUBTOTAL/ WEIGHTED AVG.	243	782	\$2,111	\$2.70	98%	2018
THE FOUNDRY AT 41ST 4107 WILLOW ST	OX1	98	542	\$1,562	\$2.88		
	1X1	57	844	\$2,273	\$2.69		
	2X2	27	1195	\$3,023	\$2.53		
	SUBTOTAL/ WEIGHTED AVG.	182	733	\$2,001	\$2.73	100%	2015
EDGE 1909 1909 WATERFRONT PL	OX1	89	606	\$1,578	\$2.60		
	1X1	163	791	\$2,207	\$2.79		
	2X2	112	1218	\$3,511	\$2.88		
	SUBTOTAL/ WEIGHTED AVG.	364	877	\$2,454	\$2.77	98%	2018
THE DISTRICT	OX1	84	543	\$1,664	\$2.80		
	1X1	186	729	\$2,233	\$2.80		
	2X2	162	1100	\$3,075	\$2.78		
	2X3	10	1335	\$3,458	\$2.79		
	SUBTOTAL/ WEIGHTED AVG.	442	843	\$2,461	\$2.92	99%	2022
THE YARDS AT 3 CROSSINGS 2645 RAILROAD ST	OX1	89	606	\$1,578	\$2.60		
	1X1	163	791	\$2,207	\$2.79		
	2X2	112	1218	\$3,511	\$2.88		
	SUBTOTAL/ WEIGHTED AVG.	300	773	\$2,184	\$2.88	97%	2016

Average Rent/SF: \$2.80





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