

# 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



hieber's  
PHARMACY

EST 1860  
18TH STREET



PLAYA BOWLS

posman  
books



Puttshack



SEPHORA



[solidcore]

STARBUCKS



STEEL CITY

WALK  
RUN  
LIFT



# 1600 SMALLMAN

— PITTSBURGH —

## DEVELOPMENT OVERVIEW

Historic redevelopment of 1921 structure

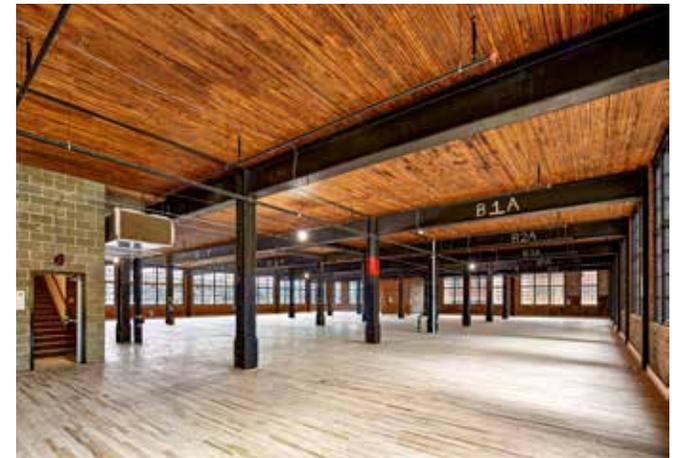
Office space 100% leased to Aurora

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

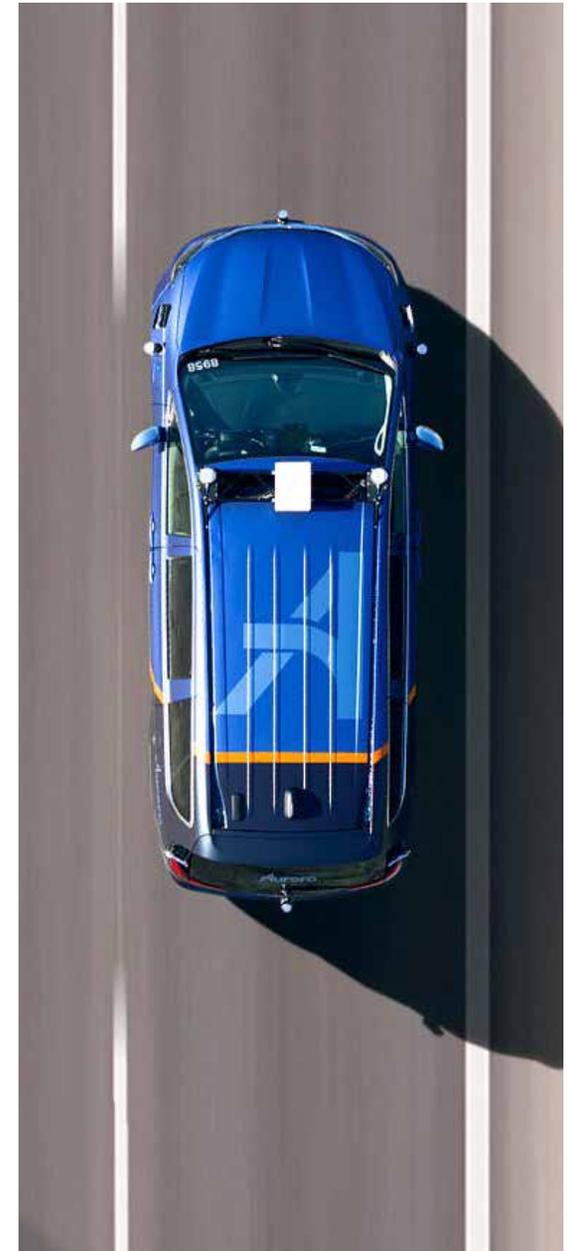
**THE** *Strip District*

## “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.”

27<sup>th</sup> 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

THE Strip District

McCAFFERY

# 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)

7<sup>th</sup> 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  
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(LanternCredit, 2022)

27<sup>th</sup> Most Innovative &  
Creative City in America

(Innovation Cities, 2022-2023)

Ranked 5<sup>th</sup> 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!

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

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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





## 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
- CoffeeShop
- Bank
- AllegHENY RIVER
- Pittsburgh Cruise Lines

16TH ST BRIDGE

RIVERFRONT LANDING PHASE II (443 Apartments)

EDGE 1909 (364 Apartments)

CFP Winemakers

ConsumerFreshProduce

HELM ON ALLEGHENY (220 micro units)

CORK FACTORY LOFTS (297 apartments)

DISTRICT 15 (105,000 SF Office)

facebook

WATERFRONT PL

STRIP DISTRICT BROWNSTONES (46 Townhomes)

THE TERMINAL Strip District

City Winery

Oddfellows PosmanBooks

Solidcore

Sephora

CityGrows

EnvyNails

OnParNow

SandboxVR

Chipotle

Starbucks

Playa Bowls

Puttshack

Hieber's Pharmacy

Shake Shack

Asin BeerCo.

Stretchlab

PrimeHoagies

WalkRunLift

CleanYour Dirty Face

NovoFoodHall

FineWine& GoodSpirits

RAILROAD ST

BRICKWORKS

Development details TBD

CoopDeVille

Osteria2350

Salon Sola MerakiStudio

WiggleWhiskey

1501 PENN (550,000 SF Office) 2024 Delivery

SMALLMAN ST

1600 SMALLMAN

Balvanera

Mahla&Co Antiques

Jo-MarProvisions

IronBorn

Edgar'sBestTacos

TheOliveTap

EastEndBrewery

Fort Pitt Trading

Peace, Love & Little Donuts

Pamela's Diner

ST. STANISLAUS CHURCH

Bonafide Beer Co

Mon Aimee

PALIBATIONS

Sam's in the Strip

Roxanne's

TheBeerhive

StripDistrictMeats

ArtofSteel

Yinzer's

Penn Animal Hospital

MULBERRY WAY

Mullaney's Harp & Fiddle

Kelly O's Diner

ORCHARD HILL CHURCH

PENN AVE

17TH ST

18TH ST

19TH ST

20TH ST

21ST ST

22ND ST

23RD ST

24TH ST

Liberty Ave

Spring Way

WFH Oriental Mkt

Home Decor Liquidators

Helltown Brewing

1700 Penn

love, Pittsburgh

Parma Sausage

Schorin Co

Yinzer's

Schorin

Pgh P Sports

Insurrection Ale Works Taproom

Roland's Seafood

Little Bangkok Grill

General Merch Outlet

Bella Notte

Pennsylvania Macaroni Co.

Stamoolis Bros

EnricoBiscotti

WesBaranco

Luke Wholey's Alaskan Grill

La Prima Espresso

Pittsburgh Popcorn Co

Pho Van

Loom

Grandpa Joe's House of Candy

Hot-HauteHot

S&D Deli

Penn Ave Fish

Bar Marco

# 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.



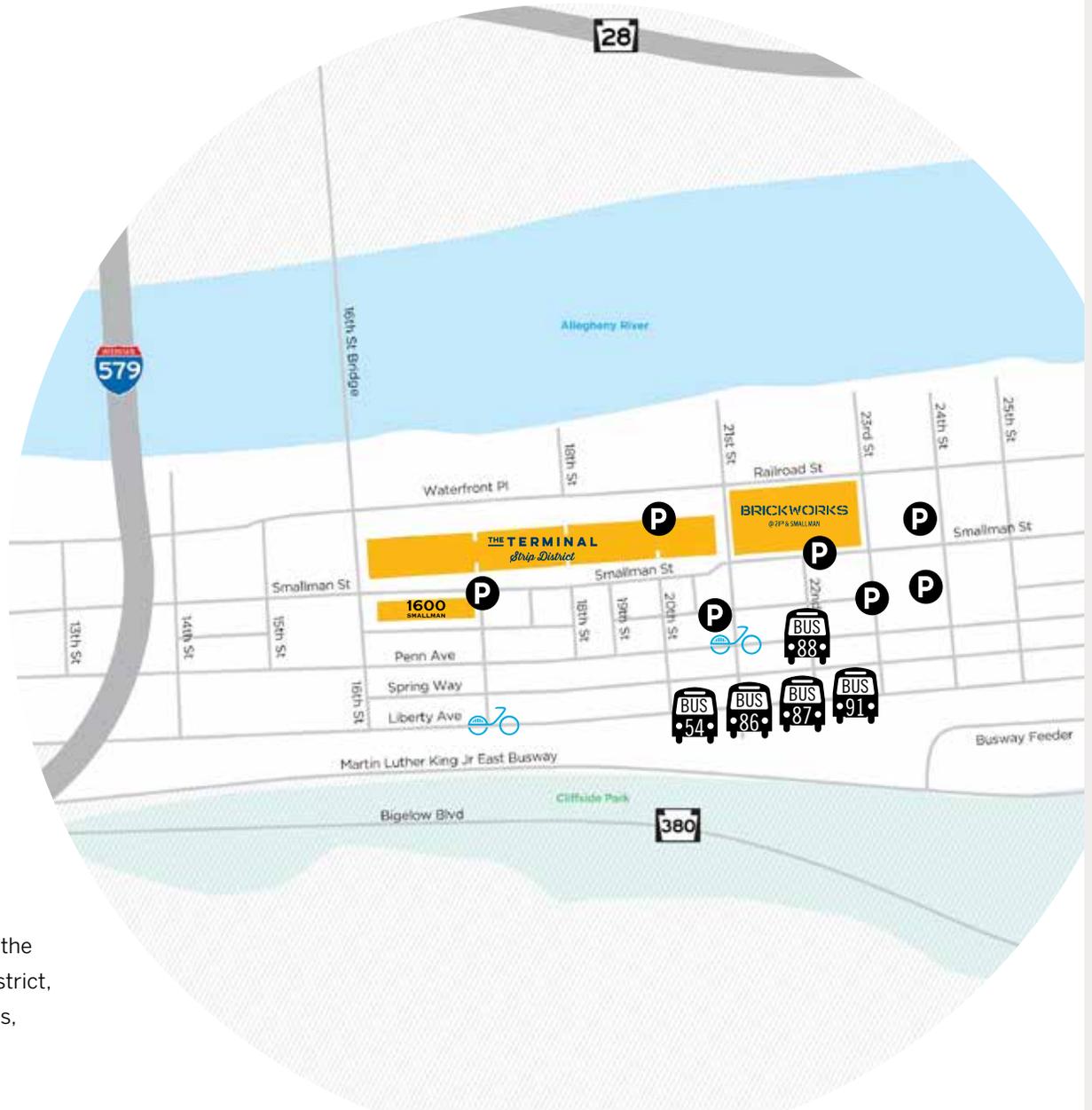
## BY BUS

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.



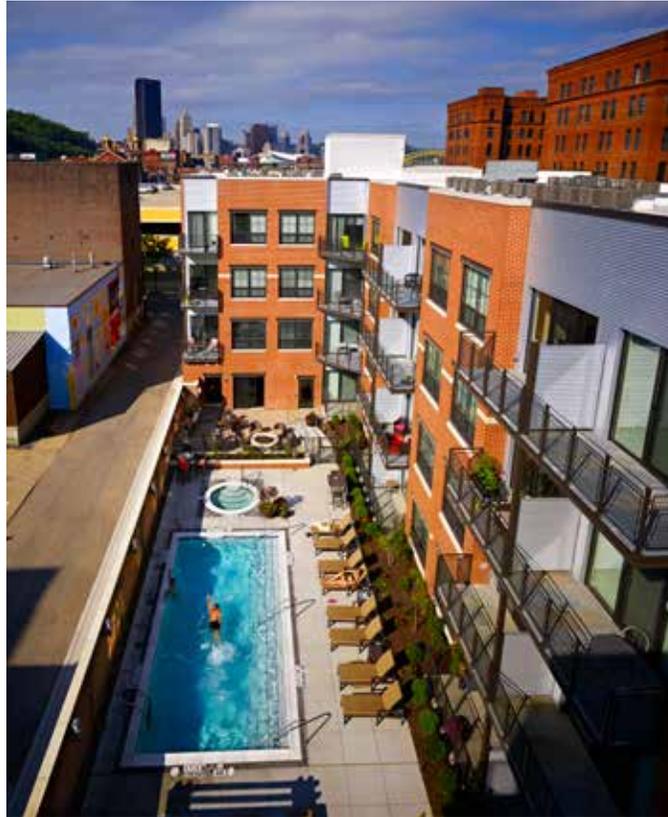
# DEMOGRAPHICS

**\$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

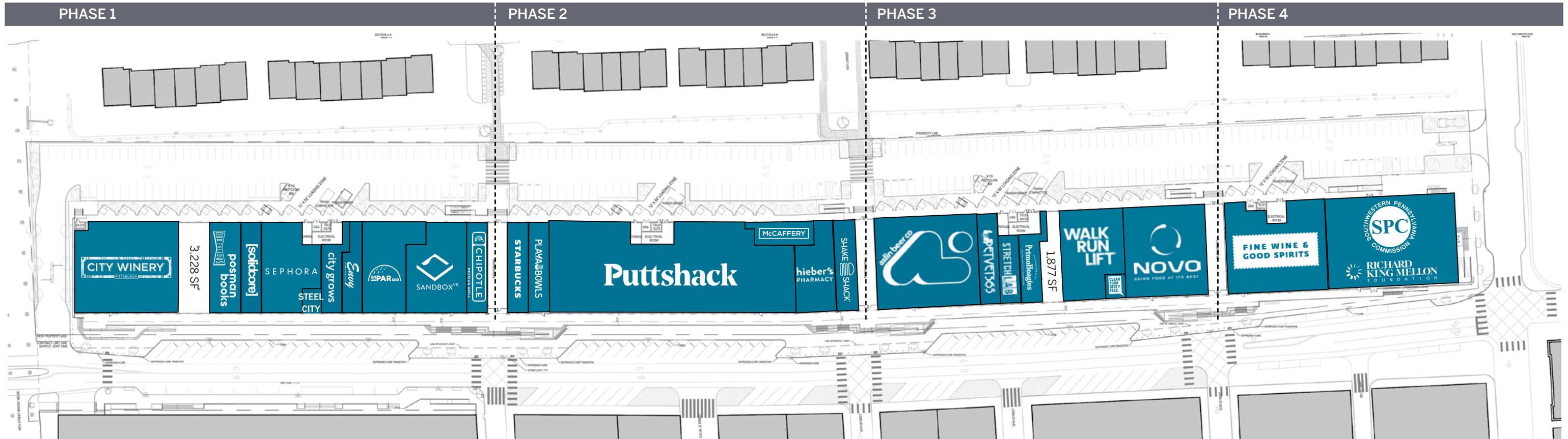
**\$563,816**

AVERAGE **HOME VALUE** IN STRIP DISTRICT



# SITE PLAN

## THE TERMINAL

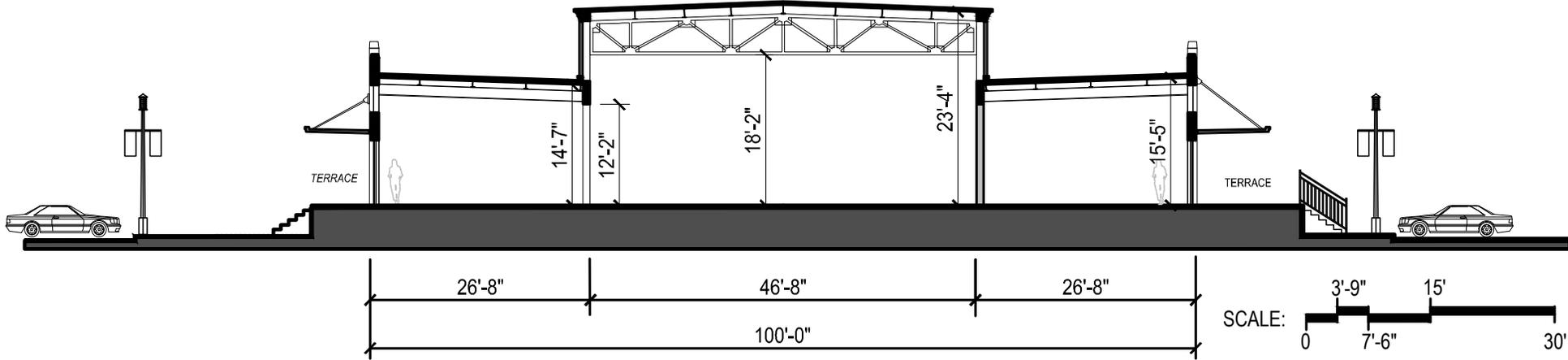


SIGNED LEASE

LEASE NEGOTIATIONS

# BUILDING SECTION

## THE TERMINAL



# SITE PLAN

## 1600 SMALLMAN

TERMINAL



 SIGNED LEASE



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

THE  
*Strip District*

**RETAIL LEASING:**

**ROSS MODJESKA**

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