FOR SALE

SOUTH SIDE AVAILABILITY

2417
EAST CARSON STREET
Pittsburgh, PA 15203

PRICE REDUCED

Capital Markets | Investment Properties

CBRE

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

PROPERTY OVERVIEW

THE **OFFERING**

2417 E. CARSON STREET
PITTSBURGH, PA 15203

Parcel ID:
0012-M-00003-0000-00

Shape: Square

Dimensions:
117 feet on East Carson Street
by 120 feet to Wrights Way

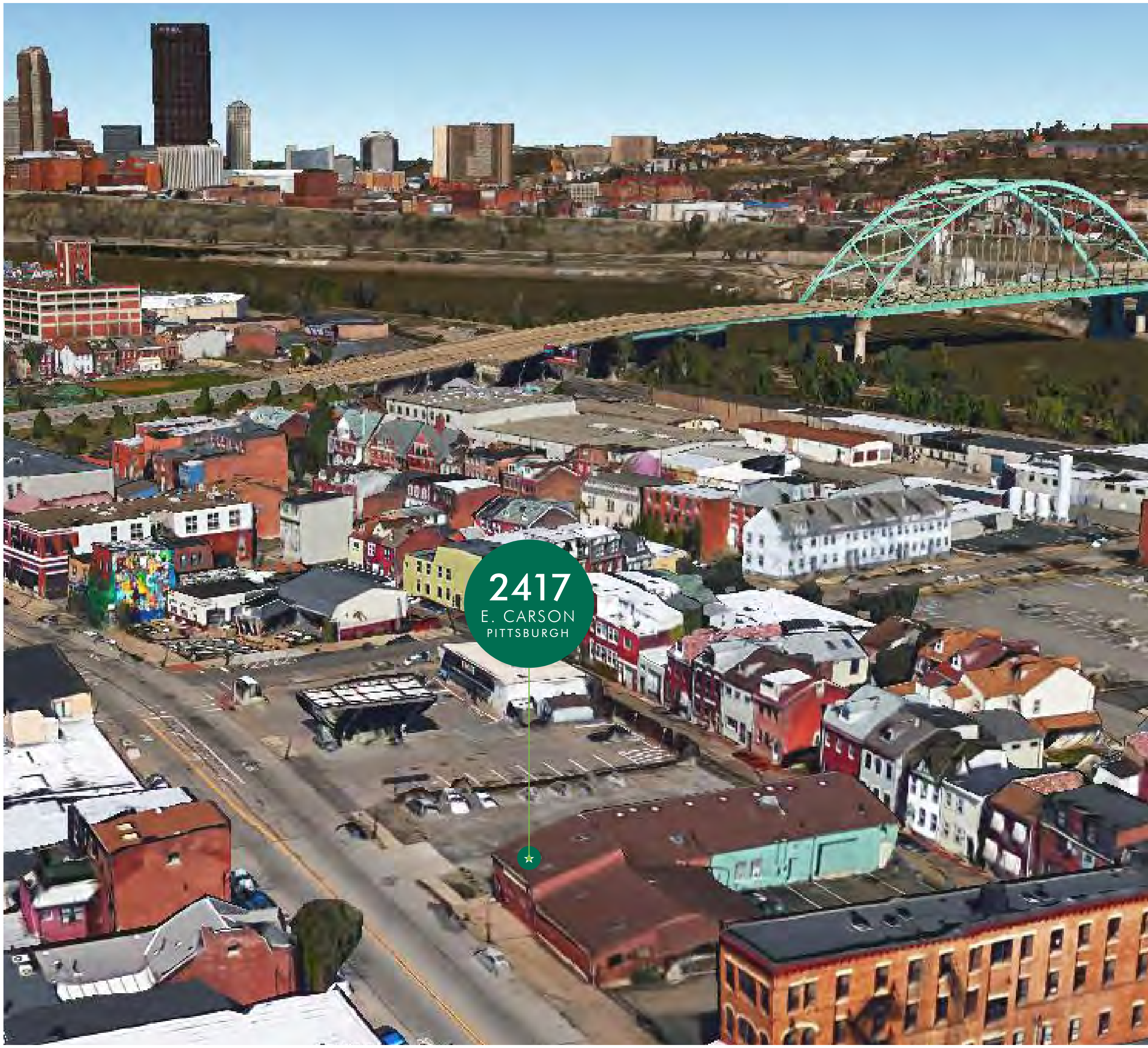
Land Area: 13,825 SF

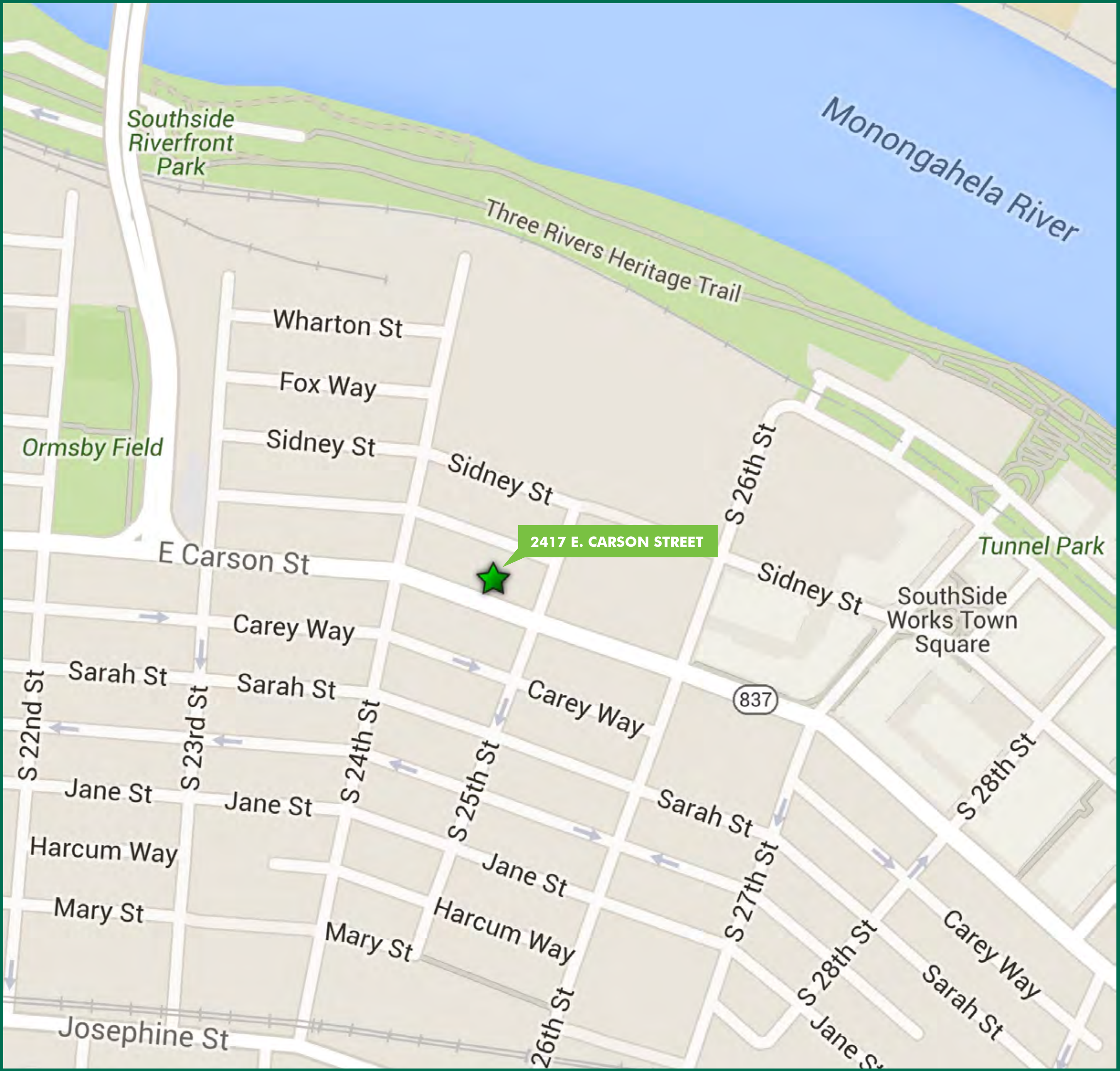
Building:
One and two story office building
containing approximately 7,000 SF

Land to Building: 2.22

Topography: Level

Site Improvements:
Asphalt paved parking lot for 23 cars





Monongahela River
Southside Riverfront Park
Three Rivers Heritage Trail
Wharton St
Fox Way
Sidney St
Ormsby Field
Sidney St
S 26th St
2417 E. CARSON STREET
E Carson St
Tunnel Park
Sidney St
SouthSide Works Town Square
Carey Way
Sarah St
Sarah St
837
Carey Way
S 22nd St
S 23rd St
S 24th St
S 25th St
Jane St
Jane St
Sarah St
S 28th St
Harcum Way
Jane St
S 27th St
Mary St
Mary St
Harcum Way
S 28th St
Carey Way
Sarah St
Josephine St

NEIGHBORHOOD **DESCRIPTION**

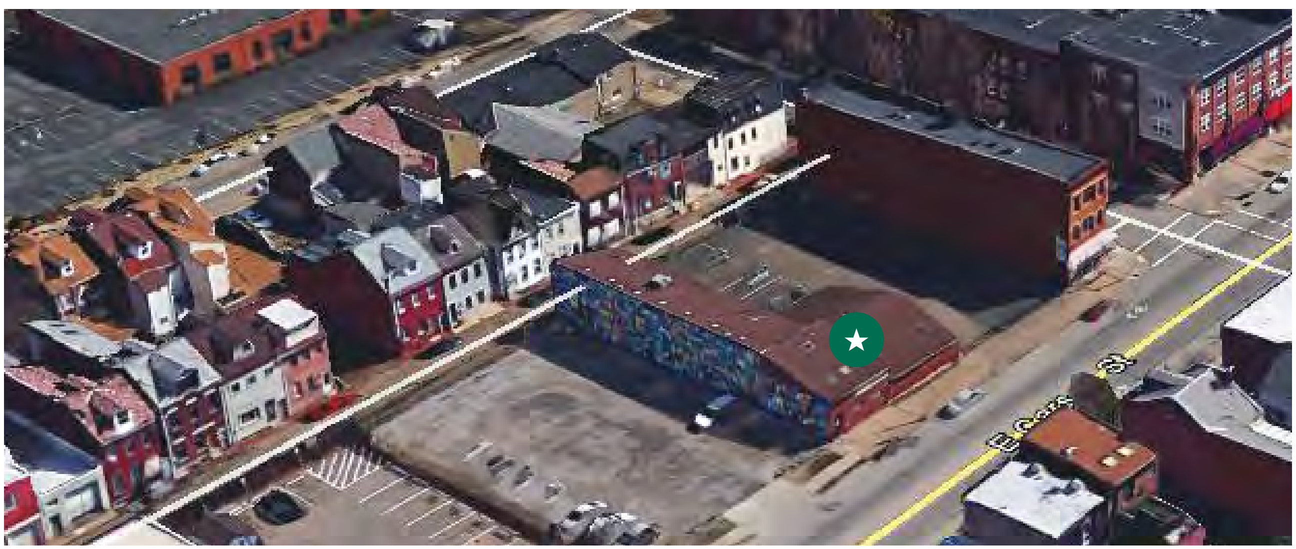
The property is located on East Carson Street in the 16th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The South Side is located just across the Monongahela River, approximately one mile from the Pittsburgh Central Business District and the Oakland Medical Center.

East Carson Street is a commercial traffic corridor which extends from the Smithfield Street Bridge and Station Square office/ retail area past the property southeast along the Monongahela River to the Glenwood Bridge. The immediate area has a variety of uses including light industrial, residential, and scattered commercial uses.

The South Side is undergoing an industrial base transition. The heavy industrial steel production facilities have closed, and the remaining buildings have been retrofitted and rebuilt with mixed use development. The neighborhood business district includes storefront properties, whose uses include restaurants, office space and retail shops that draw customers from the entire metropolitan area.

Approximately two miles west on Carson Street is the Smithfield Street Bridge which provides access to the central business district. The Birmingham Bridge provides access to the Oakland area medical and educational center. In addition, the existing Hot Metal bridge has connected Oakland to the South Side.

The South Side, especially the South Side Flats, is one of the most active and desirable neighborhoods within the City of Pittsburgh.



ADJACENT **DEVELOPMENT**

SOUTH SIDE

A number of properties along East Carson Street have been extensively rehabilitated to allow for new commercial establishments, professional offices and residential units. Along secondary streets, many old residences and buildings are being restored or demolished to pave the way for new development. The South Side is on the upswing and continued redevelopment is anticipated, with values expected to increase.

SOUTHSIDE WORKS

The property is situated on East Carson Street, two blocks west of Southside Works – a mixed-use commercial, industrial and residential plan. The site has over 330,000 SF of specialty retail, restaurant, hotel, and apartment space, with an additional 700,000 SF of office space.

+ **Anchor Tenants**
  American Eagle Outfitters (Global Headquarters)
  REI
  Sur La Table
  UPMC Sports Medicine Complex
  Southside Works Cinema - 11-Screen Multiplex
  Cheesecake Factory Restaurant
  McCormick & Schmick's Seafood Restaurant
  Hofbrauhaus Pittsburgh

+ **The Flats@Southside Works**
  Loft-style living with open floor plan
  Euro-style aesthetics with designer finishes and features

+ **Recreational Amenities**
  South Shore Riverfront Park
  Three Rivers Heritage Trail

CONTACT

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