

**EVERYTHING
OLD IS NEW
AGAIN.**

1600
SMALLMAN

EXPERTLY RESTORED RETAIL FOR LEASE BY **McCAFFERY**



1600 SMALLMAN

— PITTSBURGH —

DEVELOPMENT OVERVIEW

Historic redevelopment of 1921 structure

21,500 RSF of street-front retail and 140,000
RSF of contemporary office space

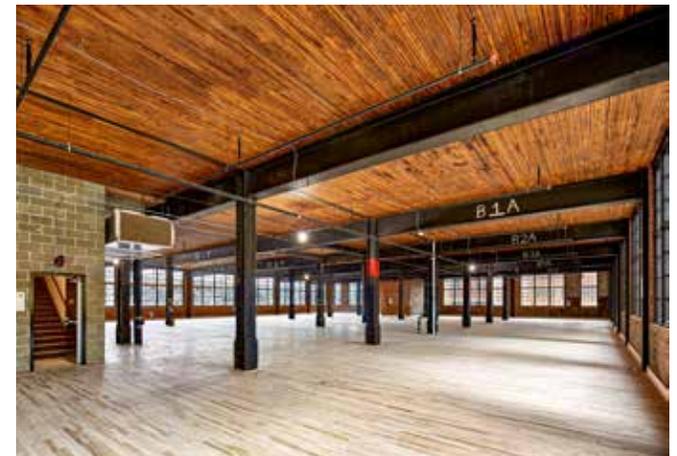
Home to Aurora's new headquarters

Energy-efficient 22' ceilings and warehouse
windows provide modern, industrial chic feel

Easy-to-access Smallman Street loading dock

178-stall covered parking garage

New renovation offers unique customization
opportunities



1600 SMALLMAN
PITTSBURGH

McCAFFERY

ONE-OF-A-KIND RETAIL

Home to Aurora Innovation headquarters and adjacent to the five-block-long restored Strip District Terminal, 1600 Smallman offers a unique retail opportunity to take advantage of the burgeoning residential and creative workforce traffic in Pittsburgh's most vibrant neighborhood.



HIGH CEILINGS

Consistent 22 ft. ceiling heights



OVERSIZE WINDOWS

Large windows abound, filling the spaces with natural light

275+

BUILDING USERS

Daily workforce of office employees at Aurora



PARKING

Abundant garage and street parking



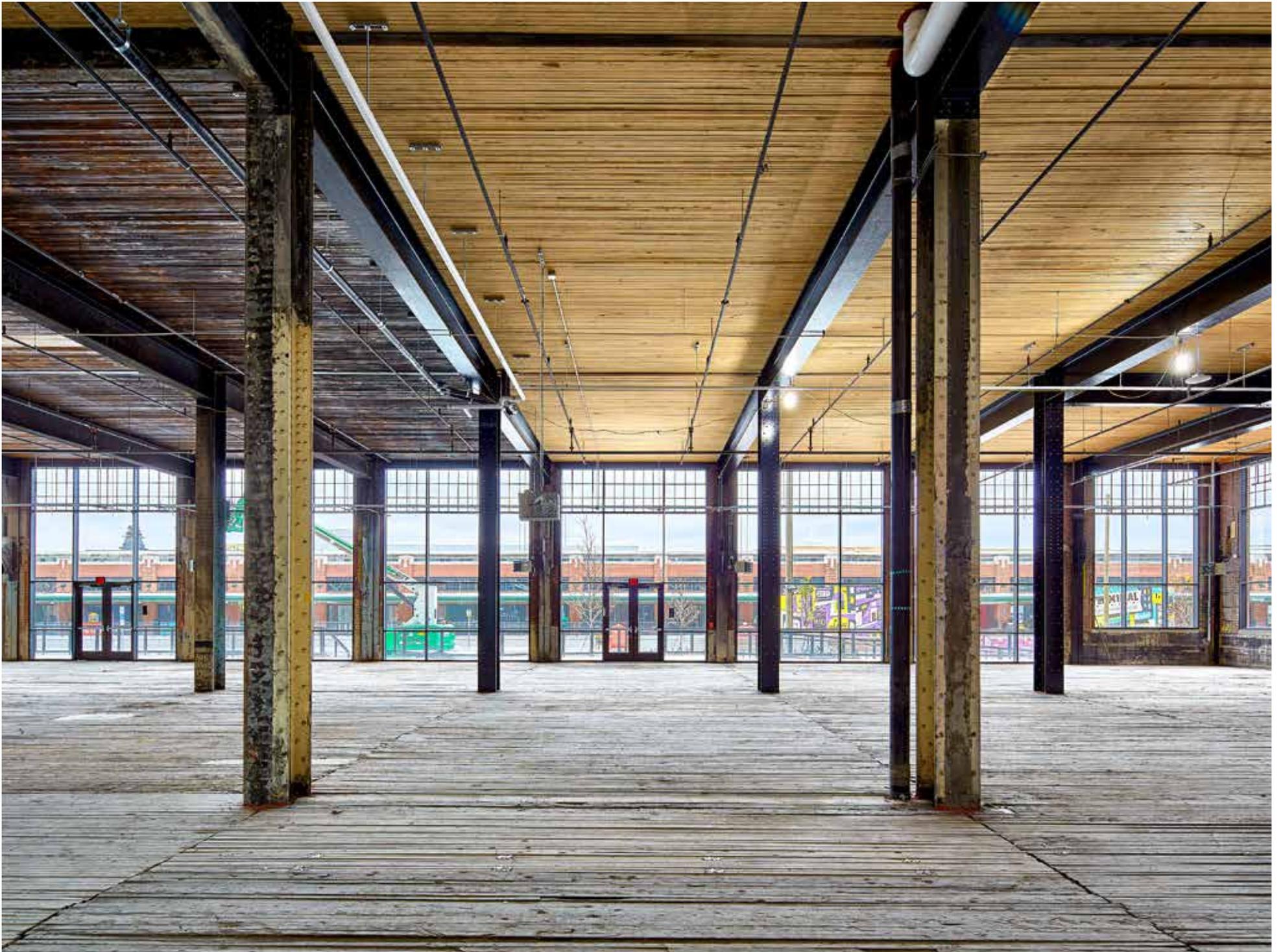
LOADING DOCK

Outdoor dock space on Smallman St.



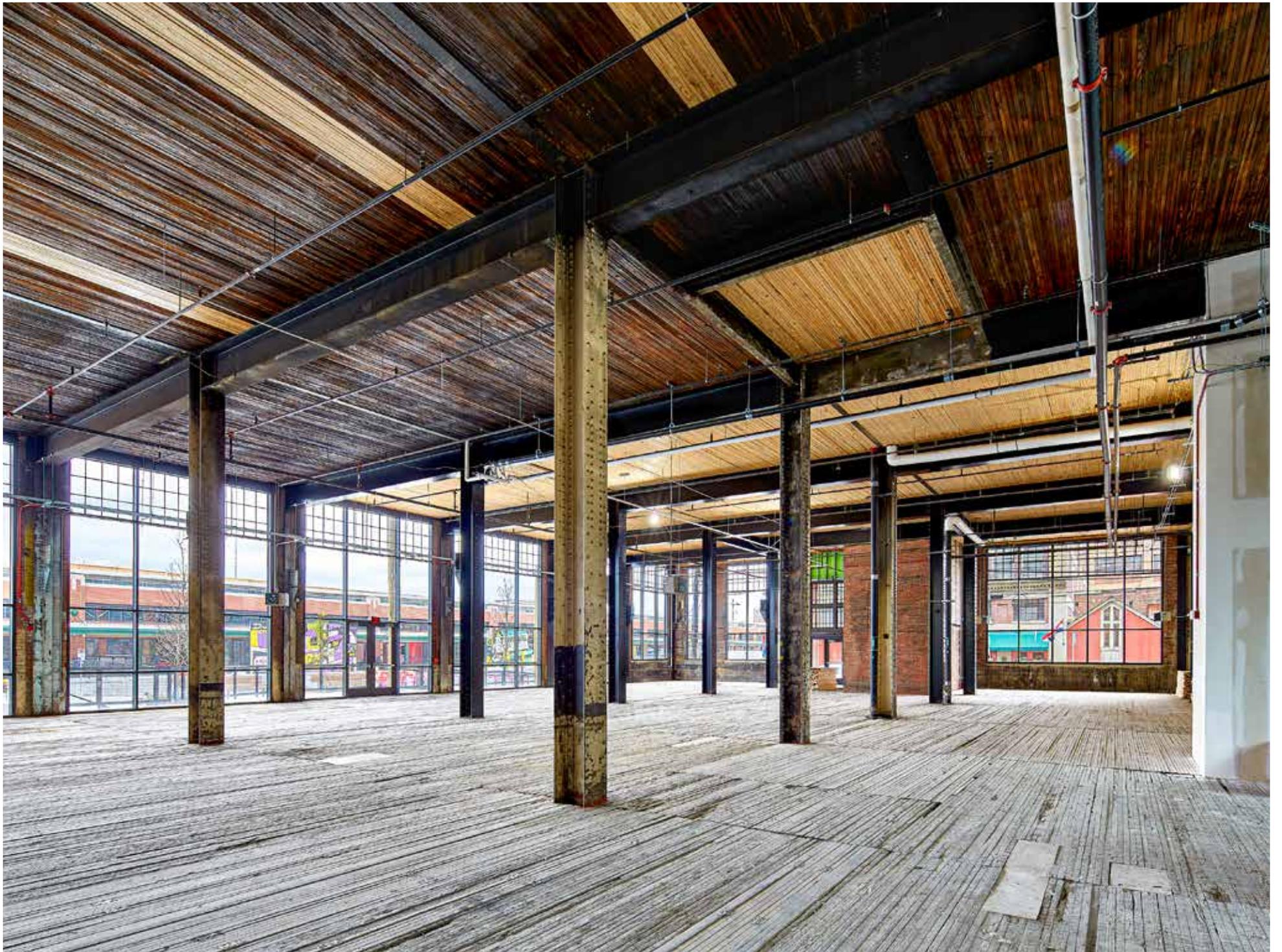
SUSTAINABLE DESIGN

LEED Silver design



1600 SMALLMAN
PITTSBURGH

McCAFFERY



1600 SMALLMAN
PITTSBURGH

McCAFFERY

NOTABLE NEIGHBOR

THE TERMINAL

1600 Smallman is located across the street from McCaffery's redevelopment of the iconic Terminal building, which has been repositioned to house 160,000 SF of shops, restaurants, entertainment venues, fitness offerings, and offices. The Terminal offers year-round programming such as markets, concerts, festivals, fitness pop-ups and more. And, since both buildings are managed by McCaffery, tenants at 1600 Smallman are always included in the action.



			city grows
			
			
			
			
			

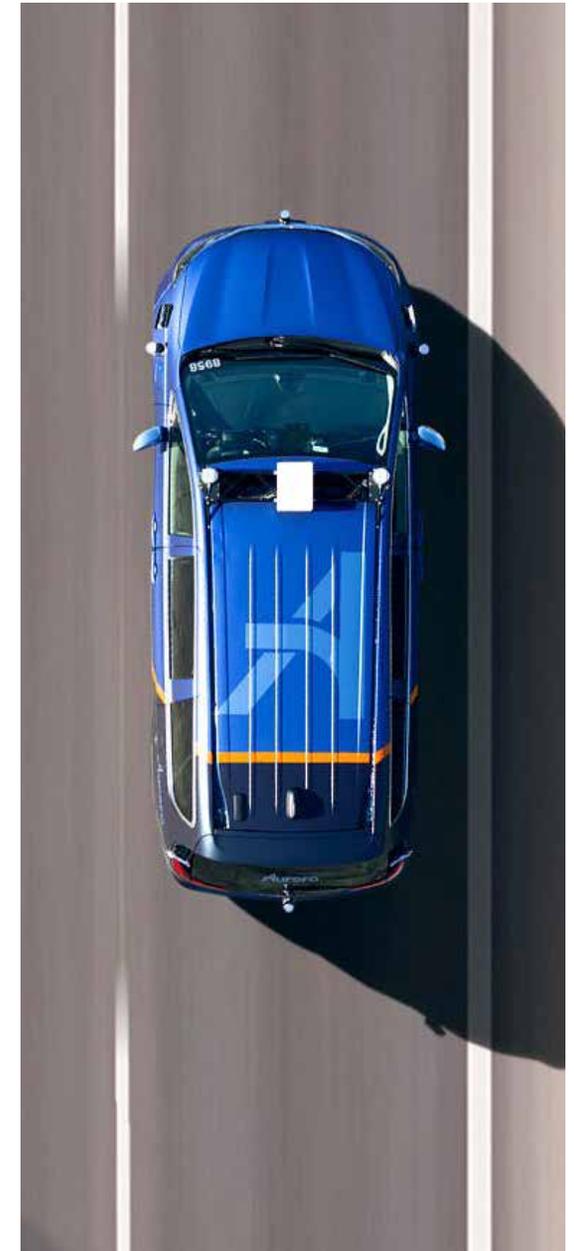
THE *Strip District*

“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

1600 SMALLMAN
PITTSBURGH

McCAFFERY

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)



OFFICE EMPLOYERS

Within 0.5 miles of Brickworks

Aurora

EXCELITAS
TECHNOLOGIES



STACK

ALSTOM
· mobility by nature ·

Burns White

Honeywell

BOSCH



RICHARD
KING MELLON
FOUNDATION

GNC

net health

Smith+Nephew

∞ Meta

Petuum

1600 SMALLMAN
PITTSBURGH

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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 In-building & at The Terminal
- 427 spaces Cork Factory Garage
- 575 spaces The Hub at 3 Crossings

+ 5 public surface parking lots within ½ 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.



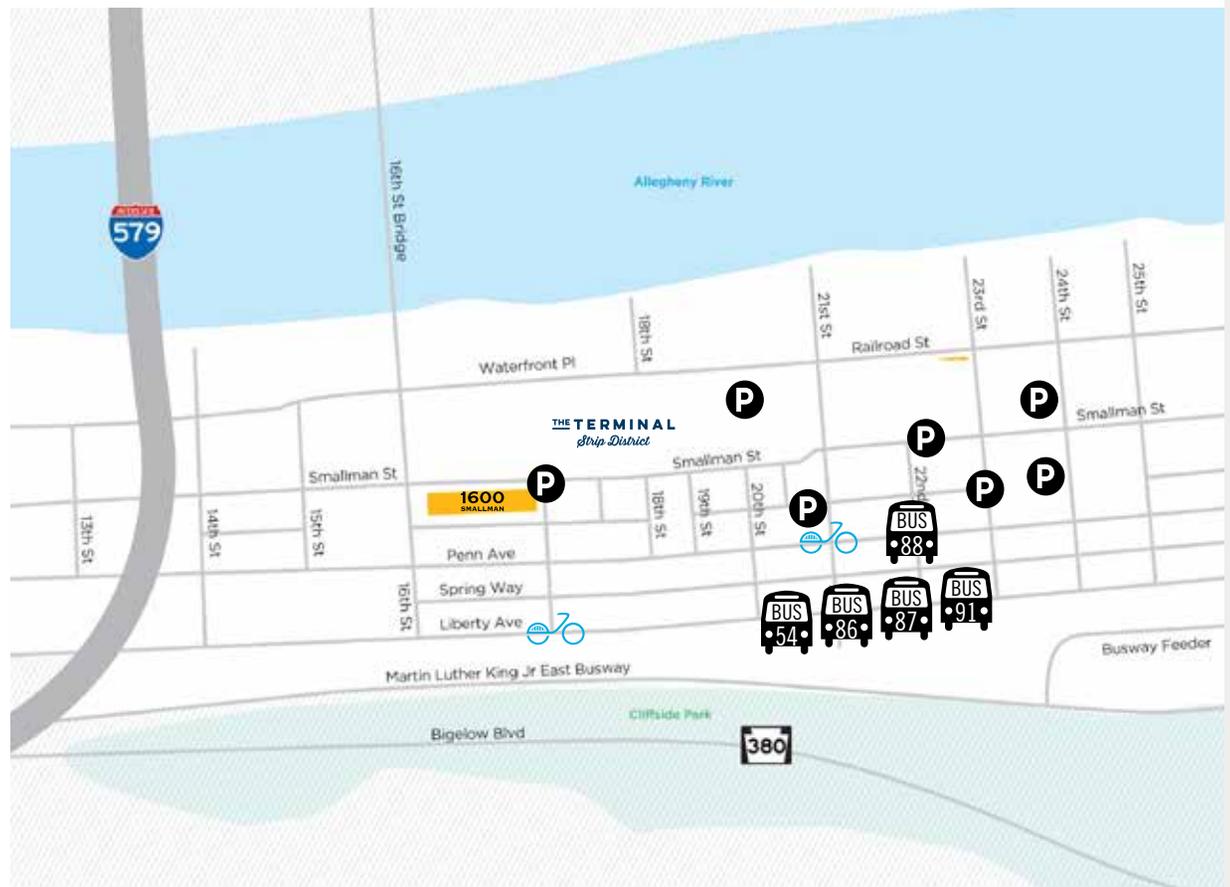
BY BUS

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



BY FOOT

1600 Smallman is 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.



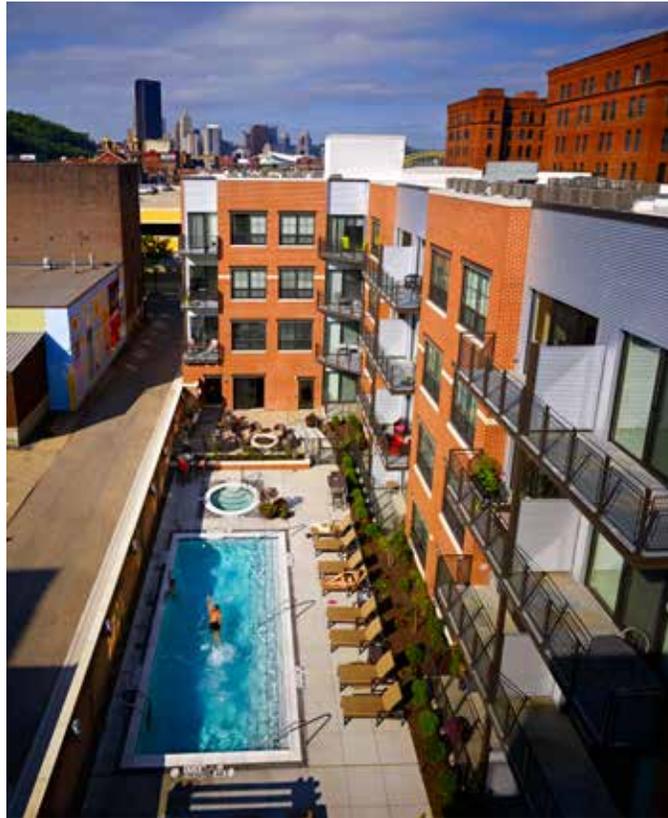
DEMOGRAPHICS

\$171,356

AVERAGE **HOUSEHOLD INCOME** IN STRIP DISTRICT

\$117,679

AVERAGE **DISPOSABLE INCOME** IN STRIP DISTRICT



#3 Best City
to Live in the U.S.

(Forbes, 2024)

#7 Best Large College
City in America

(Wallethub, 2022)

Top 10 Best Places
to Retire in the U.S.

(U.S. News & World Report, 2024)



41%

RESIDENTS WITH **BACHELOR'S DEGREES** IN STRIP DISTRICT

\$563,816

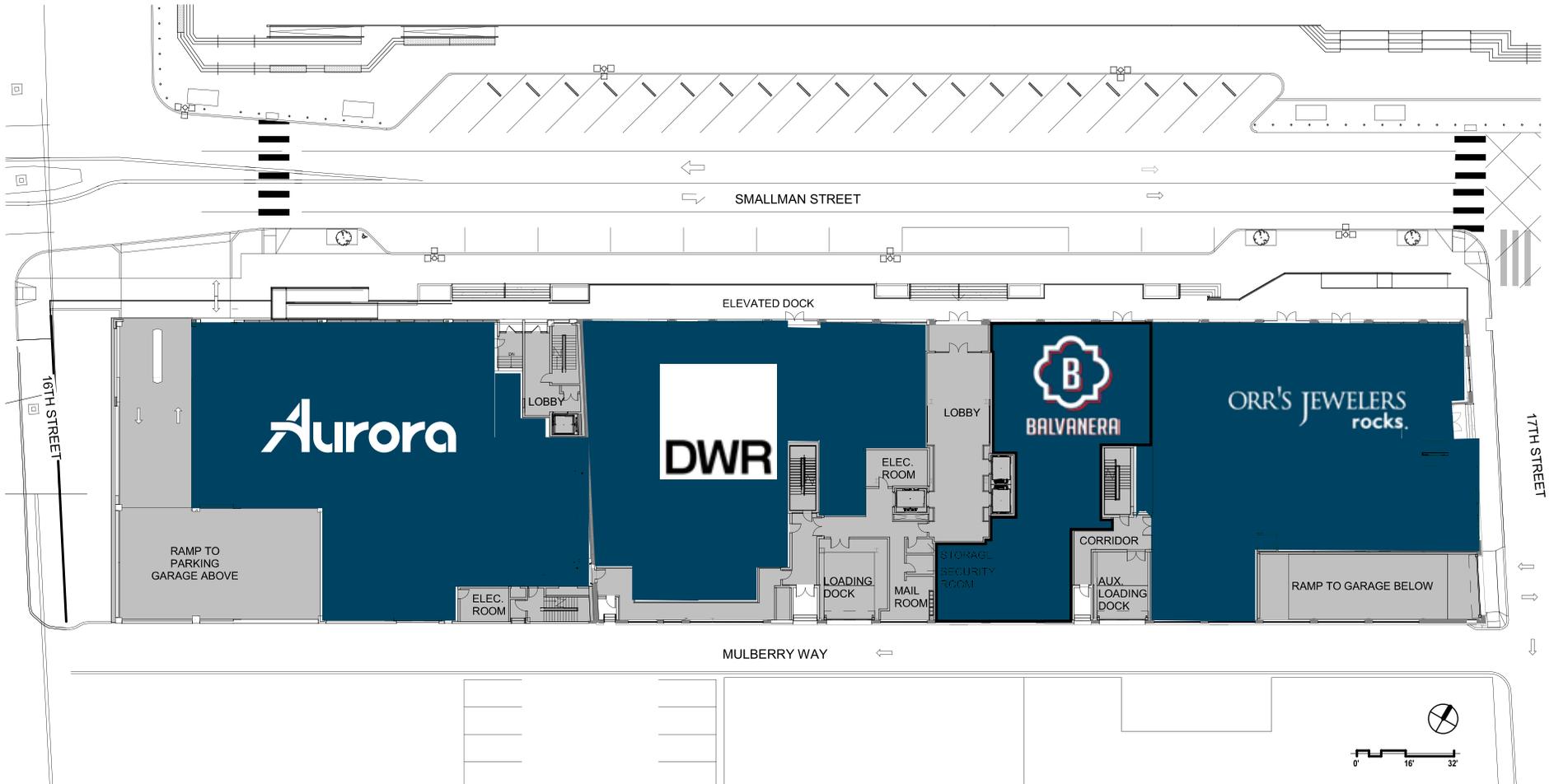
AVERAGE **HOME VALUE** IN STRIP DISTRICT



SITE PLAN

1600 SMALLMAN

TERMINAL



SIGNED LEASE

1600 SMALLMAN

**TO LEARN MORE OR
TAKE A TOUR, CONTACT:**

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McCAFFERY