

# SAP BUILDING

North Shore Drive, Pittsburgh



**CBRE**



# Pittsburgh's Most Popular Lyft Destination.

~ Lyft

NORTH SHORE  
SAP BUILDING

## About the North Shore

Since its time as home to Three Rivers Stadium, the North Shore has become one of Pittsburgh's most popular entertainment and retail destinations. Now home to PNC Park (Pittsburgh Pirates) and Heinz Field (Pittsburgh Steelers and Pitt Panthers), the North Shore is so much more than just game days.

Local attractions include Stage AE, Rivers Casino, Bettis 36 Grille, Burgatory, Hyde Park Prime Steak House, Bar Louie, Southern Tier, Tequila Cowboy, McFadden's and many other with more restaurants and retail being added at all times.

With over 28,000 square feet available, Phase III/SAP Building of the North Shore Development is the chance to give your restaurant or retail business the big splash it needs to become the next hot spot.

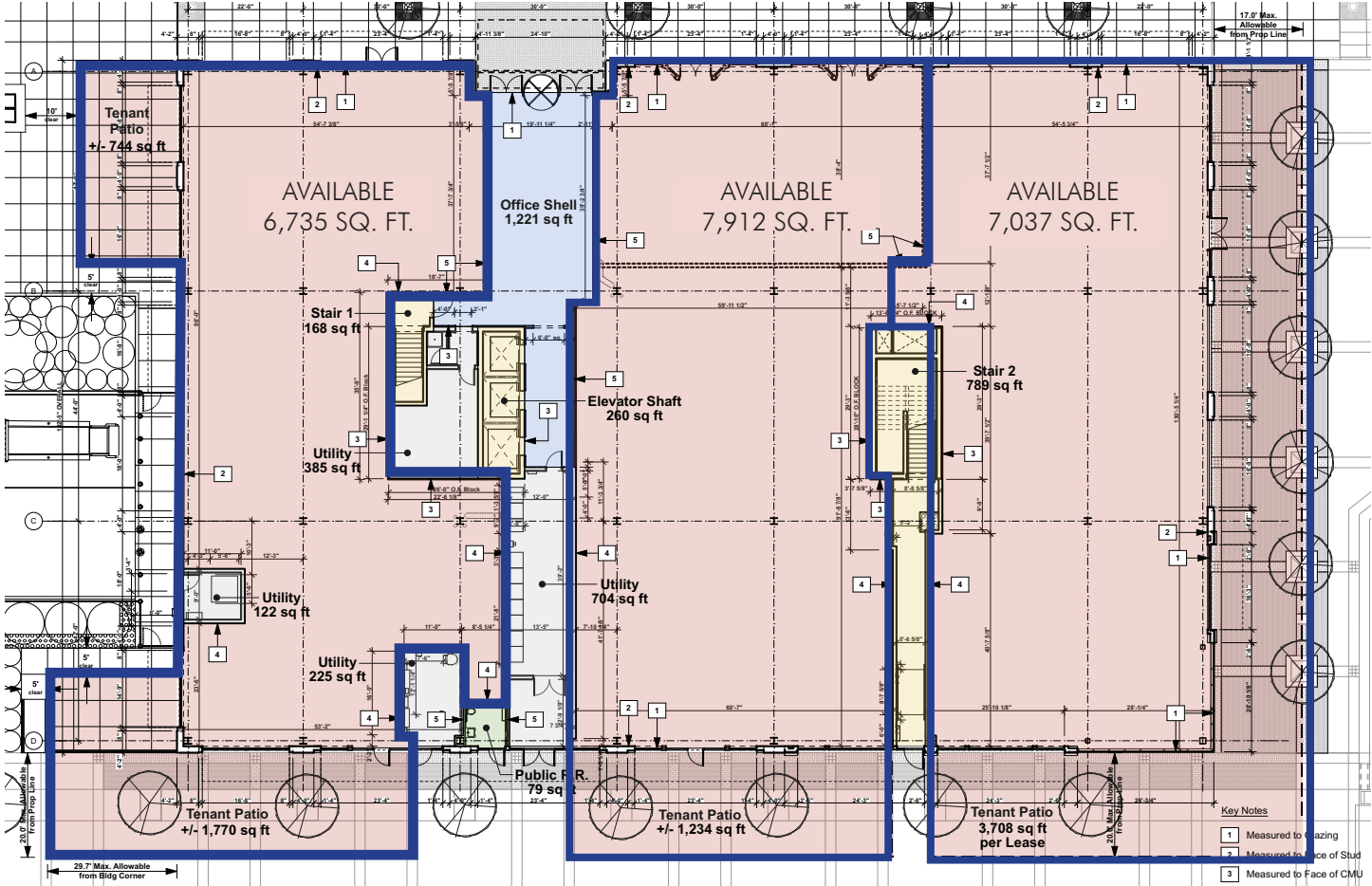




Aerial View



Site Plan







Heinz Field

### Local Attractions

#### Restaurants

- gi-jin
- The Eagle Beer & Food Hall
- Gaucho's
- The Foundry | Table & Tap
- Shorty's Pins x Pints (coming soon)
- The Speckled Egg
- Tequila Cowboy
- Bar Louie
- Union Standard
- Eddie V's
- Braddock's Rebellion
- Butcher and the Rye
- The Capital Grille
- Eddie Merlot's
- Bridges & Bourbon
- Fl. 2
- Smallman Galley
- Meat & Potatoes
- Federal Galley
- Morton's
- Penn Cove Eatery
- Primanti Bros.
- Ruth's Chris Steak House
- Sharp Edge Bistro
- TGI Friday's
- Ten Penny
- The Terrace Room
- Talia
- Vallozzi's
- Andrew's Steak and Seafood
- Hyde Park Prime Steakhouse
- Jerome Bettis 36 Grille
- Wheelhouse Bar and Grill
- Southern Tier Brewery
- Burgatory
- Condado Tacos
- City Works
- The Standard
- Las Vegas
- McFadden's
- Sienna Mercato
- Nicky's Thai City
- Social House
- Bakersfield



### Local Attractions

#### Entertainment

- PNC Park
- Heinz Field
- Consol Energy Center
- Strip District
- Stage AE
- The Warhol
- Heinz History Center
- Pittsburgh Ballet
- Pittsburgh CLO
- Pittsburgh Opera
- Pittsburgh Public Theater
- Pittsburgh Symphony Orchestra
- The Toonseum
- David L Lawrence Convention Center
- Benedum Center
- Byham Theater
- Cabaret at Theater Square
- Gateway Clipper
- Theater Square
- Carnegie Science Center
- Rivers Casino

#### Hotels

- Cambria Suites
- Courtyard by Marriott
- DoubleTree by Hilton Hotel
- Fairmont Hotel
- Hampton Inn & Suites
- Holiday Inn
- Omni William Penn Hotel
- Marriott
- Renaissance Hotel
- Westin Convention Center
- Wyndham Grand
- Hyatt Place
- Inn on the Mexican War Streets
- The Priory Hotel
- Residence Inn by Marriott
- SpringHill Suites
- Drury Hotel
- Distrikt Hotel
- Hotel Monaco
- Holiday Inn Express



Sister Bridge





Roberto Clemente Bridge



Demographics (2019 estimated)

	1 mile	3 miles	5 miles	10 miles
Population	14,422	151,629	385,757	860,586
Households	8,135	65,773	175,806	385,960
Average Household Income	\$77,579	\$60,919	\$72,037	\$82,767
Daytime Population	112,761	297,266	499,749	962,157
Median Age	38.5	33.5	36.9	41.9
Some College Education or Higher	76.4%	61.8%	67.2%	68.2%
Income Over \$50,000	3,924	27,946	87,669	215,300
Income Over \$75,000	2,698	17,331	56,509	147,882







Free North Shore Connector

the warhol

STAGE AE



ALCOA World Headquarters

Morgan at North Shore Apartments

David L. Lawrence Convention Center

Highmark Sports Works



NORTH SHORE SAP BUILDING

COMING SOON Mixed-Use Development



Point State Park

Cultural District



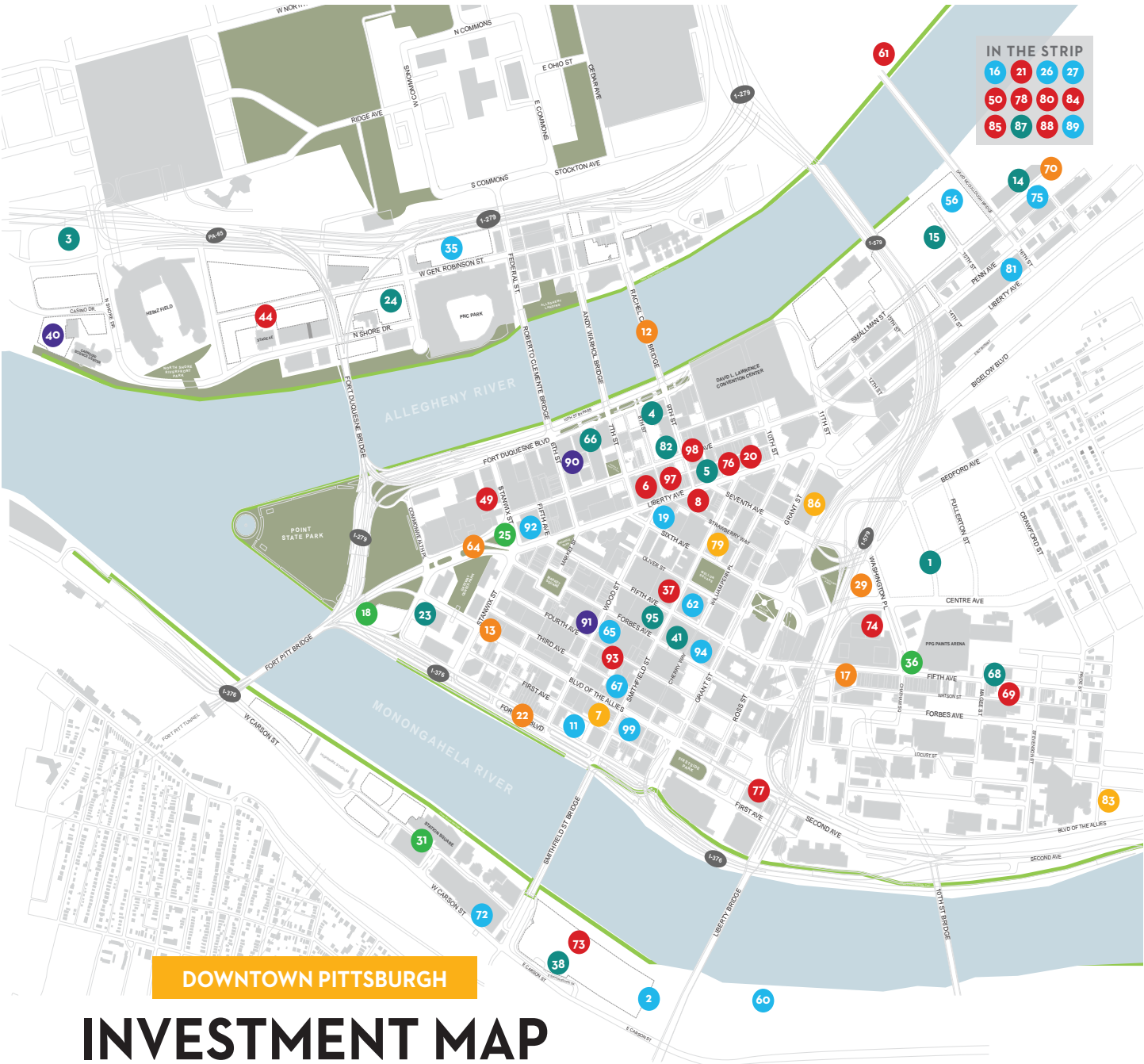
Tower at PNC Plaza







Pittsburgh Development



**OFFICE/RETAIL**

- 2 South Shore Distillery
- 11 Burns and Scalo Tower \*
- 16 3 Crossings 2.0: The Stacks
- 19 610 Wood Street Facade Renovation
- 26 Brickworks: Phase 1
- 27 Brickworks: Phase 2 \*
- 35 North Shore Tower \*
- 56 District 15 Beta
- 60 The Highline
- 62 525 William Penn Place Renovation
- 65 Bank Tower Renovation
- 67 340 Third Avenue
- 72 Station Square Freight House Shops Renovation
- 75 1600 Smallman Street
- 81 Wholey Building Office Tower (1501 Penn) \*
- 89 3150 Smallman Street Office Development \*
- 92 Fifth Avenue Place Renovation
- 94 Allegheny Building Renovation
- 99 420 Boulevard of the Allies Renovation

**HOTEL/ENTERTAINMENT**

- 40 Landing Hotel Pittsburgh
- 90 Cultural Trust Movie Theater \*
- 91 Arrott Building Hotel Conversion

**RESIDENTIAL**

- 8 820 Liberty Avenue Lofts
- 6 Clark Building Unit Addition
- 20 955 Liberty Avenue Condos
- 21 2908 Smallman Street \*
- 37 350 Oliver: Lumière
- 44 North Shore Lot 2 Development \*
- 49 625 Stanwix Unit Addition
- 50 Forte Condominiums
- 61 Heinz Research Building Apartments \*
- 69 1430 Fifth Avenue Apartments \*
- 73 Glasshouse
- 74 One Chatham Center Apartments
- 76 MaGinn Building Lofts
- 77 Terminal 21
- 78 Penn 23 (2330 Penn Avenue)
- 80 Strip District Brownstones
- 84 2554 Smallman Street
- 85 The Refinery
- 88 23RR (23rd and Railroad Street)
- 93 Commonwealth Building Conversion
- 97 800 Penn Avenue Apartments
- 98 209 Ninth Street Apartments

**PARKS/TRAILS**

- 18 Point State Park Connector
- 25 Gateway Island Project \*
- 31 Josh Gibson Park
- 36 Curtain Call/Pittsburgh Garden Passage \*

**MIXED USE**

- 1 Lower Hill Redevelopment: Centre District
- 3 Eleven06 (1106 Reedsdale)
- 4 Cultural District Riverfront Development \*
- 5 909 Liberty Avenue Redevelopment
- 14 Produce Terminal Redevelopment
- 15 Riverfront Landing
- 23 Post-Gazette Building Redevelopment \*
- 24 North Shore Lot 4 Development \*
- 38 Station Square East \*
- 41 Kaufmann's Grand on Fifth
- 66 632-642 Ft Duquesne Redevelopment \*
- 68 City's Edge
- 82 9th and Penn \*
- 87 3 Crossings Phase 2
- 95 Smith & Fifth

**TRANSPORTATION**

- 12 Sister Bridges Rehabilitation
- 13 Traffic Signalization Upgrade
- 17 Bus Rapid Transit Corridor \*
- 22 GAP to the Point Bike Track \*
- 29 I-579 Cap Urban Connector
- 64 Liberty Avenue Pedestrian Improvements \*
- 70 Smallman Street Public Improvements

**EDUCATION/CIVIC**

- 7 Point Park University: Student Center \*
- 79 Carnegie Library Downtown Branch Expansion
- 83 UPMC Vision and Rehabilitation Hospital
- 86 Weis Courthouse Renovation

Indicates a conceptual project  
\* All other projects are in planning or under construction  
This ongoing list represents active and publicly announced projects in Downtown Pittsburgh as of 12/19. The study area includes the Golden Triangle, North Shore, South Shore, Lower Hill, Uptown, and the Strip District. Projects are listed in three categories. Announced means a project has been publicly announced and/or a construction schedule has been determined and due diligence is under way. Active means ground has been broken. Completed means there is no longer active construction at the project site.

Visit [DowntownPittsburgh.com/Investment](http://DowntownPittsburgh.com/Investment) for more information.

PITTSBURGH  
DOWNTOWN  
PARTNERSHIP

PROJECTS COMPLETED	\$5,296,653,246	TOTAL INVESTMENTS
PROJECTS ACTIVE	\$1,254,223,487	JANUARY 2009 THROUGH DECEMBER 2019
PROJECTS ANNOUNCED	\$2,861,967,281	\$9,412,844,014

INVESTMENT MAP

2019 | FOURTH QUARTER





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