

# CHAMPION COMMONS

5231 PENN AVENUE

**31,000 SF**  
OFFICE BUILDING  
FOR SALE OR LEASE

Lee & Associates of Western Pennsylvania LLC

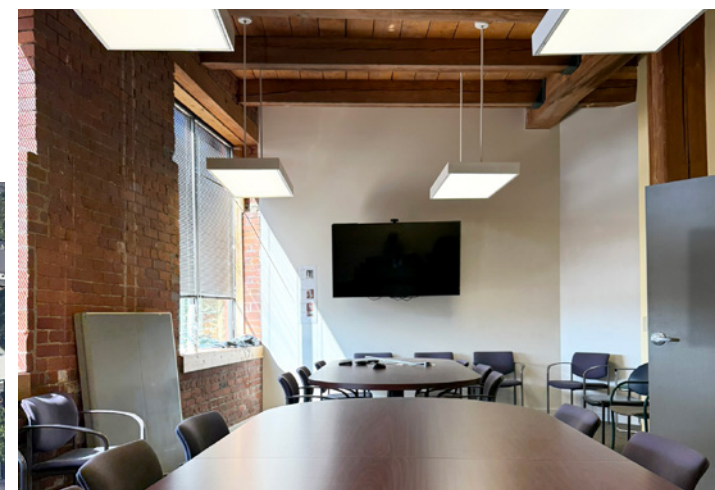
11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222 | 412.339.2424 | [lee-westernpa.com](http://lee-westernpa.com)



# PROPERTY OVERVIEW

- » Available for sale or lease, beginning 5/1/2027; subdividable by floor
- » **Floor plates:** 10,000 SF (1st & 2nd floors); 5,061 SF (3rd floor); 3,600 SF (Ground floor)
- » Office space with large meeting rooms and kitchenettes on each floor
- » On-site, free parking and direct access to public transportation
- » Located in Pittsburgh's East End, with proximity to the Children's Home of Pittsburgh, Children's Hospital, and Liberty East
- » **Asking Price:** \$4.995 MM | **Lease Rate:** \$18.75/SF, modified gross

## ABUNDANT PARKING



# DEVELOPMENT POTENTIAL

- » Existing building has a large light well, 16' ceilings, and exposed wood beams; attributes that benefit a residential redevelopment
- » The site totals 0.98 acres, allowing for generous parking or site (re)development
- » **Proximate to stable economic drivers:**
  - UPMC Children's Hospital: 313 staffed beds with \$3.8 billion of patient revenue
  - The Children's Home of Pittsburgh: 30-bed pediatric specialty hospital with \$18.4 million of total revenue
  - East Liberty Family Health Care Center (ELFHCC): federally qualified health center (FQHC) - 42,00 patient visits with \$12.3 million of total revenue; on-site, free parking and direct access to public transportation
- » **Multifamily Rental Rates:**
  - Pittsburgh metro rental rates increased 2.5% for the trailing 12 months ending February 2026
  - Since 2019: Pittsburgh rents increased approximately 47.9%

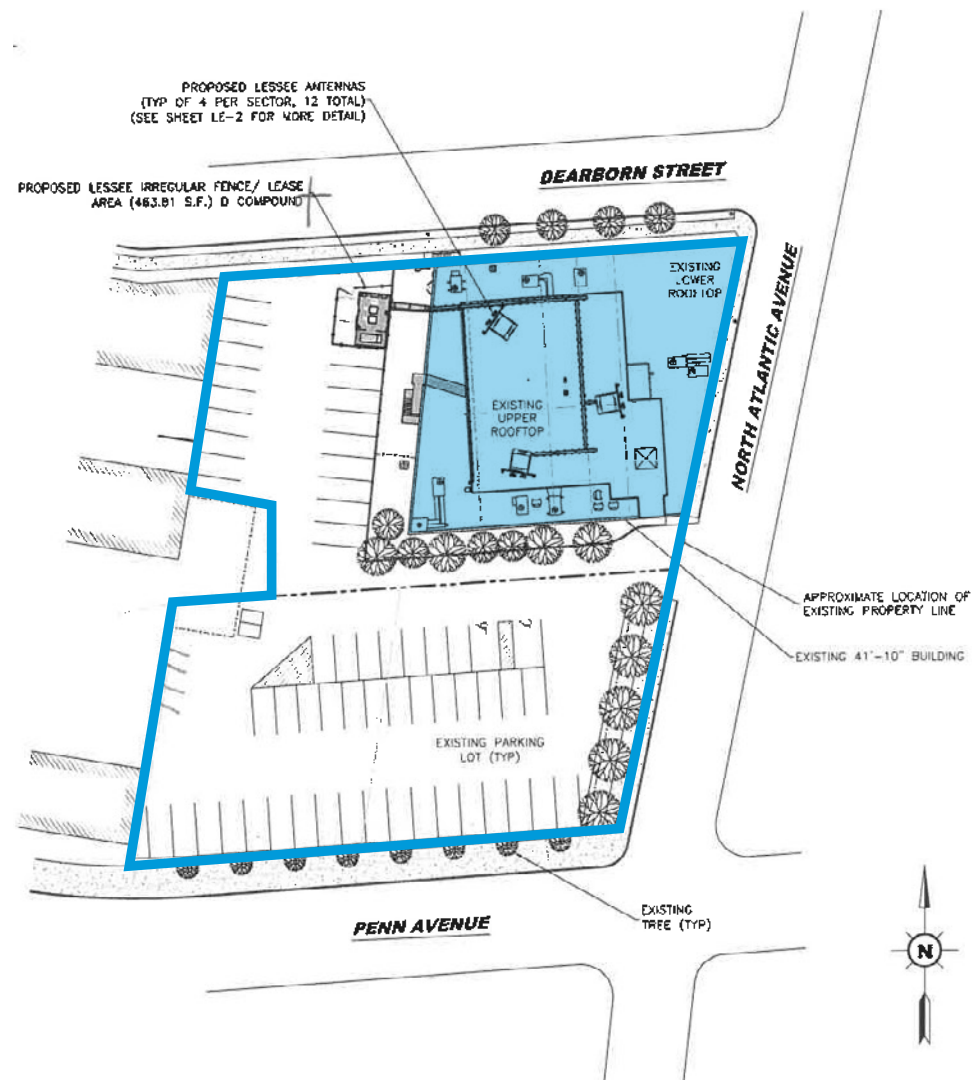
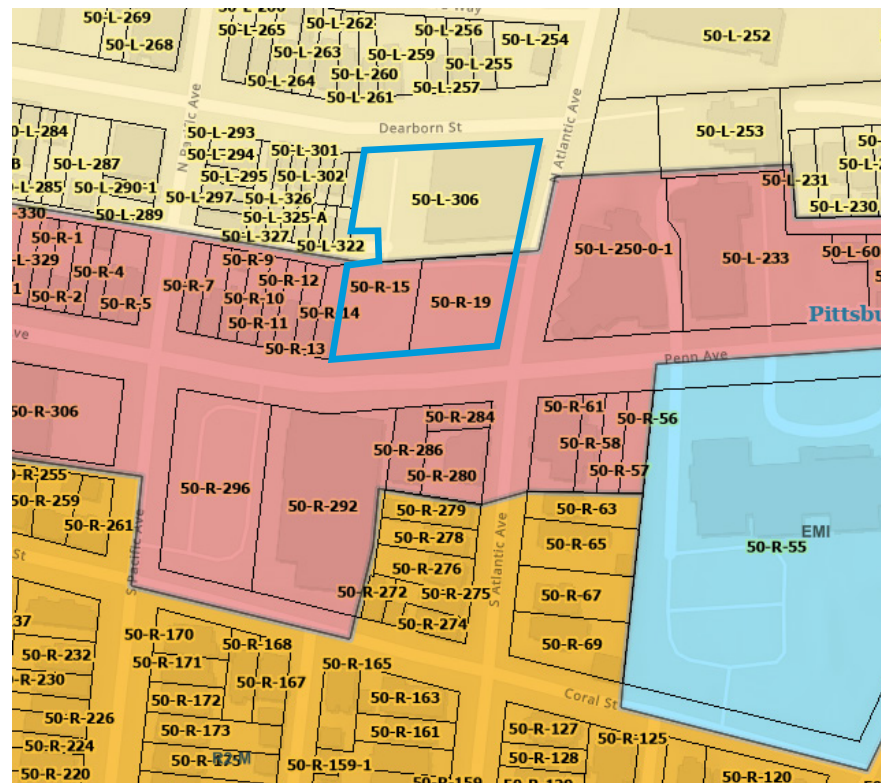
## DEMOGRAPHICS

5 MILE RADIUS (2025) *Source: ESRI*

|                         |          |
|-------------------------|----------|
| Population              | 336,568  |
| Total Daytime Employees | 248,762  |
| Households              | 157,908  |
| Median Household Income | \$66,578 |
| Median Age              | 35.2     |



## DEVELOPMENT POTENTIAL



# IDEAL LOCATION

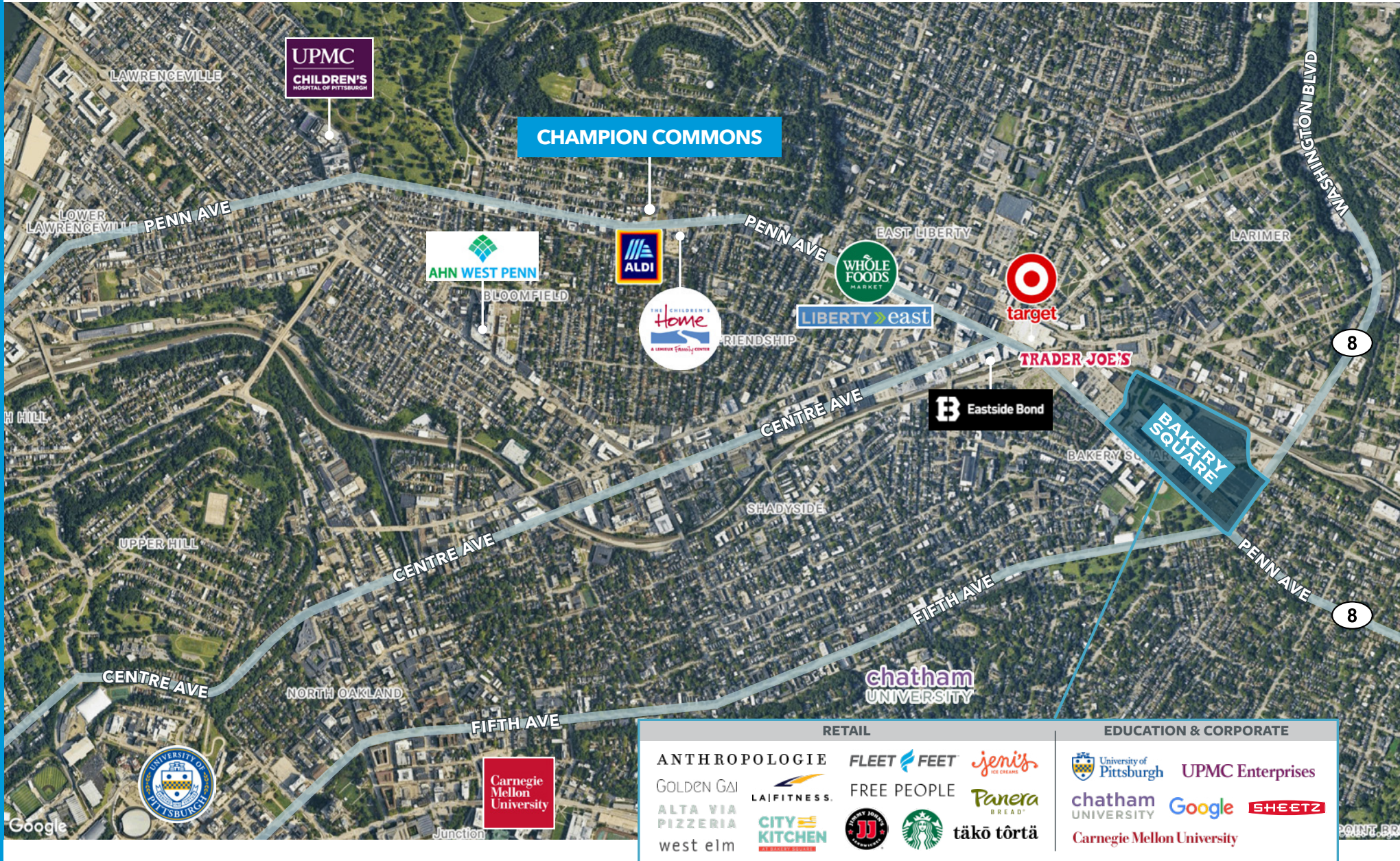
## KEY DISTANCES

|                                  |            |             |
|----------------------------------|------------|-------------|
| I-579 via Bigelow Blvd           | 4.2 miles  | 12± minutes |
| Pittsburgh CBD                   | 4.5 miles  | 18± minutes |
| I-279 via PA-28 N                | 4.7 miles  | 17± minutes |
| I-376                            | 5.7 miles  | 24± minutes |
| Pittsburgh International Airport | 24.1 miles | 45± minutes |



# AREA AMENITIES

CHAMPION COMMONS 5231 PENN AVENUE | PITTSBURGH, PA 15206



**3,600 SF**  
(approx.)



**10,000 SF**  
(approx.)



# CHAMPION COMMONS

5231 PENN AVENUE

## HOWARD WEST

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## LEE & ASSOCIATES OF WESTERN PENNSYLVANIA LLC

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