

LIBERTY *Technology* CENTER

PRIME OFFICE | FLEX SPACE IN PITTSBURGH'S BIGGEST GROWTH AREA

SUITES RANGING FROM 10,147-32,418 SF

First. Second. Third Floor Availabilities



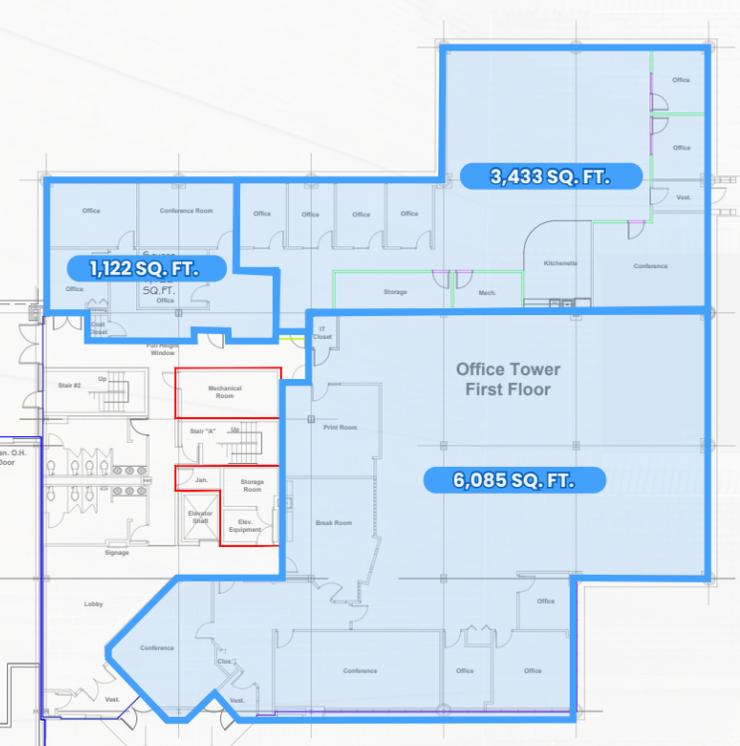
BUNCHER

COMPANY

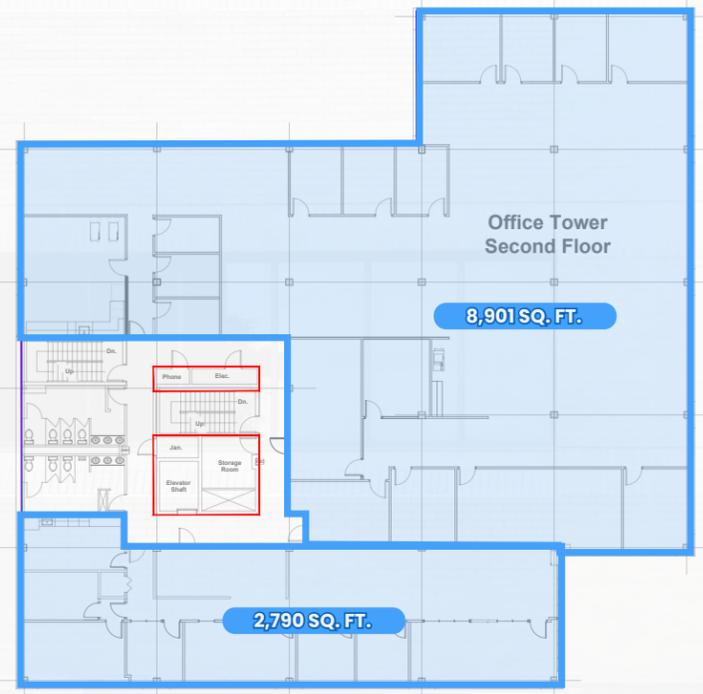
Developing with a Purpose

PROPERTY *Overview*

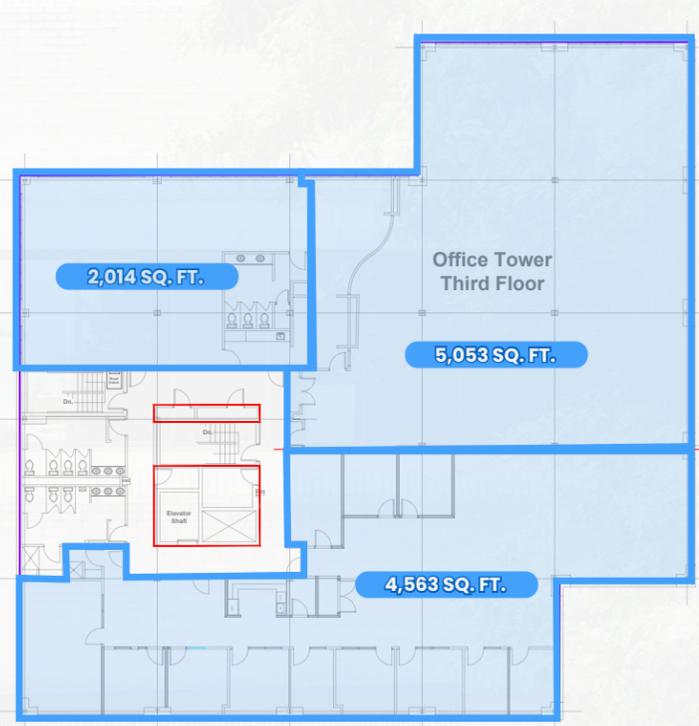
Liberty Technology Center offers a professional office environment in the heart of the **Strip District**, combining modern workplace with convenient access to the neighborhood's vibrant amenities. The property is well-suited for a variety of use including office, showroom, research and development, technology, and service-oriented operations.



First Floor



Second Floor



Third Floor

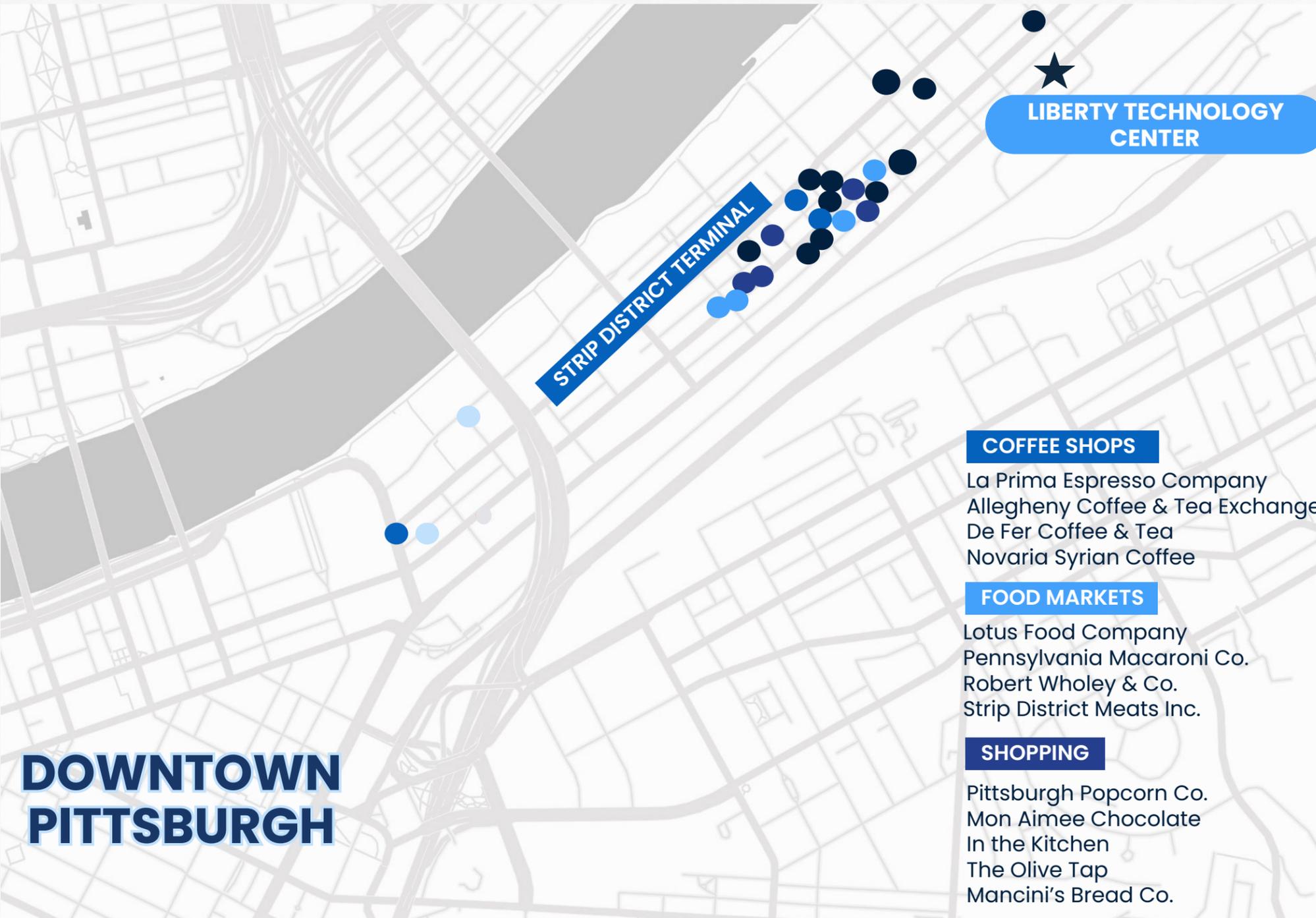
- Class A finishes customizable to tenant requirements
- Prime location in Pittsburgh's historic **Strip District**
- One block from a wide selection of restaurants, retail, hotels, and entertainment
- Approximately **1.5 miles** from Downtown Pittsburgh
- Efficient and flexible floor plates
- **Large on-site parking field** included in rent



LOCATION & DEMOGRAPHIC *Overview*

FAMED STRIP DISTRICT LOCATION WITH GROWTH POTENTIAL

20-Minute Drive Time
DEMOGRAPHICS



STRIP DISTRICT TERMINAL

- Aslin Beer Company
- Chipotle
- City Grows
- City Winery
- Envy Nail Spa
- Fine Wine & Good Spirits
- Heiber's Pharmacy
- Oddfellows Ice Cream Co.
- On Par Now
- Posman Books
- Primo Hoagies
- Puttshack
- Sandbox VR
- Solidcore
- Novo Asian Food Hall
- Shake Shack

RESTAURANTS

- Primanti's Bro Restaurant and Bar
- Roland's Seafood Grill
- Pamela's Diner
- Bella Notte
- Luke Wholey's Wild Alaskan Grille
- Papa J's Twin Plaza
- Kelly O's Diner
- DeLuca's Diner
- DiAnoia's Eatery
- Coop De Ville
- Penn Avenue Fish Co.

HOTELS

- Hampton Inn & Suites
- AC Hotel by Marriott

LIBERTY TECHNOLOGY CENTER

COFFEE SHOPS

- La Prima Espresso Company
- Allegheny Coffee & Tea Exchange
- De Fer Coffee & Tea
- Novaria Syrian Coffee

FOOD MARKETS

- Lotus Food Company
- Pennsylvania Macaroni Co.
- Robert Wholey & Co.
- Strip District Meats Inc.

SHOPPING

- Pittsburgh Popcorn Co.
- Mon Aimee Chocolate
- In the Kitchen
- The Olive Tap
- Mancini's Bread Co.

POPULATION:
470,337

AVERAGE HH. INCOME:
\$106,904

HOUSEHOLDS:
217,739

BUSINESSES:
22,210

Residential momentum continues to build, with **2,500+ MULTIFAMILY UNITS** proposed or approved in the Strip District and another **1,000+ UNITS** moving through the pipeline in the CBD

**DOWNTOWN
PITTSBURGH**

CONTACT OUR Team

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BUNCHER
COMPANY

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