

FOR LEASE

5829 Ellsworth Avenue | Shadyside | Pittsburgh, PA

Entire Commercial Building for Lease

Professional Office • Medical • Creative • Boutique Retail

Lease Rate: \$22.00/SF Annually

Approximately 1,810 SF

Distinctive Commercial Building in the Heart of Shadyside

Rare opportunity to lease an entire commercial building in one of Pittsburgh's most desirable business districts. Located on vibrant Ellsworth Avenue near College Street, **5829 Ellsworth Avenue** combines an inviting street-level storefront with bright, flexible office space. The rooms have abundant natural light, including a skylit space that is ideal for an executive office, a meeting room, or a creative studio.

Unlike a traditional office suite, this property offers exclusive occupancy of the entire building, allowing your business to establish its own identity in the heart of Shadyside. The thoughtfully designed multi-level layout provides an ideal balance of client-facing space, private offices, meeting areas, and support space, making it equally well suited for professional services, medical or wellness practices, creative firms, galleries, and boutique retailers.

Adding to its appeal are **two dedicated off-street parking spaces**, a rare convenience in Shadyside for both employees and visiting clients.

Property Features

- **Approximately 1,809 square feet**
 - **First Floor: 836 SF**
 - **Second Floor: 823 SF**

- **Third Floor / Loft: 150 SF**
 - Entire single-tenant commercial building
 - Prime Shadyside location near College Street
 - Attractive street-level storefront
 - Large display windows providing abundant natural light
 - Excellent street visibility and signage opportunities
 - Front entrance plus separate side entrance
 - **Two dedicated rear off-street parking spaces**
 - Fire sprinkler system
 - Two restrooms
 - Flexible multi-level floor plan
 - Dramatic skylit upper-level office or creative studio
 - Bright private offices and consultation rooms
 - Move-in ready
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Ideal Uses

This flexible property is ideally suited for:

- Professional Offices
- Medical & Wellness Practices
- Law Firms
- Financial Planning & Accounting
- Architecture & Engineering
- Interior Design
- Marketing & Creative Agencies
- Consulting Firms
- Boutique Retail
- Art Galleries
- Nonprofit Organizations

The street level provides an inviting reception, showroom, or client-facing environment, while the upper floors offer bright private offices, consultation rooms, executive workspace, or creative studio space.

Exceptional Shadyside Location

Situated just off College Street in the heart of Shadyside, the property is within walking distance of Walnut Street's restaurants, cafés, boutiques, and

neighborhood amenities. The location also provides convenient access to UPMC, Carnegie Mellon University, the University of Pittsburgh, East Liberty, Oakland, and major transportation corridors.

Dedicated off-street parking for two vehicles provides a significant advantage in one of Pittsburgh's most walkable and sought-after commercial neighborhoods.

Lease Information

Lease Rate: \$22.00 per square foot annually

Lease Term: Three to five years preferred

Lease Structure: Negotiable

Shown by Appointment Only

For showings, leasing information, or additional details, please contact

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