



OAKLAND OFFICE/RETAIL SPACE FOR LEASE

3347 Forbes Avenue, Pittsburgh, PA 15213



CONTACT

MEAGAN MOORE [mmoore@HannaLWE.com](mailto:m Moore@HannaLWE.com)

412.261.2200

Prime Oakland location; across from Magee Women's Hospital

1ST FLOOR

5,500 SF open plan space with locker rooms

\$30.00 per SF modified gross

Retail or Office

2ND FLOOR

3,300 SF **NEW**

\$24.00 per SF full service

680 SF

\$24.00 per SF full service

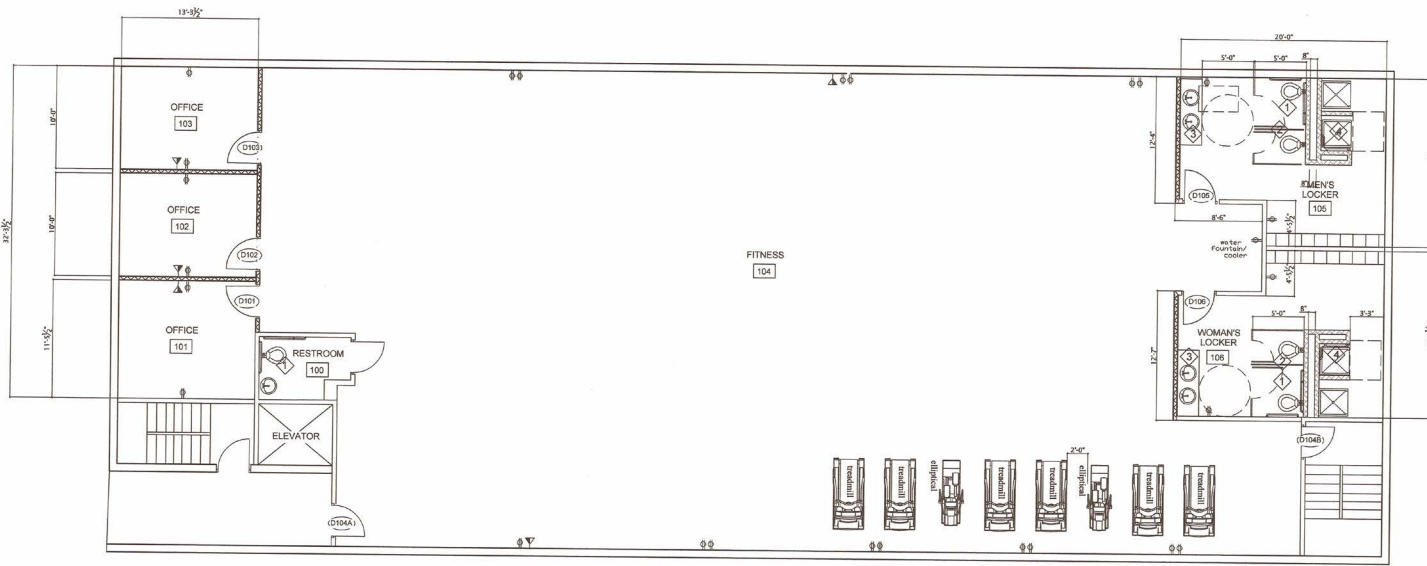
3RD FLOOR

1,068 SF

\$24.00 per SF full service



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



3347 FORBES AVENUE - FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

	0.5 Mile	1 Mile	1.5 Mile
Population	9,731	29,434	58,768
Households	2,960	10,171	23,364
Average HH Income	\$27,891	\$39,610	\$51,561
Median HH Income	\$20,029	\$24,848	\$33,072
Daytime Population	31,387	78,580	111,480



One PPG Place • Suite 1640 • Pittsburgh, PA 15222
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