

2,200 SF on the South Side: 1,100 SF per level
2520 East Carson Street
High Ceilings – Very Nice Interiors



Join the South Side, one of Pittsburgh's most active and thriving neighborhoods:



- ◆ South Side Works complex
- ◆ High volume bars & restaurants
- ◆ Cinema
- ◆ Nightclubs
- ◆ Rex Theatre
- ◆ Population density: over 100,000 people
- ◆ Boutique stores
- ◆ Strong pedestrian traffic
- ◆ Good parking
- ◆ LA Fitness
- ◆ Grocery stores
- ◆ Close to Universities
- ◆ REI store (one of only two in Pittsburgh)
- ◆ Cheesecake Factory (one of only two in Pittsburgh)
- ◆ Urban Outfitters (their ONLY location in Pittsburgh)
- ◆ High daytime population
- ◆ New hotel & apartment project (300+ units) coming soon

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**Newmark
Knight Frank**

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Top 10 Reasons to Locate on the South Side

1. Within less than five miles are eight universities & colleges with over 75,000 students & 18,000 faculty.
2. American Eagle Outfitters' world headquarters is within short walking distance.
3. Quick drive from Downtown Pittsburgh, Station Square (South Shore), Oakland, Shadyside, Eastside, Squirrel Hill, the North Shore and many more of Pittsburgh's most active neighborhoods.
4. Ample public on-street parking and at numerous garages and surface lots.
5. Thousands of apartment units within a few miles.
6. A 17,000 SF Hofbrauhaus brewery and restaurant within blocks of this site.
7. Approximately 10,000 people working within walking distance of this site, and the daytime worker population within 3-5 miles is greater than 200,000 people.
8. Neighboring retailers include REI, The Cheesecake Factory, LA Fitness, H&M, Urban Outfitters, American Eagle, Perlor furniture, McCormick & Schmick's restaurant, several hotels and many more.
9. The South Side Works movie theatre is within short walking distance.
10. Constant vehicle traffic.

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