

1323 FORBES AVENUE

Pittsburgh, Pennsylvania 15219



PRIME REDEVELOPMENT OPPORTUNITY

**123,199 SF FACILITY
OFFICE/FLEX &
ADJACENT .26 ACRE LOT**



- **123,199 SF Facility on 1.2038 acres with additional 0.26 acre adjacent lot**
- Mostly Owner-Occupied: short-term tenants in place
- Life's Work of Western PA has expressed preliminary interest in a sale lease back of approx. 30,000 SF
- Lot & Block: 2-L-42, 2-G-46, 2-G-50
- Zoning: Uptown Subdistrict A/UPR-A: Mixed Use Urban Core (UPR-A)
- Located in an Opportunity Zone ("OZ") & Pittsburgh Central Keystone Innovation Zone ("PCKIZ")

For more information, please visit: 1323forbesavenue.com

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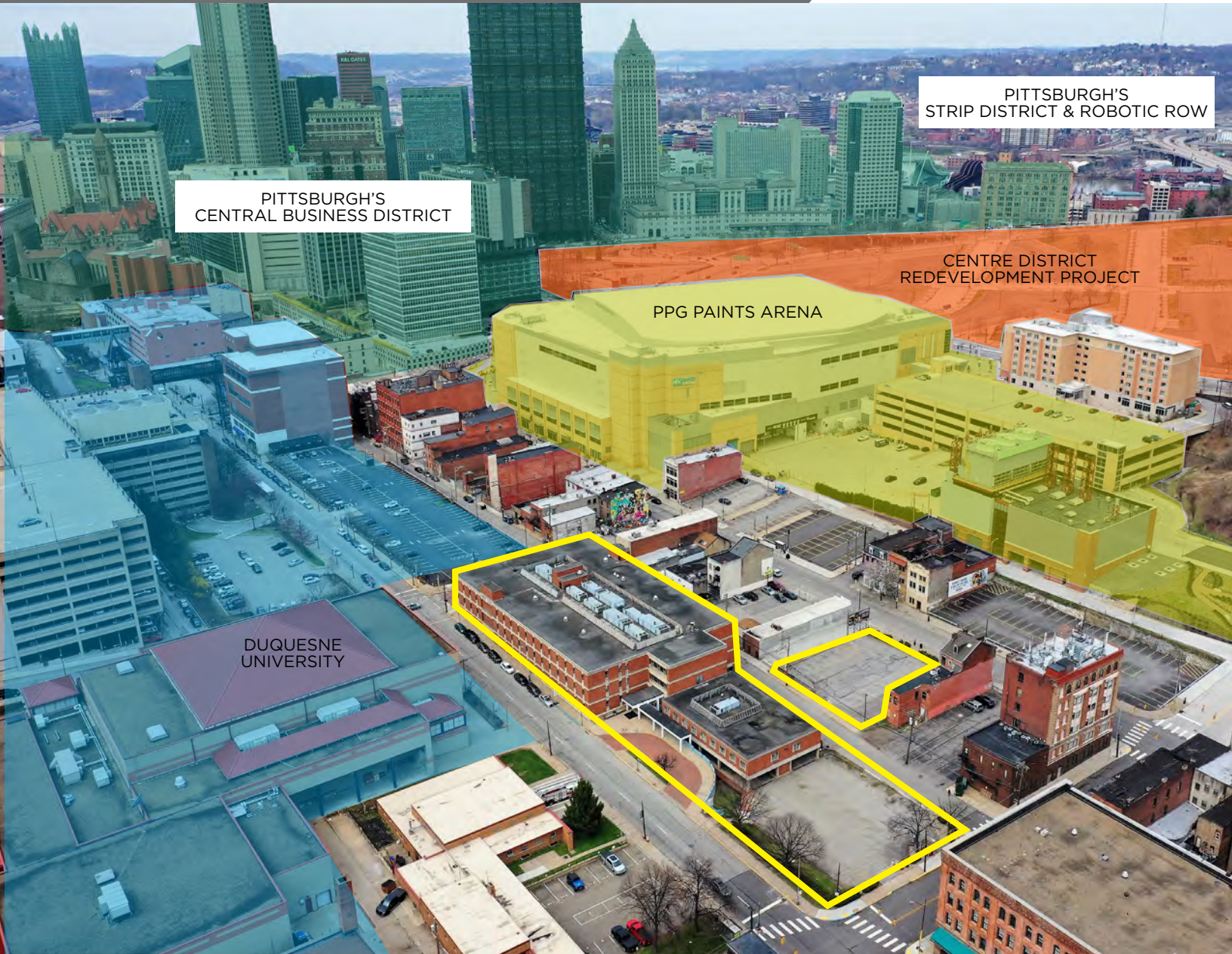
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PITTSBURGH'S
CENTRAL BUSINESS DISTRICT

PITTSBURGH'S
STRIP DISTRICT & ROBOTIC ROW

CENTRE DISTRICT
REDEVELOPMENT PROJECT

PPG PAINTS ARENA

DUQUESNE
UNIVERSITY

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