



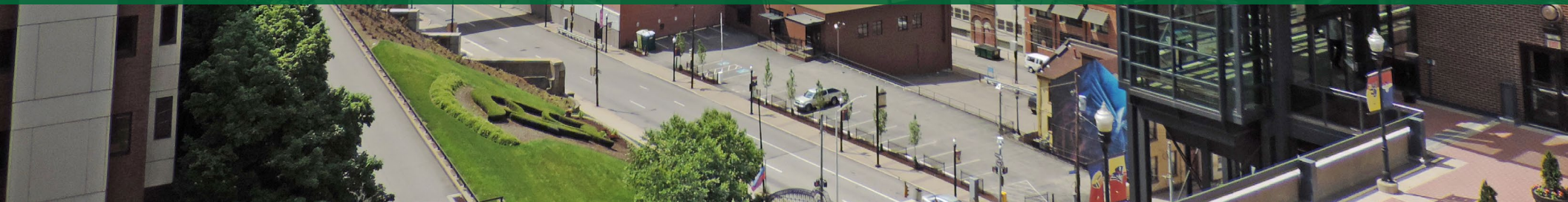
OFFERING MEMORANDUM



# DEVELOPMENT OFFERING

## PITTSBURGH UPTOWN

1318-1344 FIFTH AVENUE, PITTSBURGH, PA 15282



# REDEVELOPMENT OFFERING

1318-1344 FIFTH AVENUE, PITTSBURGH, PA 15282  
PITTSBURGH UPTOWN

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# EXECUTIVE SUMMARY

1318-1344 FIFTH AVENUE REDEVELOPMENT // UPTOWN PITTSBURGH, PA

# OFFERING HIGHLIGHTS

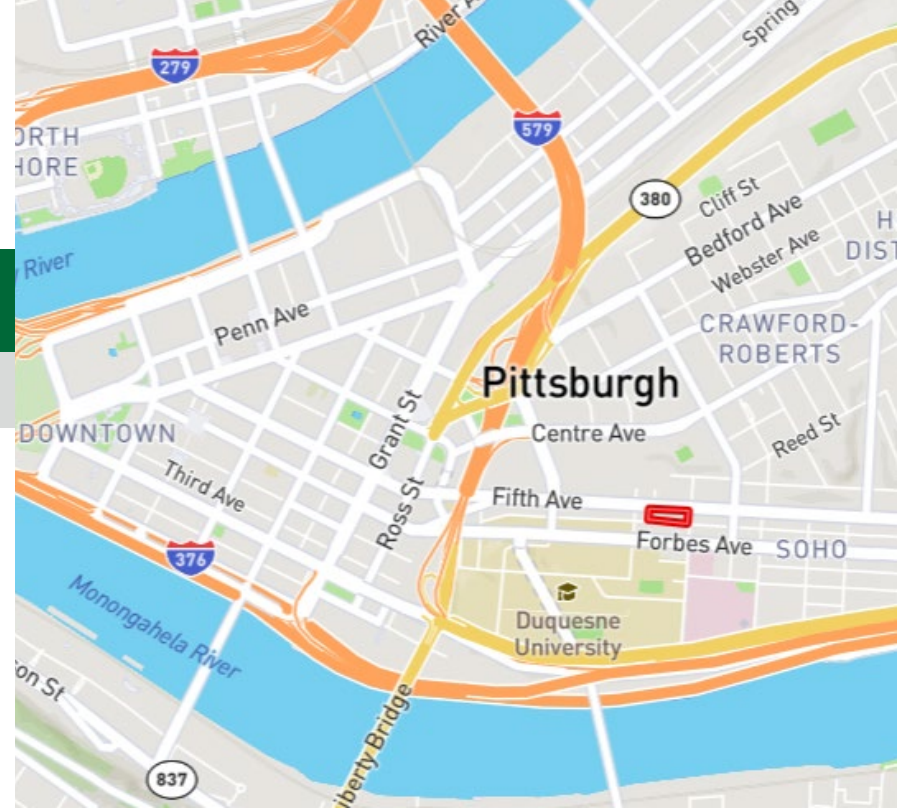
## REDEVELOPMENT OPPORTUNITY

1318-1344 FIFTH AVENUE, PITTSBURGH, PA 15282

Hanna Commercial Real Estate Pittsburgh, as exclusive advisor, is pleased to offer the opportunity to acquire the redevelopment offering (the "Property") located at 1318-1344 Fifth Avenue in Pittsburgh, Pennsylvania.

Located less than 1 block from PPG Paints Arena and directly adjacent to Duquesne University, this offering provides the unique opportunity to capture the momentum of an ever changing Uptown Neighborhood. Historically mired in economic uncertainty, Uptown finds itself in an unprecedented wave of new investments thanks in part to the redevelopment of the Lower Hill District, the addition of the BRT, Mercy Hospital's latest expansion and the convenience of being directly between the 2nd and 3rd largest urban clusters in PA (Downtown Pittsburgh & Oakland).

Amenitized by multiple new apartment projects, an upcoming addition of Salem's Market to nearby Centre Avenue, Shell Gas Station and Convenience store and multiple small businesses/markets this site will provide the opportunity to be a part of the new Uptown: a livable urban community with proximity to the regions largest economic drivers while maintaining a more relaxed neighborhood setting.



# OFFERING:

.85 ACRES FOR REDEVELOPMENT  
LOCATED IN UPTOWN PITTSBURGH

# NEARBY DEVELOPMENT



526 FOURTH AVENUE LOT  
PURCHASED FOR  
FUTURE DEVELOPMENT

First National Bank  
New PNB Tower &  
Headquarters

LOWER HILL REDEVELOPMENT  
(28 acre mixed-use development)

PGP PAINTS  
ARENA  
150+ events per year

DUQUESNE  
UNIVERSITY

DUQUESNE  
OSTEOPATHIC  
SCHOOL

**SITE**

CITY'S EDGE  
(110-unit apartment bldg.)

UPTOWN FLATS  
(26-unit apartment bldg.)

CAPITAL SUITES  
AT 5TH AVENUE  
(29-unit apartment bldg.)

PUBLIC  
SAFETY  
BUILDING

Shell

STOUGH GROUP  
(Conceptual development phase)

1717 FIFTH AVE.  
APTS.  
(51-unit apartment bldg.)

PHOENIX ON FORBES  
(211-unit luxury apartment bldg.)

ALPHA RESIDENTIAL  
(240-unit apartment bldg.)

FIFTH & DINWIDDIE  
(Mixed-Use Development with 167-unit apts.)

UPMC  
At UPMC Mercy

VISION AND  
REHABILITATION HOSPITAL

23 MILTENBERGER  
(Cafe/Brewery/Greenspace)

HARDY WORLD  
(Conceptual development phase)

Salems  
full service grocery

Distance to:	
Downtown	0.5 miles
Oakland	0.8 miles
Southside	1.5 miles
376	1.5 miles
279	1.5 miles

# PROPERTY DESCRIPTION

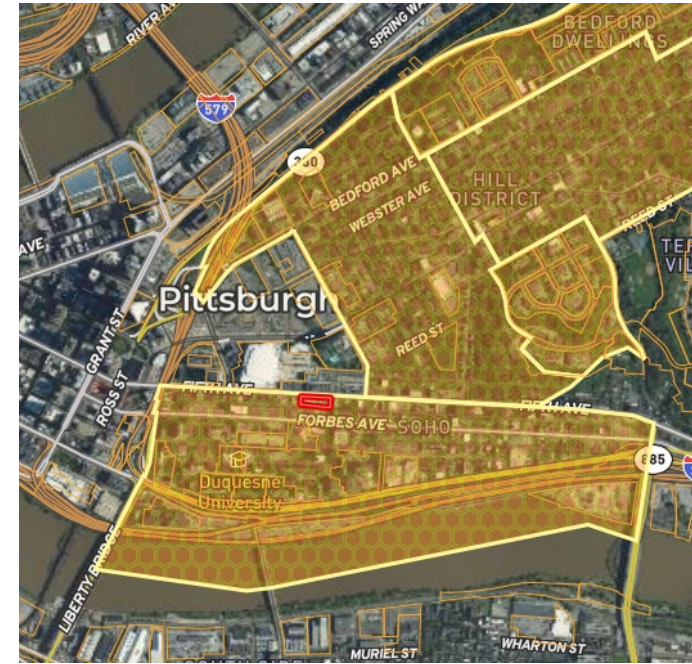
1318-1344 FIFTH AVENUE REDEVELOPMENT // UPTOWN PITTSBURGH, PA

# PROPERTY DESCRIPTION

ADDRESS	1318-1344 Fifth Avenue Pittsburgh, PA 15229
SIZE	Approximately 0.85 AC Property is comprised of 12 separate parcels.
ZONING	UPR-A (Uptown Public Realm District A) Pittsburgh's first <a href="#">EcoInnovation District</a>
NEARBY DRIVERS	Duquesne University & PPG Paints Arena  Lower Hill Development: FNB Financial Center, Live Nation pavilion, public parking garage, housing, etc.  UPMC Mercy campus, including the newly constructed UPMC Mercy Pavilion  Uptown Residential Developments including City's Edge (110 units), Alpha Residential (240 units), 1717 Fifth Avenue (51 unit), Fifth & Dinwiddie (167 units) + more <i>(see development map on page 14)</i>

NOTES	<ul style="list-style-type: none"> <li>• Located in an Opportunity Zone - <a href="#">more info here</a></li> <li>• The UPR-A (Uptown Public Realm District A) zoning is very favorable - high density</li> <li>• Positioned along the new BRT - the new rapid transit bus line the connects Oakland and Downtown Pittsburgh</li> <li>• Within walking distance to full service grocery store, Salem's Market</li> </ul>
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DEMO SNAPSHOT	1 MILE	3 MILES	5 MILES
EST POPULATION	22,299	160,251	383,224
EST HOUSEHOLDS	10,733	72,605	174,655
CONSUMER SPENDING	\$279.1M	\$1.8B	\$4.7B



## Located in Opportunity Zone 103.00

Created as part of the Tax Cuts and Jobs Act, Opportunity Zones are a federal economic development tool aiming to improve the outcomes of distressed communities around the country.

Opportunity Zones are census tracts that offer tax incentives to groups who invest and hold their capital gains in Zone assets or property. By investing in Opportunity Zones, investors stand to gain a temporary deferral on their capital gains taxes if they hold their investments for at least 5 years, and a permanent exclusion from a tax on capital gains from the Opportunity Zones investments if the investments are held for 10 years.

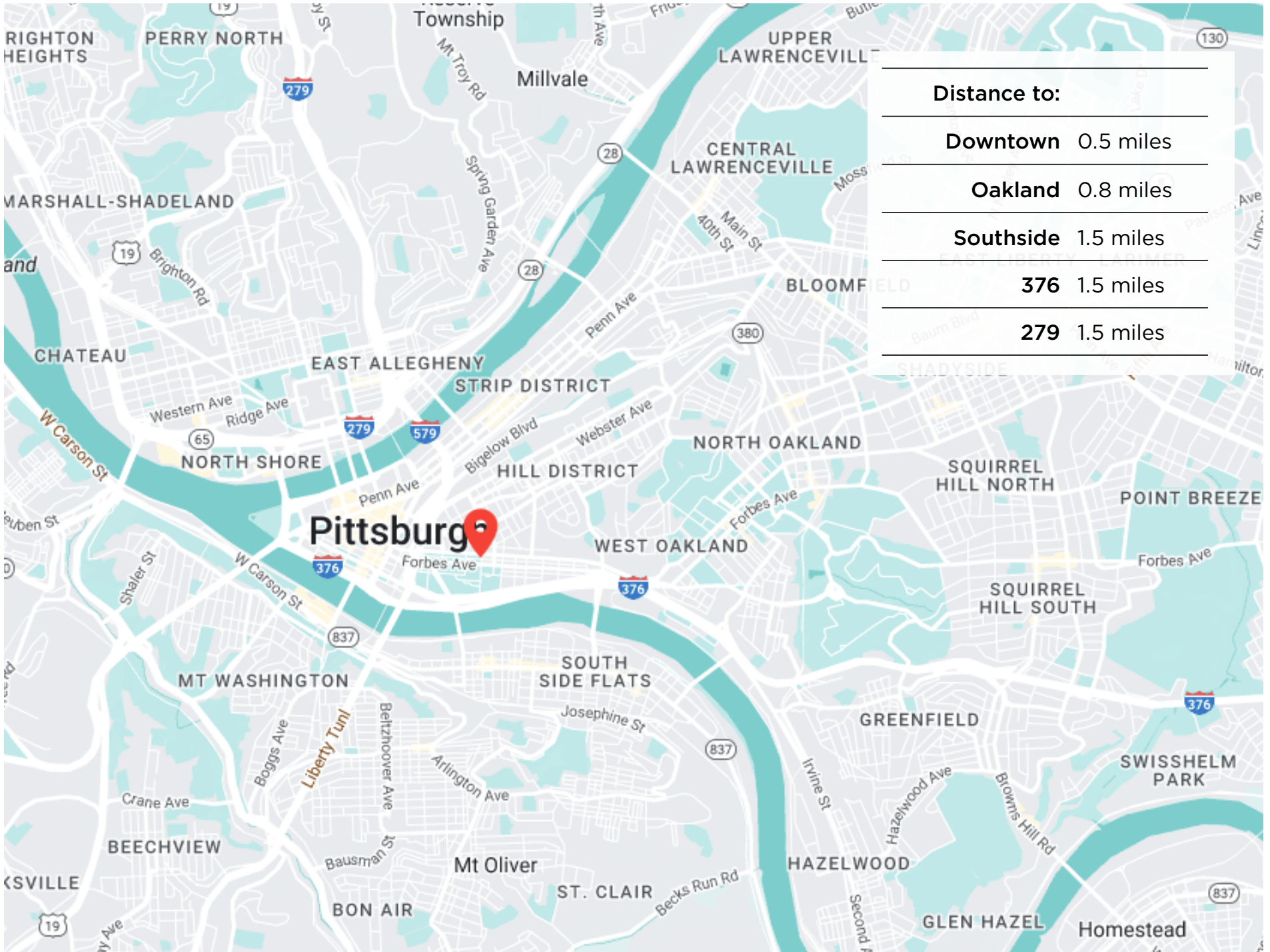
For more information about how Opportunity Zones work, a directory of designated areas, or additional information, please visit the [CDFA website](#)



PARCEL	ACRES
2-G-40	0.0459
2-G-41	0.0459
2-G-42	0.0459
2-G-43	0.0459
2-G-44	0.0459
2-G-45	0.0459
2-G-46	0.2093
2-G-50	0.0545
2-G-51	0.0333
2-H-1	0.0566
2-H-3	0.0364
2-H-4	0.0634
<b>TOTAL</b>	<b>0.7289**</b>

*\*\* Measurements are per Allegheny County Records  
 Independant measurements by HCRE resulted in .8 - .9 acres  
 Total land area requires verification*





# PITTSBURGH BRT

Pittsburgh's bus rapid transit project, or BRT, is a \$291 million transportation development that will run through Uptown to Oakland, and into eastern neighborhoods. BRT is a high-capacity bus-based transit system that delivers fast and efficient service that includes dedicated lanes, busways, traffic signal priority, off-board fare collection, elevated platforms and enhanced stations. This Pittsburgh BRT corridor regional transit plan includes changes to physical infrastructure and transit operations along the Downtown-Uptown-Oakland portion of the corridor (BRT Core) along with bus services and stations in the East End portion of the corridor – Highland Park, Squirrel Hill, and the East Busway.



PRTX Bus Rapid Transit: The University Line is Coming Soon!

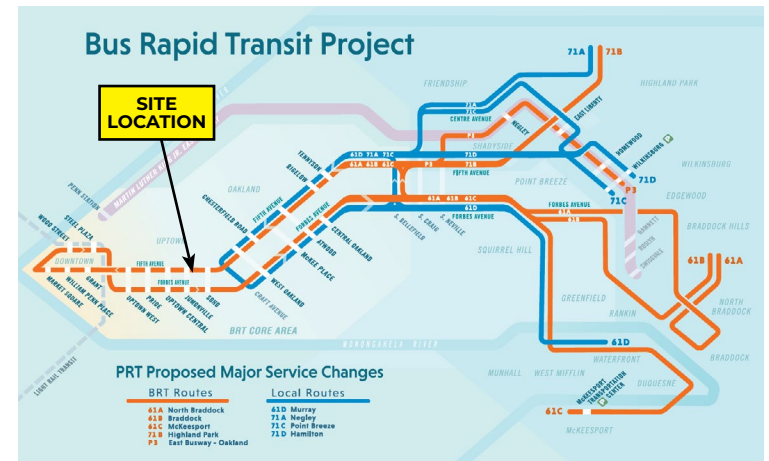
PRTX is Pittsburgh Regional Transit's bus rapid transit service. Communities with PRTX service can expect more reliable, on-time service thanks to transit-only travel lanes and intersection and signal improvements. The project includes 23 new shelters with upgraded amenities like next bus arrival screens, ticket and fare vending machines, seating, trash receptacles, lighting, emergency phones, and security cameras. The entire community will benefit from significant investments in pedestrian and bicycle infrastructure including new sidewalks, ADA curb ramps, protected bike lanes, traffic signals, and landscaping. The University Line is Pittsburgh Regional Transit's first corridor under PRTX.

The University Line will operate between Downtown, Uptown and Oakland with bus service from the corridor extending into the east end and beyond. The University Line will use Fifth and Forbes Avenues in Uptown and Oakland and Fifth and Sixth Avenues in Downtown. Five bus routes will operate on this corridor once construction is complete - these routes are currently the 61A, 61B, 61D, 71B, and P3.

## Project Status

The first phase of construction started in downtown Pittsburgh on September 13, 2023, and is expected to take about 18 months. The second phase that includes Uptown and Oakland is at 100% design. Once the project is awarded construction will take 24-30 months.

[More info here.](#)



# PITTSBURGH INVESTMENT



## DOWNTOWN INVESTMENT MAP

2022 | THIRD QUARTER

Investments from January 2012 – October 2022

PROJECTS COMPLETED	\$4,365,066,277
PROJECTS ACTIVE	\$1,703,660,137
PROJECTS ANNOUNCED	\$1,803,683,137
<b>TOTAL INVESTMENTS</b>	<b>\$7,872,409,551</b>

### OFFICE/RETAIL

- 2 Distillery on the South Shore
- 4 412 Boulevard of the Allies Renovations
- 16 Skinny/Roberts and 433 Wood Street Adaptive Reuse
- 19 610 Wood Street Renovation
- 26 Pro Bike + Run and Cadence Clubhouse
- 29 FNB Bank (former McDonald's site) ★
- 30 Uptown Tech (304 Jumonville) ★
- 32 Bayardstown Revitalization (1700 Smallman) ★
- 52 Dollar Bank Liberty Commons Renovation/Expansion
- 53 Allegheny Building Renovation
- 54 525 William Penn Place Renovations
- 56 Vision on Fifteenth
- 57 1600 Smallman
- 60 The Highline
- 62 3 Crossings Phase 2: buildings B, F1, and F2 ★
- 64 3 Crossings Phase 2: The Stacks (buildings D & E)
- 72 Station Square Freight House Shops Renovation
- 78 1501 Penn Avenue (Wholey Building)
- 86 Fifth Avenue Place Renovation
- 87 Centre District: FNB Financial Center

### MIXED USE

- 1 Lower Hill Redevelopment: Centre District
- 5 909 Liberty Avenue Renovation ★
- 8 Fifth-Dirindwidge Redevelopment
- 23 Post-Gazette Building Redevelopment ★
- 27 633-641 Smithfield Street Redevelopment ★
- 38 Station Square East ★
- 63 Produce Terminal Redevelopment
- 65 2908 Smallman Street (Mecca Fitness/ 5 Borders CrossFit 2908)
- 68 City's Edge ★
- 79 9th and Penn Cultural Trust Master Plan ★
- 88 Smith & Fifth

### TRANSPORTATION

- 12 Sister Bridges Rehabilitation
- 13 Traffic Signalization Upgrade - Central Business District
- 17 Bus Rapid Transit Corridor
- 42 Centre District: Live Music Venue Parking Garage (Block E) ★
- 43 3 Crossings Phase 2: The Hive Parking Garage (Building H)
- 45 Ninth and Penn Garage ★
- 70 "Smallman Street Public Improvements Phase 2 (bike lanes, walking, and transit)"
- 91 Smithfield Reconstruction Project Phase I

### EDUCATION/CIVIC

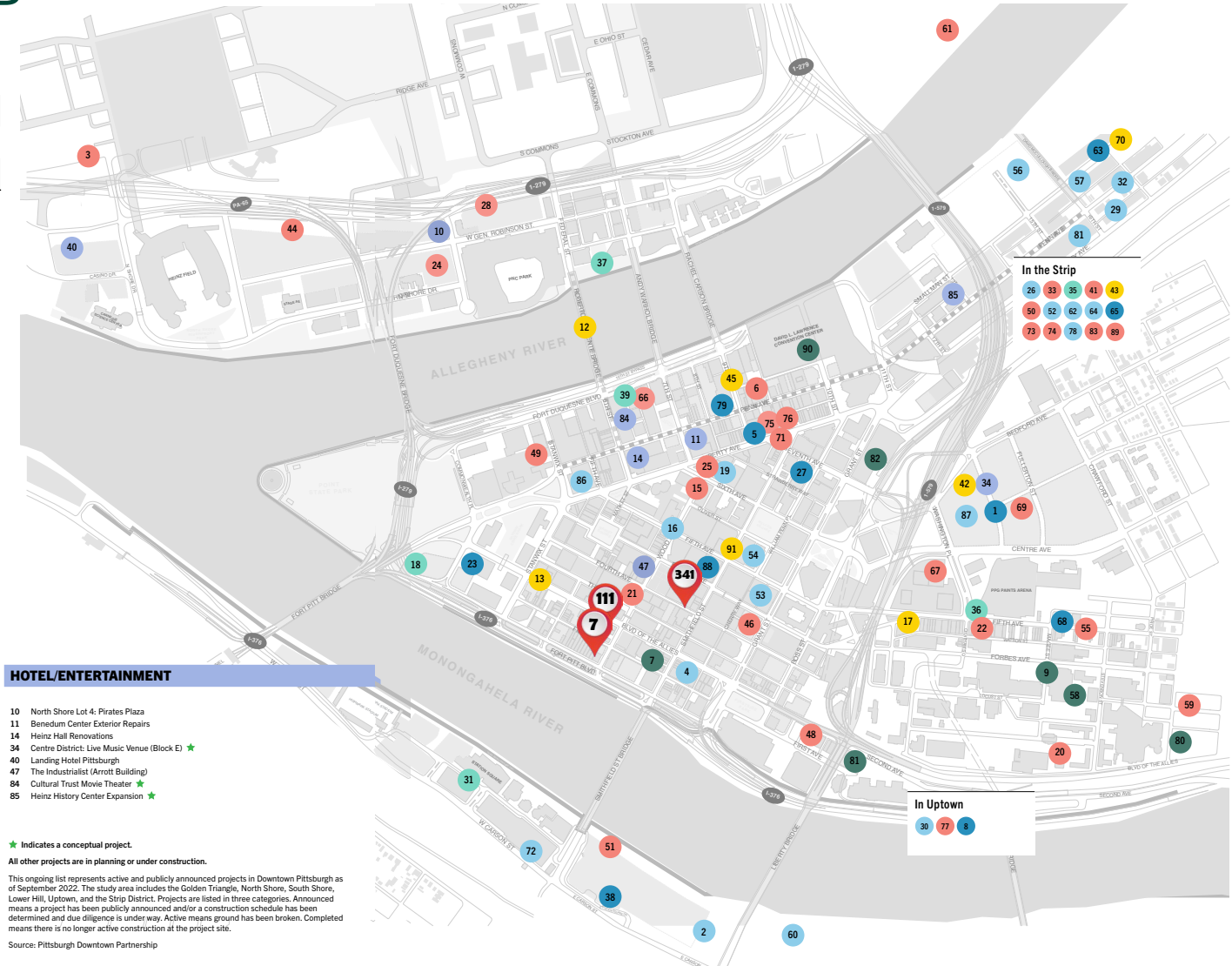
- 7 Point Park University Student Center ★
- 9 Duquesne University College of Osteopathic Medicine
- 58 UPMC Cooper Fieldhouse
- 80 UPMC Vision and Rehabilitation Hospital at UPMC Mercy
- 81 Project Cares Homeless Services Building
- 82 Weis Courthouse Renovation
- 90 DLCC Green Roof Phase 2

### PARK/TRAIL

- 18 Point State Park Connector
- 31 Josh Gibson Heritage Park
- 35 Strip District Riverfront Park ★
- 36 Curtain Call/ Pittsburgh Garden Passage ★
- 37 Completing the Loop: Allegheny Landing Renovation ★
- 39 Completing the Loop: Allegheny Riverfront Park and Mon Warf Enhancements ★

### RESIDENTIAL

- 3 Eleven06
- 6 Penn Garrison Unit Addition
- 15 300 Sixth Avenue Residential Conversion (GNC)
- 20 St. Martin Hall Renovation
- 21 City Club Apartments (YWCA Conversion)
- 22 Union on 5th Avenue
- 24 North Shore Lot 4: Residential
- 25 Granite Building Conversion ★
- 28 Stable/RDC Residential Project ★
- 33 2926 Smallman Street (former gas station/ Penrose) ★
- 41 Brickworks ★
- 44 North Shore Lot 2 ★
- 46 The Pittsburgher ★
- 48 Terminal 21
- 49 625 Stanwick Street Unit Addition
- 50 Forte Condominiums
- 51 Glasshouse
- 55 Capitol Suites at Fifth Avenue
- 59 308 Millenberger Street Apartments
- 61 Heinz Research Building Apartments ★
- 66 642 Fort Duquesne Boulevard Adaptive Reuse (Easter Seals)
- 67 The Washington at Chatham
- 69 Centre District Apartments: Phase I ★
- 71 Triangle Building Renovation
- 73 The Refinery
- 74 32nd and Penn Avenue Apartments (3213 Penn Avenue)
- 75 MaGinn Building Lofts
- 76 1709 Fifth Avenue
- 77 Penn 23 (2330 Penn Avenue)
- 83 Crucible Lofts (3150 Smallman Street)
- 89 The District



### HOTEL/ENTERTAINMENT

- 10 North Shore Lot 4: Pirates Plaza
- 11 Benedum Center Exterior Repairs
- 14 Heinz Hall Renovations
- 34 Centre District: Live Music Venue (Block E) ★
- 40 Landing Hotel Pittsburgh
- 47 The Industrialist (Arrot Building)
- 84 Cultural Trust Movie Theater ★
- 85 Heinz History Center Expansion ★

★ Indicates a conceptual project.  
 All other projects are in planning or under construction.  
 This ongoing list represents active and publicly announced projects in Downtown Pittsburgh as of September 2022. The study area includes the Golden Triangle, North Shore, South Shore, Lower Hill, Uptown, and the Strip District. Projects are listed in three categories. Announced means a project has been publicly announced and/or a construction schedule has been determined and due diligence is under way. Active means ground has been broken. Completed means there is no longer active construction at the project site.  
 Source: Pittsburgh Downtown Partnership

Visit [DowntownPittsburgh.com/investment-map](https://DowntownPittsburgh.com/investment-map) to view the Interactive Investment Map

VIEW INTERACTIVE MAP



# MARKET OVERVIEW

1318-1344 FIFTH AVENUE REDEVELOPMENT // UPTOWN PITTSBURGH, PA

# PITTSBURGH OVERVIEW



Pittsburgh’s transformation into a global hub for technology, life sciences and higher education has buoyed the regional economy throughout the Covid pandemic. Unemployment rates remain at or below the national average and gradual gains in population point to the resilience of the region’s people and industries.

In addition to its geographic proximity to nearly 40% of the total North American population, Pittsburgh’s workforce is highly skilled and among the most well-educated in the country. WalletHub.com ranked Pittsburgh 35th out of 150 cities it evaluated for its 2023 list of the Most Educated Cities in America.



# PITTSBURGH BY THE NUMBERS

## EMPLOYMENT, BUSINESS & ECONOMY

- #5 best city for STEM jobs – Wallet Hub, 2023 (5/100)
- #7 best city in the U.S. to launch a career – LinkedIn, 2020 (7/15)
- #21 best college towns & cities – Wallet Hub, 2020 (21/415)
- Top city for filmmakers to live and work – MovieMaker Magazine, 2021 (3/10)
- Top 3 start-up city in the Midwest – M25, 2020 (3/59)
- #7 best city in the U.S. to work remotely – FinanceBuzz, 2020 (7/25)
- #1 best city in the U.S. for healthcare jobs – Grand Canyon University, 2020 (1/50)
- Top ranking city in the Ohio River Corridor for economic development – Site Selection Magazine, 2020 (6/10)

## LIVABILITY

- Wallethub named Pittsburgh one of the top 25 Most Fun Cities in America for 2024
- Pittsburgh was named one of the top 10 best places to retire in 2024 according to U.S. News & World Report
- Downtown Pittsburgh is the hottest neighborhood for young professionals – Niche, 2020 (1/20)
- Top 100 cities to live in the U.S. – Livability, 2020 (51/100)
- Top city for millennial homebuyers – LendingTree, 2021 (9/50)
- #11 best city in America for young professionals – Niche, 2021 (11/228)
- Among top cities for LGBTQ inclusivity – Human Rights Campaign, 2020
- Top 25 most livable city in the U.S. – Smart Asset, 2020 (17/25)
- Best city to buy an affordable family home – Smart Asset, 2020 (20/25)
- Best metro in the U.S. for first-time homebuyers during COVID-19 – MoneyGeek, 2020 (7/15)

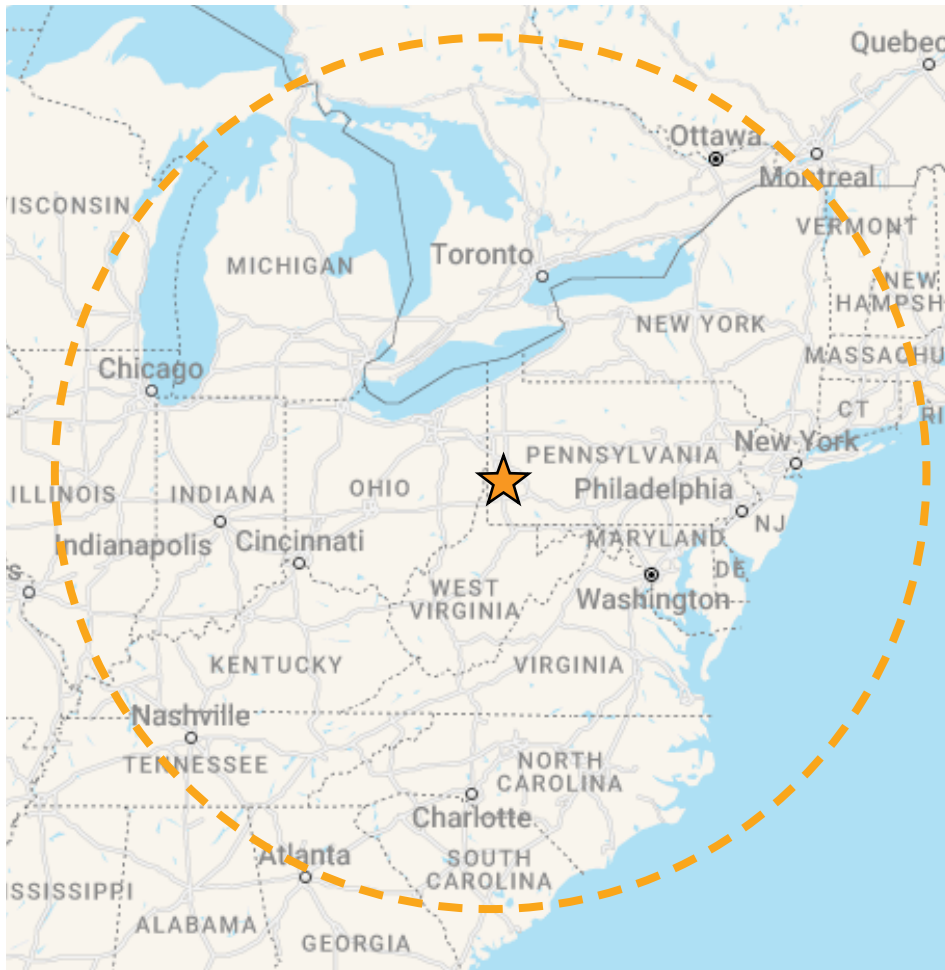
## TRANSPORTATION

- #1 Pittsburgh ranks as having one of the shortest commutes in the country, 2021 – Moovit (1/99)
- 7th least car-dependent metro in the U.S. – CompareCarInsurance.com, 2020 (7/10)
- #6 Pittsburgh International Airport (PIT) is ranked as one of the most innovative travel companies, the first time an airport has landed among the list of industry-changing firms – Fast Company, 2020 (6/10)

# PITTSBURGH REGION

WITHIN A 500 MILE RADIUS OF PITTSBURGH:

- 48% OF U.S. BUSINESSES
- 45% OF U.S. & CANADA POPULATIONS
- 63% OF NATIONAL INDUSTRY OUTPUT
- 53% OF U.S. BUYING INCOME
- 40+% OF TOTAL U.S. RETAIL SALES



**2.3 M** RESIDENTS  
**1.2 M** WORKERS  
ACROSS **7** COUNTIES



**2ND** MOST POPULOUS  
CITY IN PENNSYLVANIA



**1ST** BEST CITY  
FOR HEALTHCARE JOBS



**5TH** BEST CITY  
FOR STEM JOBS

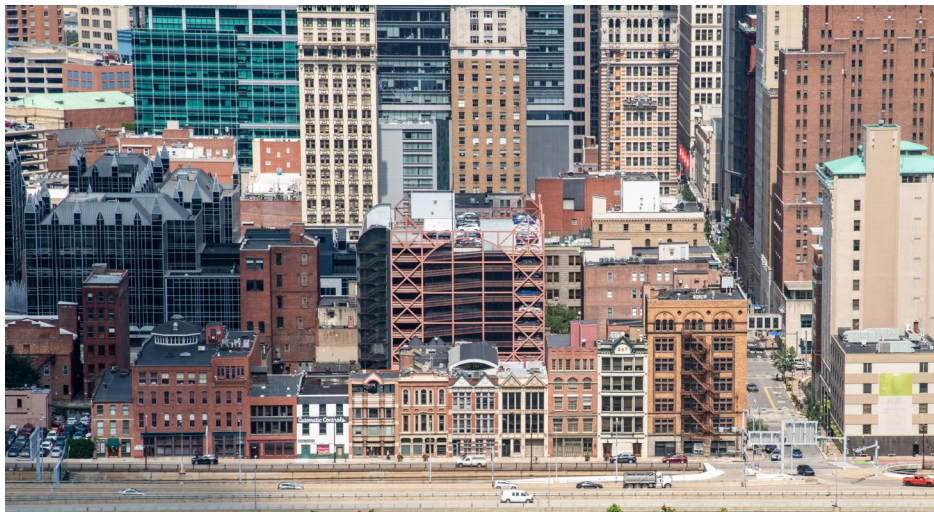


**7TH** BEST CITY  
TO LAUNCH A CAREER



RANKED **11TH**  
IN VENTURE CAPITAL INVESTMENT  
DOLLARS NATIONWIDE

# PITTSBURGH MULTIFAMILY MARKET



**GREATER DOWNTOWN  
AVERAGE RENTS**

- ▶ **AVERAGE STUDIO RENT \$1,393**
- ▶ **AVERAGE ONE-BEDROOM \$1,666**
- ▶ **AVERAGE TWO-BEDROOM \$2,132**

## RESIDENTIAL GROWTH

Downtown Pittsburgh has undergone many transformations and it is clear we are now at another inflection point. The pandemic has changed the dynamics of Downtown, but the neighborhood remains the vibrant economic center of the region. While office activity is still well behind 2019 numbers, the latest metrics show that daily activity in the Golden Triangle this fall was the highest it has been since February 2020. Furthermore, residential development continues to thrive in Greater Downtown, with 10 major residential developments representing \$284M in investment under construction since the start of 2021. Strong occupancy rates and feedback from the PDP's recent residential survey indicate that Downtown is a highly desirable area to live due to its walkability, proximity to entertainment, restaurants, bars, and transportation, and overall centrality to the rest of the city.

Despite these positive trends, the residential population of the Golden Triangle is still relatively modest, with around 7,000 residents. Downtown needs a more robust residential population to support small businesses, add vibrancy to the streets, and complement our large commercial office market. Strong, resilient Downtowns have a residential population that is typically 5% of the city population, which would be nearly 15,000 residents in our CBD. Doubling the residential population in Downtown is very realistic, particularly when looking at the successful conversion of commercial office buildings into beautiful residential buildings that we have seen over the last decade. The evolution of Downtown will require a concerted effort by public and private sectors to creatively finance redevelopment and ensure our parks, schools and amenities continue to meet the needs of new residents and workers. This effort should be our North Star as we prepare Downtown to thrive long into the future. The following State of Downtown snapshot report provides an overview of the residential market as of Q3 2022 and includes insights on key areas that will inform future investments and support Downtown's continued vitality. As we look towards opportunities to support the revitalization of Downtown, the strong performance of the residential market shows that it is primed to lead the way.

Source: Pittsburgh Downtown Partnership



## POPULATION

Over the past 10 years, 44 projects have welcomed nearly 8,400 new residents to Greater Downtown, with 23 conversions that have breathed new life into some of the Golden Triangle’s beautiful historic buildings. These residents are supporting new restaurants, retail, and service businesses while also changing Downtown’s identity from a predominantly work- or event-specific destination into a growing and vibrant neighborhood. Proposed developments over the next few years will bring an estimated 9,000 new residents to Greater Downtown, further increasing the density, vitality, and resiliency of Downtown Pittsburgh.

## RENTAL MARKET

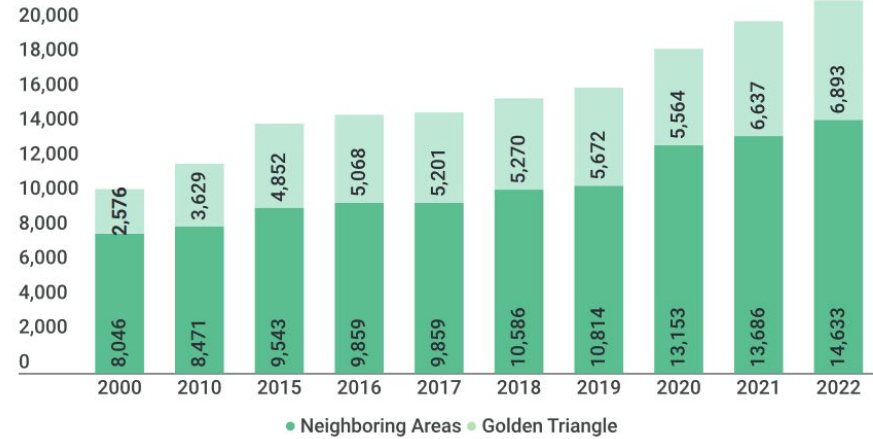
The current occupancy rate for the Greater Downtown is 93.5%, which is slightly above the five-year average of 92.1%. The pandemic hit the Golden Triangle particularly hard, causing a noticeable dip in occupancy rates to 81.6% during the second half of 2020, which was compounded as 135 new rental units came online. During this time, the Strip District and the North Shore maintained occupancy rates of 95.2% and 92.1% respectively, while absorbing 364 new units.

Residential occupancy rates began to rebound in the first quarter of 2021 and have continued to improve or remain relatively steady even with the addition of 1,864 new units, demonstrating the ability for the Downtown market to absorb additional inventory. The Golden Triangle market has rebounded to prepandemic levels, with the occupancy rate climbing from 86.1% in 2Q 2021 to 91.9% in 3Q 2022, while adding nearly 900 units.

Despite some fluctuations in occupancy levels, the average cost per square foot for rental apartments in Greater Downtown has remained stable over the past few years, with Greater Downtown ending the third quarter of 2022 with an average price of \$2.00/sq. ft.

Source: Pittsburgh Downtown Partnership

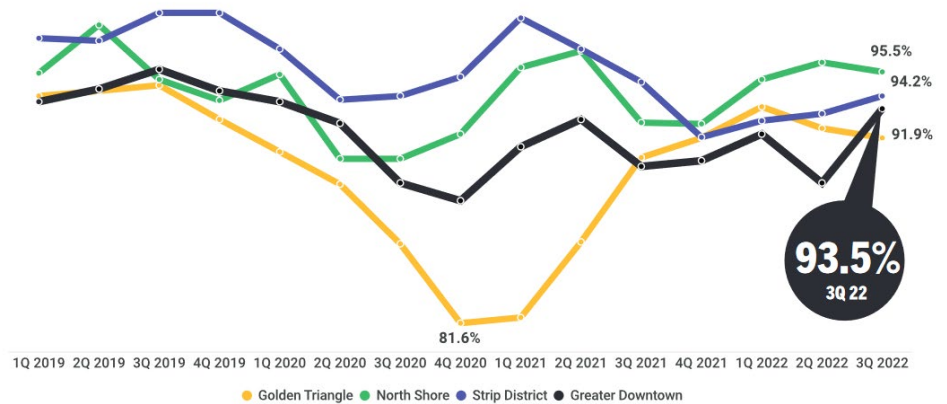
## ESTIMATED DOWNTOWN POPULATION



Population data are conservatively calculated based on residential unit growth and occupancy rate estimates for residential properties. Neighboring areas include: North Shore, Strip District, Lower Hill, Uptown, and South Shore.

Source: OnTheMap - Local Employment Dynamics Partnership, U.S. Census Bureau (2019); Pittsburgh Downtown Partnership

## OCCUPANCY RATES OF DOWNTOWN APARTMENTS, 2019-2022

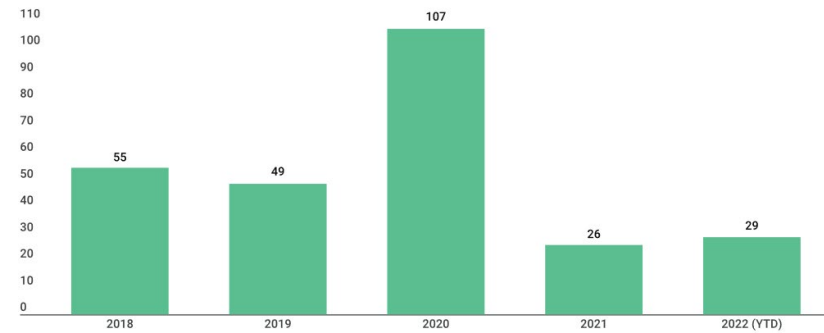


Source: Pittsburgh Downtown Partnership

## CONDOMINIUM SALES

The majority of the available units in the Greater Downtown area are rental apartments, with condominiums making up only 15% of the existing housing market. Condominium sales and prices spiked in 2020, with 107 units sold that year at an average of \$383/square foot. This can largely be attributed to new high-end condominiums coming on the market, namely Piatt Companies' Lumière development at 350 Oliver Avenue in the Golden Triangle and Hardy World's The Refinery development at 2545 Penn Avenue in the Strip District. Sales dipped in the beginning of 2021 due to limited projects coming on the market, and rebounded in the latter half of 2021 and the beginning of 2022. Prices have reduced over the past two years, averaging \$337/square foot in 2021 and \$300/square foot thus far in 2022, but they are still significantly higher than the years prior to 2020's surge. It is anticipated that condo sales will continue to increase over the next few years, as 280 new condo units are in the pipeline

### CONDO UNITS SOLD PER YEAR



Source: Pittsburgh Downtown Partnership

Source: Pittsburgh Downtown Partnership

## GOLDEN TRIANGLE ANNOUNCED CONVERSIONS

PROJECT NAME	ADDRESS	YEAR BUILT	SQUARE FOOTAGE	PROPOSED # UNITS
City Club Apartments	305 Wood Street	1963	243,300	300
300 Sixth Ave Renovation	300 Sixth Avenue	1904	239,907	250
Easter Seals	642 Fort Duquesne Blvd	1917	160,000	137
Smith & Fifth	441 Smithfield Street	1917	227,884	136
The Pittsburger	428 Forbes Avenue	1966	130,000	125
Smithfield Custom Condos	635 Smithfield Street	1895	35,600	13
MaGinn Building Lofts	915 Liberty Avenue	1891	19,029	11

# DEVELOPMENT SUPPORT & PIPELINE

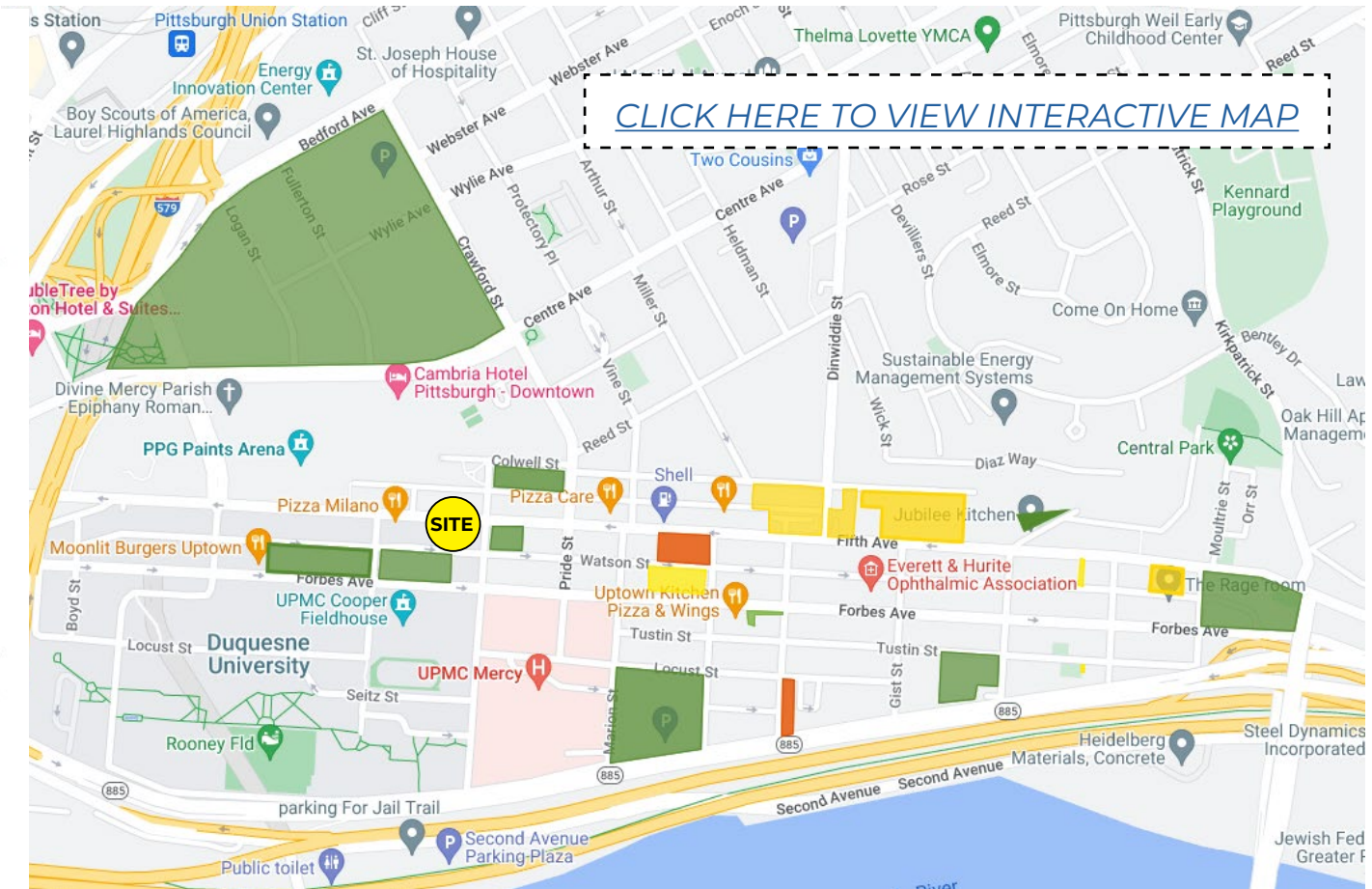
## UP Uptown Partners of Pittsburgh

Uptown Partners of Pittsburgh (UP) is a non-profit organization of residents, institutions, business owners and other concerned stakeholders to improve community quality of life — and to collaboratively create a vision and pathway for Uptown’s much-needed revitalization.

Working with the City of Pittsburgh, our community and institutions, Port Authority of Allegheny County, the Urban Redevelopment Authority, Green Building Alliance, Oakland Planning & Development Corp., and other interested stakeholders in a unique public/private planning initiative, embodied in the Uptown/West Oakland Ecolnnovation District plan (also referred to as the Uptown Ecolnnovation District). [Learn more here... uptownpartners.org](http://uptownpartners.org)

### Uptown Development Pipeline

-  1903 Fifth by Fountain Residential Partners
-  The Standard on Fifth by Beacon Communities...
-  Duquesne University Dormitory
-  Duquesne Light Watson Street Sub Station
-  The Lower Hill Development x The Buccini/Poll...
-  Fifth & Dinwiddie West x Bridging the Gap
-  Fifth & Dinwiddie East by Bridging the Gap
-  Duquesne University College of Osteopathic M...
-  UPMC Vision and Rehabilitation Tower
-  City's Edge by Midpoint Group of Companies L...
-  23 Miltenberger by Epic Development
-  Jubilee Kitchen Expansion & Renovation
-  Uptown Flats | Bethlehem Haven
-  Tustin Single-Family Infill by Downtown Design ...
-  2028 Fifth Avenue - Geshner Management/Hart ...
-  1801 Boulevard of Allies - Hardy World LLC
-  Stough Group - 1600 Block
-  Launchpad
-  Phoenix on Forbes by GSX Ventures



# DEVELOPMENT OFFERING

## PITTSBURGH UPTOWN

1318-1344 FIFTH AVENUE, PITTSBURGH, PA 15219



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