

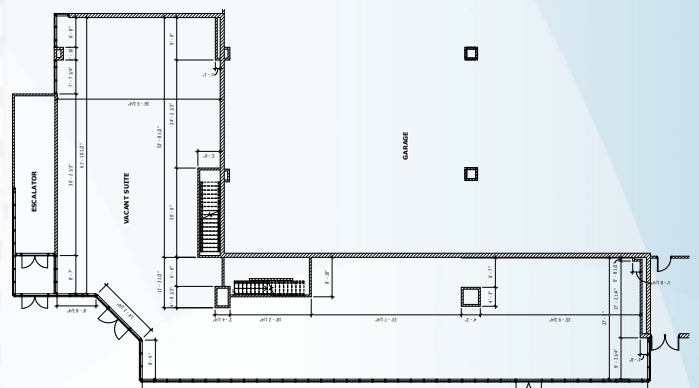
ONE OXFORD CENTRE

301 Grant Street | Pittsburgh, PA 15219



STREET LEVEL **RETAIL** FORMER WINES & SPIRITS SHOP

- Located on Smithfield Street between Third & Fourth Avenues
- Currently occupied by Wine & Spirits Shop
- Available November 2020
- 5,325 Square Feet on Street level + 1,877 Square Feet on Upper Level
- Large efficient box with high ceilings and tons of exposure
- Metered parking in front, garage attached
- Escalator connection to One Oxford Centre lobby
- Located along vibrant Smithfield Street retail corridor



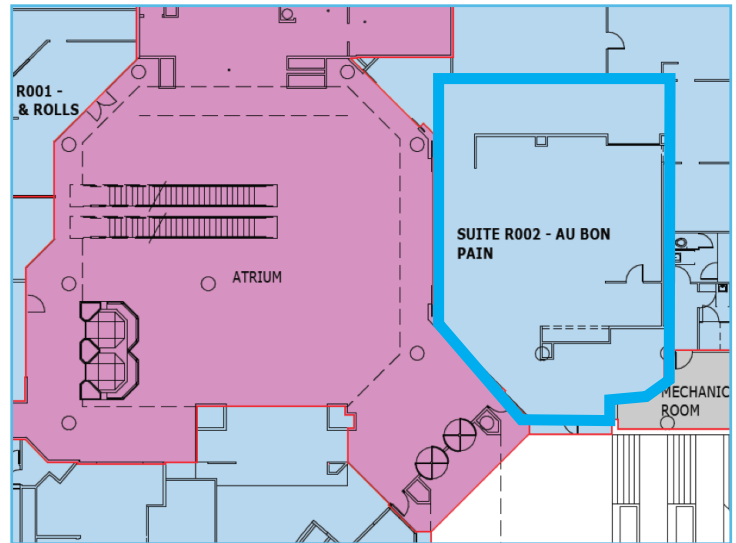
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READY-TO-GO PREMIUM RETAIL SPACE



PLAZA LEVEL **RETAIL** FORMER AU BON PAIN

- Located at One Oxford Centre along Grant Street, between new Distrikt Hotel and EVEN Hotel
- Former Au Bon Pain space on Plaza Level
- 4,684 Square Feet
- Part of a well-established and heavily trafficked food plaza in the middle of major office employment centers
- Situated between Bar Oxford / Oxford Market and Sushi & Rolls
- More than 1,500 employees at Oxford Centre daily



SMITHFIELD STREET RETAIL CORRIDOR



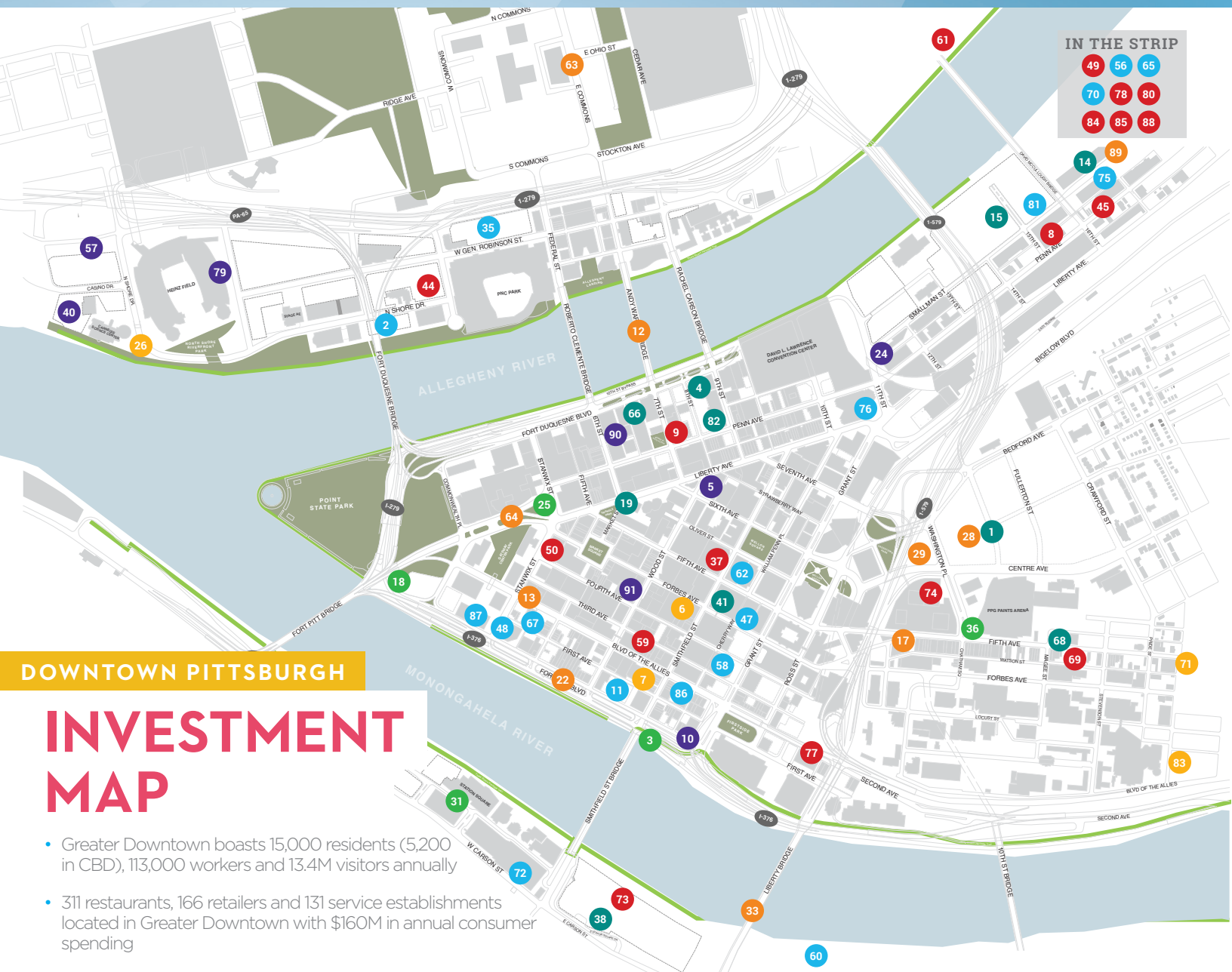
For More Information:

Steven M. Esposito
First Vice President
+1 412 394 9845
steve.esposito@cbre.com

Steven C. Esposito
Associate
+1 412 316 2402
steven.esposito2@cbre.com

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IN THE STRIP

49 56 65
70 78 80
84 85 88

DOWNTOWN PITTSBURGH

INVESTMENT MAP

- Greater Downtown boasts 15,000 residents (5,200 in CBD), 113,000 workers and 13.4M visitors annually
- 311 restaurants, 166 retailers and 131 service establishments located in Greater Downtown with \$160M in annual consumer spending

OFFICE/RETAIL

- 2 SAP Center
- 11 Burns and Scalo Ft. Pitt Blvd Tower*
- 35 North Shore Tower*
- 47 Allegheny Building Improvements*
- 48 20 Stanwix Renovations
- 56 3 Crossings: Riverfront West
- 58 One Oxford Centre Renovations
- 60 The Highline
- 62 525 William Penn Place Renovations
- 65 Audi Pittsburgh Dealership
- 67 225 Boulevard of the Allies
- 70 2908 Smallman Renovation
- 72 Station Square Freight House Shops Renovation*
- 75 1600 Smallman*
- 76 Liberty Center Plaza Upgrades
- 81 District 15
- 86 420 Boulevard of the Allies
- 87 11 Stanwix Renovations

RESIDENTIAL

- 9 Eighth and Penn
- 37 350 Oliver: Phase 2 Lumière
- 44 Continental Residential Development*
- 45 1627 On The Strip
- 49 Edge 1909 (Riverfront Landing: Phase 1)
- 50 Town Place Redevelopment
- 59 319 Third Avenue
- 61 Heinz Research Building Apartments*
- 69 1430 Fifth Avenue Apartments*
- 73 Glasshouse (Station Square East)
- 74 One Chatham Center Apartments
- 77 Shannon Hall Renovation
- 78 2330 Penn Avenue
- 80 Riverfront Landing Townhomes
- 84 2528 Smallman Street
- 85 The Refinery
- 88 23rd and Railroad Street

MIXED USE

- 1 Civic Arena: Site Redevelopment*
- 4 Cultural District Riverfront Development*
- 14 Strip Produce Terminal Redevelopment*
- 15 Riverfront Landing
- 19 604 Liberty Avenue*
- 38 Station Square East*
- 41 Kaufmann's Grand on Fifth
- 66 632-642 Fort Duquesne Redevelopment*
- 68 City's Edge
- 82 9th and Penn

HOTEL/ENTERTAINMENT

- 5 Forbes Hotel (Granite Building)
- 10 Fairfield Inn & Suites
- 24 AC Hotel by Marriott
- 40 Rivers Casino Hotel
- 57 Northbank Hotel
- 79 Heinz Field F&B Renovations
- 90 Cultural Trust Movie Theater
- 91 Arrot Building Hotel Conversion

EDUCATION/CIVIC

- 6 Point Park University: Pittsburgh Playhouse
- 7 Point Park University: Student Center*
- 26 Carnegie Science Center Expansion
- 71 NRG Power Plant
- 83 UPMC Vision and Rehabilitation Hospital

PARKS/TRAILS

- 3 Mon Wharf Trail: Switchback
- 18 Point State Park Connector
- 25 Gateway Island Project
- 31 Josh Gibson Park
- 36 Curtain Call/Pittsburgh Garden Passage

TRANSPORTATION

- 12 Sister Bridges Rehabilitation
- 13 Traffic Signalization Upgrade - Central Business District
- 17 Bus Rapid Transit Corridor*
- 22 GAP to the Point Bike Track*
- 28 Civic Arena: Road Infrastructure
- 29 579 Cap
- 33 Liberty Bridge Rehabilitation
- 63 Allegheny Commons Road Improvements*
- 64 Liberty Avenue Pedestrian Improvements*
- 89 Smallman Street Public Improvements



* Indicates a Conceptual Project
All other projects are in Planning or Under Construction