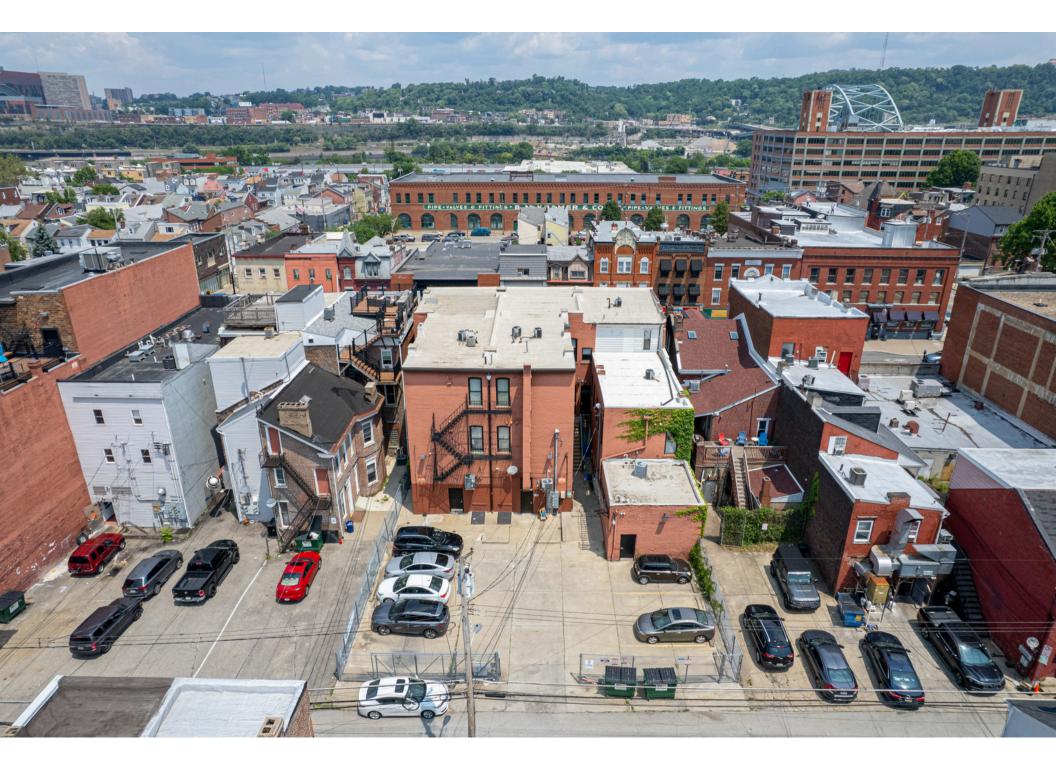


2008-2012 East Carson Street - Pittsburgh, PA The Landmark Building

10,400 SF Mixed Use Building – Retail & Residential
PARKING LOT
100% occupied

Extensively Renovated & Well-Maintained







Pittsburgh – One of America's Greatest Cities

Pittsburgh, a beautiful green city that's half-Midwest, half East-Coast... With a MSA of over 2.3 million people, Pittsburgh is renowned for its transformation from an industrial powerhouse to a national leader in **health care**, **education**, & **technology**.

Pittsburgh is home to large medical providers, including the University of Pittsburgh Medical Center, Allegheny Health Network, & 68 colleges and universities- including research and development leaders

Carnegie Mellon University and the University of Pittsburgh.

Google, Apple, Bosch, Meta, Nokia, Duolingo, Autodesk, Amazon, Microsoft, and IBM are among some 1,600 technology firms with a presence in the city, generating \$20.7 billion in annual **Pittsburgh** payrolls.

Pittsburgh's diverse population is seen in its dozens of thriving neighborhoods, its sports (The City of Champions), a wonderful arts & and cultural community, nationally recognized restaurants & chefs, and much more!

The South Side is a thriving neighborhood close to Downtown Pittsburgh and all the major universities with a bustling business district, dense population, & strong real estate fundamentals.

The South Side is a highly desirable place to live, work, and play, and has a "Great American Main Street" –

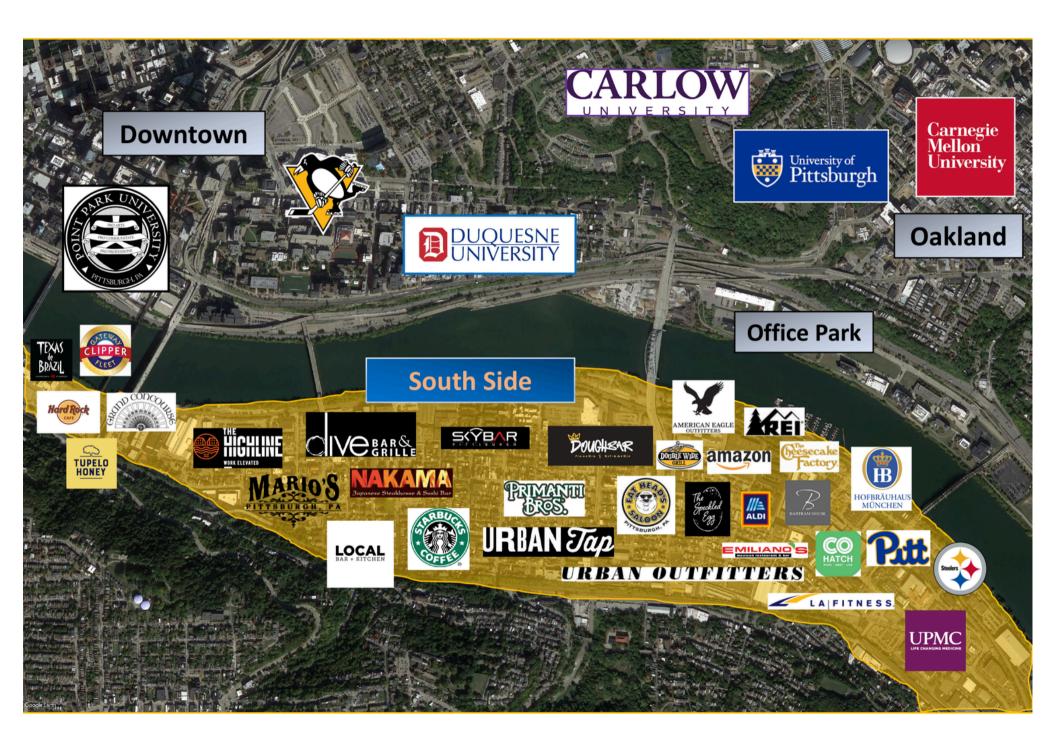
Carson Street, that features 15 blocks of Victorian architecture and

boutiques, excellent restaurants, art galleries, iconic bars, theater & live music venues-

all within walking distance.

Pittsburgh - Countless Accolades

One of the Most Livable Cities in the World | Global Liveability Index A Must Visit City | Esquire Magazine One of the Top 10 Cities Techies Should Consider Moving to | Huffington Post One of the Most Underrated Cities | Conde Nast Traveler One of the Top 25 College Towns in the Nation | Wallethub **Zagat's Top Food City of 2015** | Zaggat **The Best Housing Market for Baby Boomers** | Forbes A Best Opportunity City | Forbes One of the Top Three Best Cities in the U.S. For First-time Homebuyers | Lending Tree One of the Most Affordable Cities to Retire | Livability.com One of the Coolest Cities in the World | National Geographic One of the Best Cities for Millennials | Niche.com A Top U.S. Destination for Good Food | Yelp **Top City for Employee Satisfaction** | inc.com One of the Best Cities for Recreation | Wallethub The Ultimate Urban Hike in the U.S. | Yahoo! **Travel Top Three Best Opportunity Cities** | Forbes Among the Top 10 Most Affordable Foodie Cities | Wallethub Among the 20 Best Cities for 20-Somethings | Greatist.com **Most Fun City in America** | WalletHub Pittsburgh is One of the Best Cities For Family Vacations on a Budget | Parade Magazine One of the World's Most Resilient Cities | Rockefeller Foundation **Heinz Field the 5th best stadium in the NFL** | The Sporting News Fourth among the 10 Most Welcoming Cities in the U.S. | Budget Travel





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