

for sale or build to suit | opportunity zone district

421 NORTH BRADDOCK AVE | EAST END



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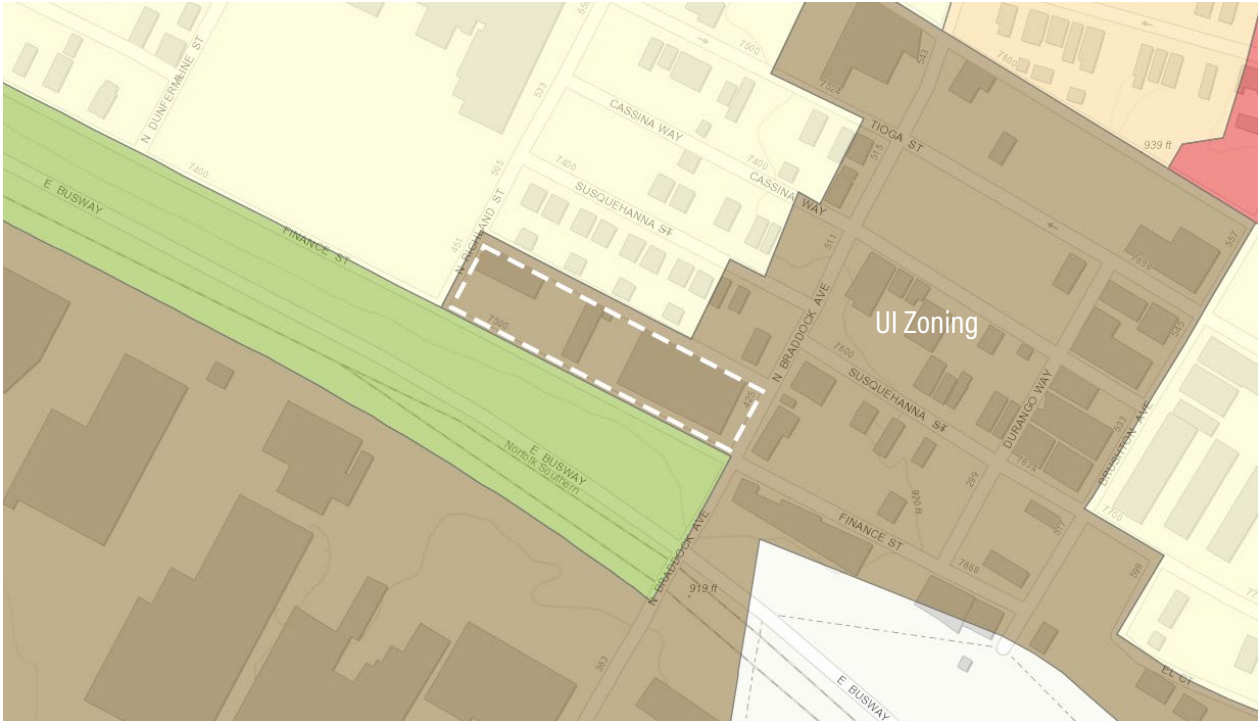
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PROPERTY OVERVIEW

ADDRESS	421 North Braddock Avenue Pittsburgh, PA 15208 13th Ward, City of Pittsburgh
SIZE	Approximately 0.97 AC Property is comprised of 11 separate parcels.
PRICE	\$950,000
ZONING	UI (Urban Industrial) See UI Zoning Code Attached
OPPORTUNITY ZONE	Opportunity Zone Map https://opportunitydb.com/tools/map/ Opportunity Zone Guide https://opportunitydb.com/guide/
NEARBY DRIVERS	Rockwell Park 810,000 SF on 24 acres and 8 buildings East End Food Co-op, CMU, Luxe Creative, Birdbrain Technologies, 3M, University of Pittsburgh
COMMENTS	<ul style="list-style-type: none"> Rare opportunity to acquire a 0.98AC parcel in the sub-market Located within walking distance to Rockwell Park, who's anchor tenant, 3M, occupies 53,000 SF Near amenities: <ul style="list-style-type: none"> East Liberty Transportation Center East Pittsburgh Bus-way Rapid Transit System with quick public transit access to the city of Pittsburgh The East End is one of Pittsburgh's strongest performing neighborhoods

DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILE	5 MILE
POPULATION	19,887	143,503	312,282
HOUSEHOLDS	9,294	67,485	143,817
AVERAGE HH INCOME	\$59,597	\$83,787	\$76,834
DAYTIME POPULATION	19,887	143,503	312,282
CONSUMER SPENDING	\$199.7M	\$1.8B	\$3.8B

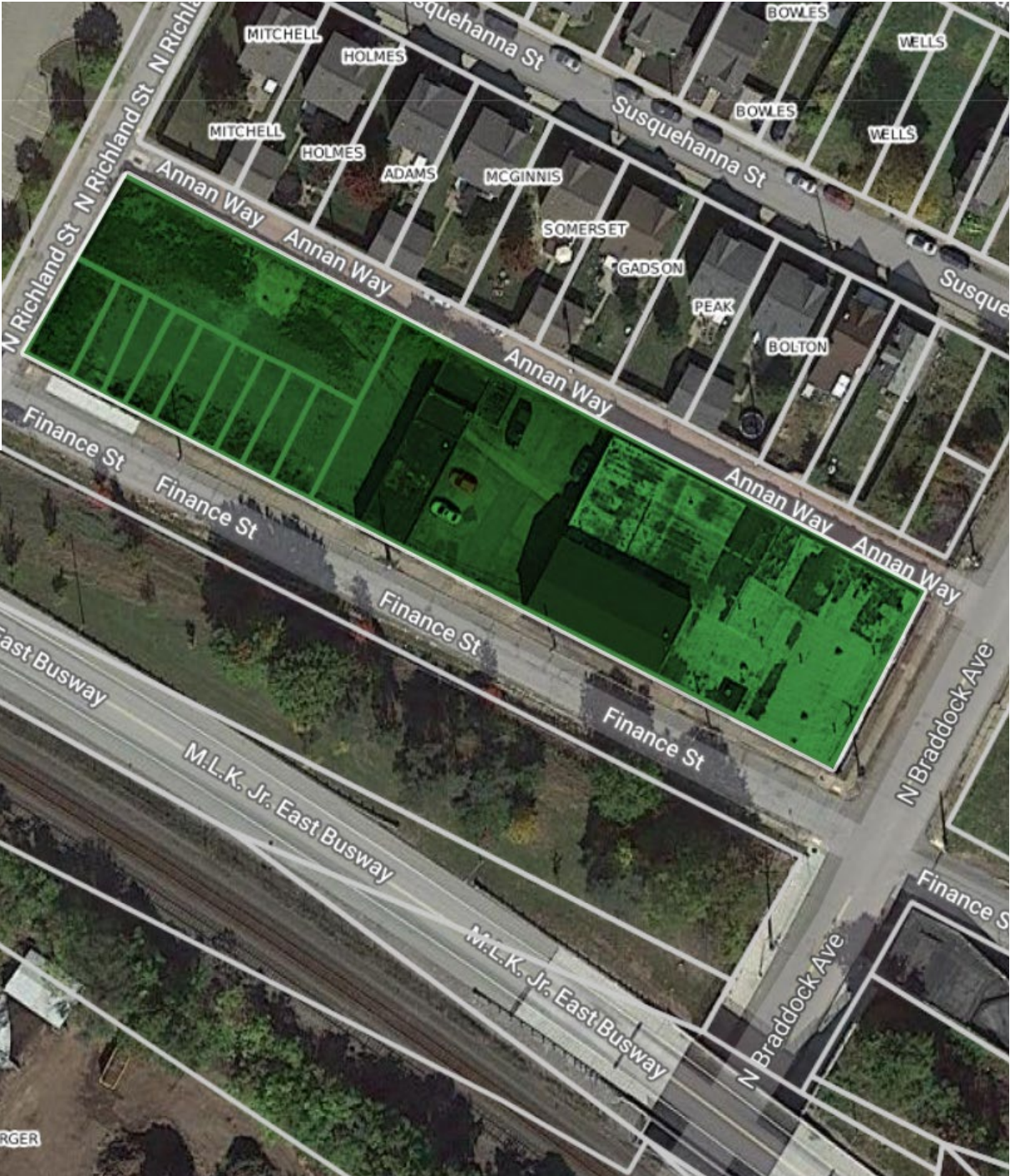


Rockwell Park Rendering

PARCEL MAP

LOT & BLOCK

- 175-B-258
- 175-B-242
- 175-B-244
- 175-B-246
- 175-B-246-A
- 175-B-246-B
- 175-B-246-C
- 175-B-247
- 175-B-247-A
- 175-B-248
- 175-B-248-A



SITE OVERVIEW



3M Pittsburgh

University of Pittsburgh
Archives Service Center

MLK Jr. East Busway

Finance Street

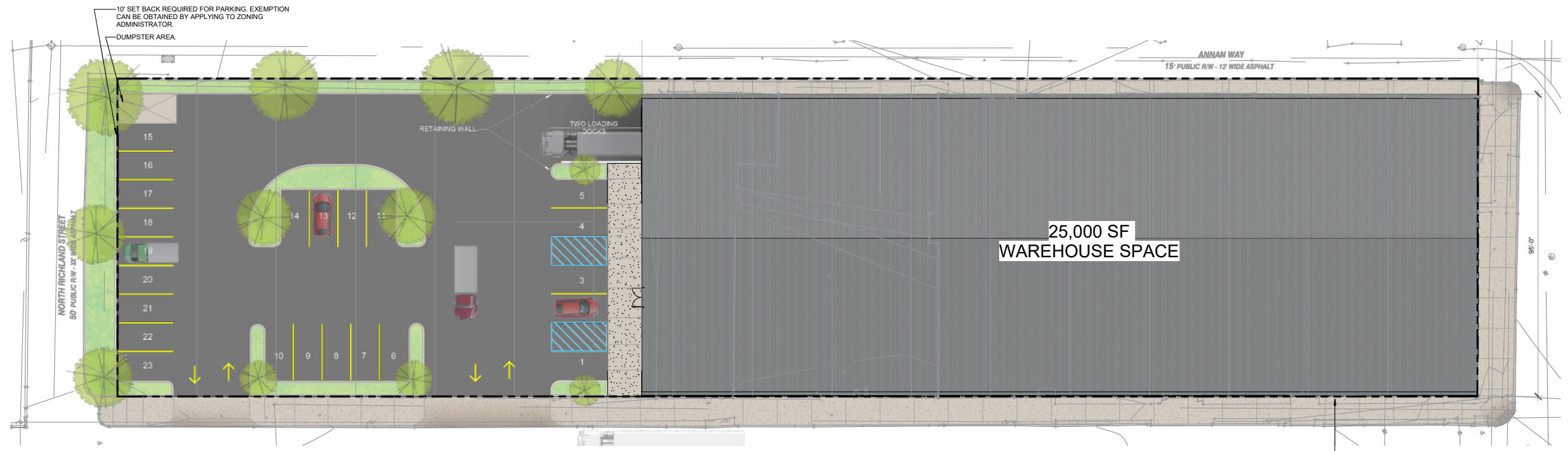
North Richland Street

North Braddock Ave

POTENTIAL BUILD TO SUIT OPPORTUNITIES



**artist renderings of potential built-to-suit opportunities (renderings shown not necessarily appropriate for the site given the required governing entities approval process)*



EAST LIBERTY

East Side Bond
360 units
43,000 SF Retail
50 parking spaces



East Liberty Transportation Center
\$137 M Multimode Terminal
200 Parking Spaces
15 minutes to CBD



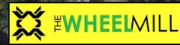
New Echo
Redevelopment

Carnegie Mellon University



Bakery Square

Bakery Square 2.0
400 Residential
400,000 SF Office
52 Townhomes



SHADYSIDE

POINT BREEZE

MLK East Busway

Helen S. Faison
Arts Academy

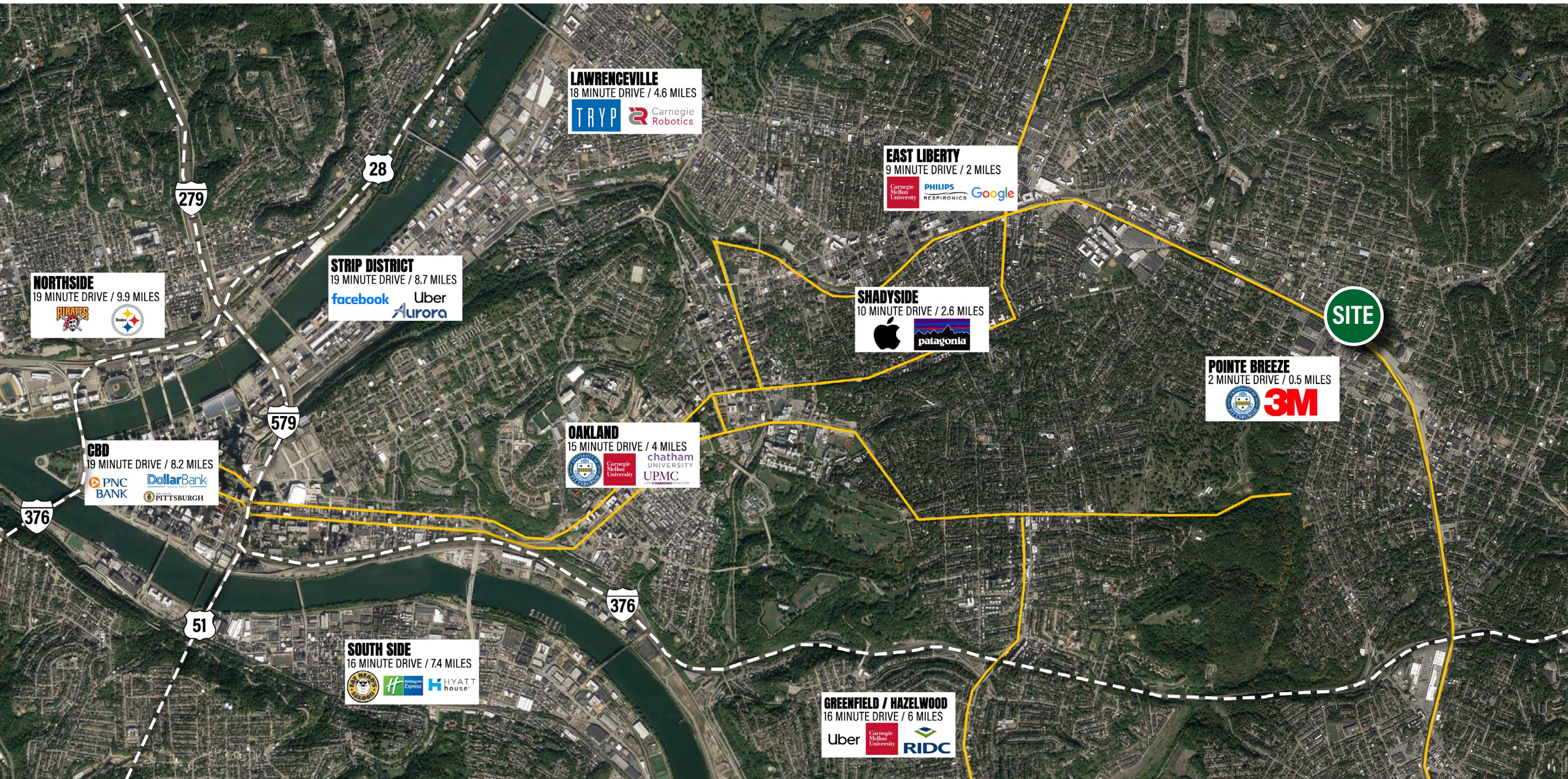
Rockwell Park
810,000 SF
24 acres



Wilksburg
Park N Ride

East End
Behavioral
Health

LOCATION



THE CITY OF PITTSBURGH

Biotech, self-driving cars, and robotics? Pittsburgh is the best-kept secret east of Silicon Valley and is definitely the place to be for now, and for the future. Already home to big tech companies like Google, Facebook, Uber and Apple, Pittsburgh is ready to nurture and grow the next generation of innovators. Fueled by innovation and world class R&D at Carnegie Mellon University, University Pittsburgh and the other universities scattered across the region, our city continues to define the future.

Pittsburgh has 90 distinct neighborhoods, almost 3,000 acres of urban parks and hundreds of award winning restaurants, art galleries and theaters. It is a city built on a workforce that is abundant, committed and one of the most educated in the nation.

PITTSBURGH EMPLOYMENT 5 KEY SECTORS BALANCE OUR ECONOMY



FINANCE & BUSINESS SERVICES



ENERGY



ADVANCED MANUFACTURING



HEALTHCARE & LIFE SCIENCES

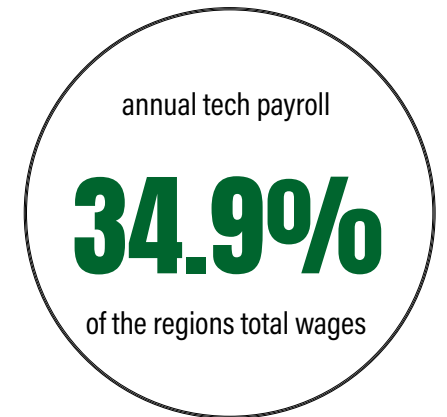


INFORMATION TECHNOLOGY

PITTSBURGH REGION HEADQUARTERS



PITTSBURGH TECH SCENE



PITTSBURGH MSA QUICK FACTS

The center of Southwestern Pennsylvania is Pittsburgh. The city remains a focal point for the region.

THE CITY OF PITTSBURGH IS APPROXIMATELY:

- 115 miles south of Erie, PA
- 175 miles east of Columbus, OH
- 230 miles northwest of Washington, D.C.
- 300 miles west of Philadelphia, PA

Pittsburgh is unparalleled in its access to both consumer and supplier markets.

PITTSBURGH IS WITHIN SIX HOUR DRIVING DISTANCE TO:

- Baltimore
- Buffalo
- Cleveland
- Cincinnati
- Columbus
- Detroit
- New York City
- Philadelphia
- Toronto
- Washington, D.C.

Pittsburgh is located within 500 miles of more than 46% of the national buying power and nearly half of the national population and aggregate income.

The region's road network consists of several limited access highways, including Interstates 70, 76 (the Pennsylvania Turnpike), 79 and 80. Interstate 68 is just a few miles south in West Virginia and Maryland. Several new limited access roads are under construction, including the Mon-Fayette Expressway and the Southern Beltway, which will improve access to all points south and west to Pittsburgh International Airport.

AT A GLANCE

Over **11,000 millennials** have moved to Pittsburgh since 2011 (12% growth).

Millennials represent **42% of Pittsburgh residents**, which is the second highest ratio among all US cities.

Young college graduates are attracted to Pittsburgh's strong job market and **affordable downtown housing options**.



Most livable city in the continental US

The Economist

Most affordable metro in the US by mortgage rates

HSH.com

Metro for college graduates

Trulia & LinkedIn

TOP EMPLOYERS

UPMC Health System	92,000
Highmark Inc.	37,000
PNC Financial Services Group Inc.	60,000
University of Pittsburgh	14,000
Giant Eagle, Inc.	36,000



11 Advanced industry sectors driving region's talent growth (Brookings)

88 Colleges and Universities, including University of Pittsburgh and Carnegie Mellon University

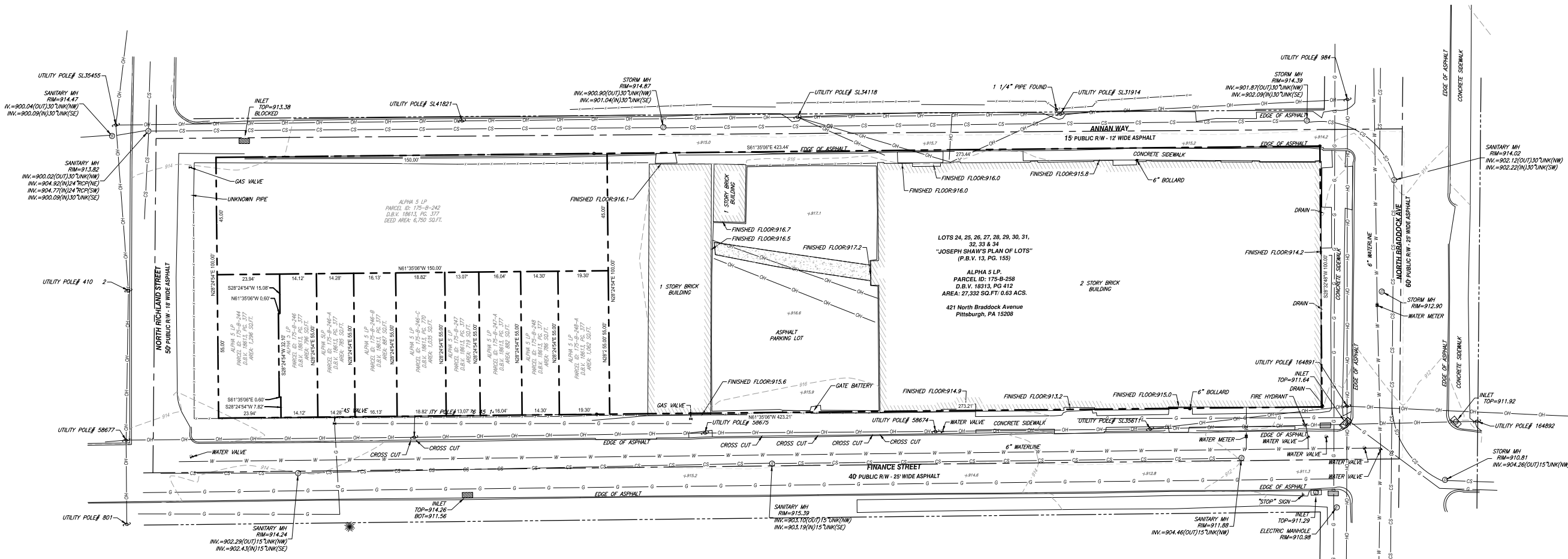
33% Workers hold 4+ year degrees

21% Increase in tech talent labor pool since 2013

45,000 Grads Annually

130+ Daily nonstop flights per day from Pittsburgh International Airport and convenient access to major and nearby markets including D.C., New York, Ohio, Maryland, and more.

\$165.2B In Gross Metropolitan Product (Forbes)



UI ZONING CODE

904.07. UI, Urban Industrial District.

(New District by Ord. No. 19/ July 8, 1999. Amend. No. U-9)

904.07.A Purpose

The UI, Urban Industrial District, is intended to:

1. Allow mid-sized to large industries with lower external impacts on surrounding properties and districts;
2. Provide a flexible district that addresses the growing need for easily adaptable and flexible spaces, including office parks, incubator spaces, high technology and service sector industries;
3. Allow multi-use buildings that permit assembly, inventory, sales, and business functions within the same space;
4. Encourage adaptive reuse of manufacturing buildings and allow the development of high density multi-unit residential buildings.

904.07.B Use Regulations

904.07.B.1 Primary Uses

Primary uses shall be allowed in the UI District in accordance with the Use Table of Sec. 911.02.

904.07.B.2 Accessory Uses

Accessory Uses shall be allowed in the UI District in accordance with the Accessory Use regulations of Chapter 912. In addition, accessory uses in the UI District shall not exceed twenty-five (25) percent of the gross floor area of the primary use.

904.07.C Site Development Standards

Sites in the UI District shall be developed in accordance with the following Site Development Standards, provided that:

1. The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High Density and Very-High Density Residential development and nonresidential development located near Residential and H Districts;
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on development; and

3. New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

Site Development Standard	UI District
Minimum Lot Size	0
Maximum Floor Area Ratio	3:1
when not located within 1,500 ft. of a Major Transit Facility	4:1
when located within 1,500 ft. of a Major Transit Facility	
Maximum Lot Coverage	
Minimum Front Setback	none required
Minimum Rear Setback	20 ft.
when not adjacent to a way	none required
when adjacent to a way	
Minimum Exterior Sideyard Setback	10 ft.
Minimum Interior Sideyard Setback	10 ft.
Maximum Height	60 ft. (not to exceed 4 stories)

904.07.C.4 Special Exception for Height in the UI District

Additional height above four (4) stories in the UI District shall be allowed in accordance with the Special Exception procedures of Sec. 922.07 with the following standards:

- (i) The site shall not be within two hundred (200) feet of any property which is zoned Residential;
- (ii) The site shall be sufficiently separated from property zoned Residential for the Board to determine that the additional height will not create detrimental impact on such properties through consideration of

UI ZONING CODE CONT.

the additional traffic impacts caused by the additional height and density, the impacts on views from such residential properties, and the impacts of the bulk of the buildings on such residential properties.

904.07.C.5 Special Exception for FAR Adjustment in the UI District

Where at least seventy-five (75) percent of the building will be used for multi-unit residential purposes, the Maximum Floor Area Ratio ("FAR") may be increased, provided the applicant meets the Special Exception procedures of Section 922.07 and satisfies the following standards:

- (i) The Maximum FAR shall not exceed 10:1.
- (ii) The site shall not be within two hundred (200) feet of any property which is zoned residential.
- (iii) The site shall be situated so that the upward adjustment of the Maximum FAR will not create detrimental impact on neighboring properties through consideration of the additional traffic impacts caused by the adjusted FAR, including consideration of height and density.

904.07.D Site Plan Review

904.07.D.1 General

The following shall require Site Plan Review and approval in accordance with the Site Plan Review procedures of Section 922.04;

- (a) Any new construction, building addition or enlargement or exterior renovation of an existing structure on a lot that has an area of eight thousand (8,000) square feet or more; or
- (b) Any off street parking area that includes more than ten (10) parking spaces or more than 2500 square feet of surface area.

904.07.D.2 Standards (UI District)

Any project requiring Site Plan Review in the UI district shall be subject to the Site Plan Review Criteria of Section 922.04.E

(Ord. 21-2002, §§ 1–3, eff. 6-18-02; Ord. 45-2003, § 8, eff. 12-31-03)



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