

## SPACE AVAILABLE

# P&O Building

2200 Smallman Street, Pittsburgh PA

*The historic Potato & Onion Building in the heart of the Strip*

### RETAIL SPACE

#### Unit 2010

1,875 sq ft + basement  
\$2,300

#### Unit 2008

1,875 sq ft + loft office + basement  
\$2,100

- Exposed brick walls separate the units.
- Arched doorways connect contiguous spaces.
- High ceilings.
- Rustic space with natural elements.
- Spectacular - a must see!

### OFFICE SPACE

#### Multiple Units

Each unit approximately 875 sq ft

- Close to downtown and Convention Center.
- Will alter to suit.
- Ideal for technology, financial, design, architecture companies.
- New renovated common areas.
- Conference room.
- Exposed red brick walls.
- Spacious, spectacular, special.

### THE AREA

Excellent location for retail/wholesale food outlet, restaurant, specialty, service business.

Located in the "Heart of the Strip," the epicenter of Pittsburgh, and directly across from the upcoming "Strip Terminal Market Place".

Within walking distance to some of Pittsburgh's top restaurants, bars and most interesting retail outlets.

Within walking distance to over 400 new luxury apartments to be completed soon in the Armstrong Cork Building and the Banana Building.

The Strip district is an active retail/wholesale/market area during the day and a restaurant & club area at night. (Lydia's Restaurant of New York is located close by).

***Non-exclusive listing; broker's commission paid.***

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