

THE *Triangle* EST 1866

701 Smithfield Street
Pittsburgh, PA 15222

Retail for lease at
the base of the

RESIDENCES



AT TRIANGLE



**Residential Units
100% Leased!**

LOCAL OWNERSHIP
NATIONAL REACH

LEGACY

REALTY
PARTNERS

2,500 - 3,000 SF of the Most Uniquely Positioned Retail in Downtown Pittsburgh

Unique and filled with history, The Triangle Building has been converted into Class A residences teeming with refinement and class. Not your typical restoration, these units truly express the care that owner, Hullett Properties, has taken in ensuring that the focus on persevering historical elements is of the utmost importance. These 15 new units embody both modern sophistication while engaging the past.

The Triangle Building offers the most unique signage opportunity in Downtown Pittsburgh. Capture incredible pedestrian and vehicle traffic along three of the busiest streets in the CBD: Liberty Avenue, Smithfield Street, and Seventh Avenue.



*History...
Well Positioned*



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The Why. The Stats. The Demographics.

99

walk score

311

dining establishments

5,263

existing hotel rooms

21.8K

estimated residents in
greater downtown

\$197M

annual consumer spending

23M

class a & b rentable office
space

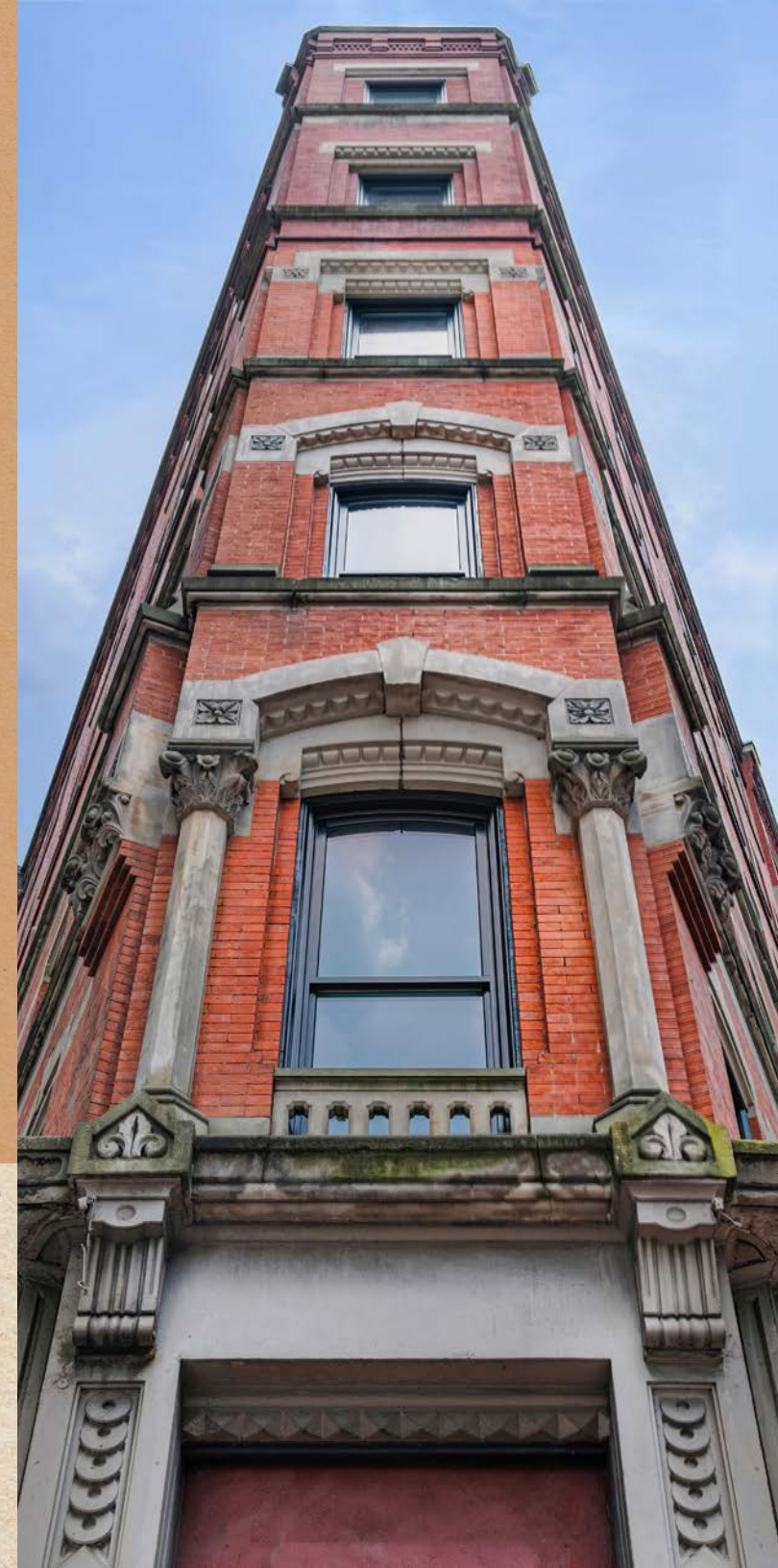
20

new business opened in 2023

\$9B

new and announced investments
made from 2010 - 2022

	population	households	ave. hh income	daytime pop
one mile	22,732	9,809	\$110,277	121,627
three mile	157,806	71,833	\$88,041	339,091
five mile	391,759	180,959	\$95,493	530,931



THE Triangle

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David L. Lawrence Convention Center

579

Cultural District

WESTIN

Penn Ave

Benedum Center

STEEL CITY

Liberty Ave

-tako-

Visionworks

WYNDHAM HOTELS & RESORTS

Point State Park

Huntington

MS

EMBASSY SUITES

Mellon Square Park

SULLIVAN'S

Market Square

CAPITAL

MilkShake

FOOD 52

GRAND ST

Eddie V's

Marriott

COURTYARD

PPG PAINTS ARENA

Wagon St

Fifth Ave

Smithfield St

DeFalco's

POINT PARK

Boulevard of the Allies

County Courthouse

City County Building

Waffle, INC

Burlington

TARGET

HOTELS

Kaufmann's on Grand

Market Square

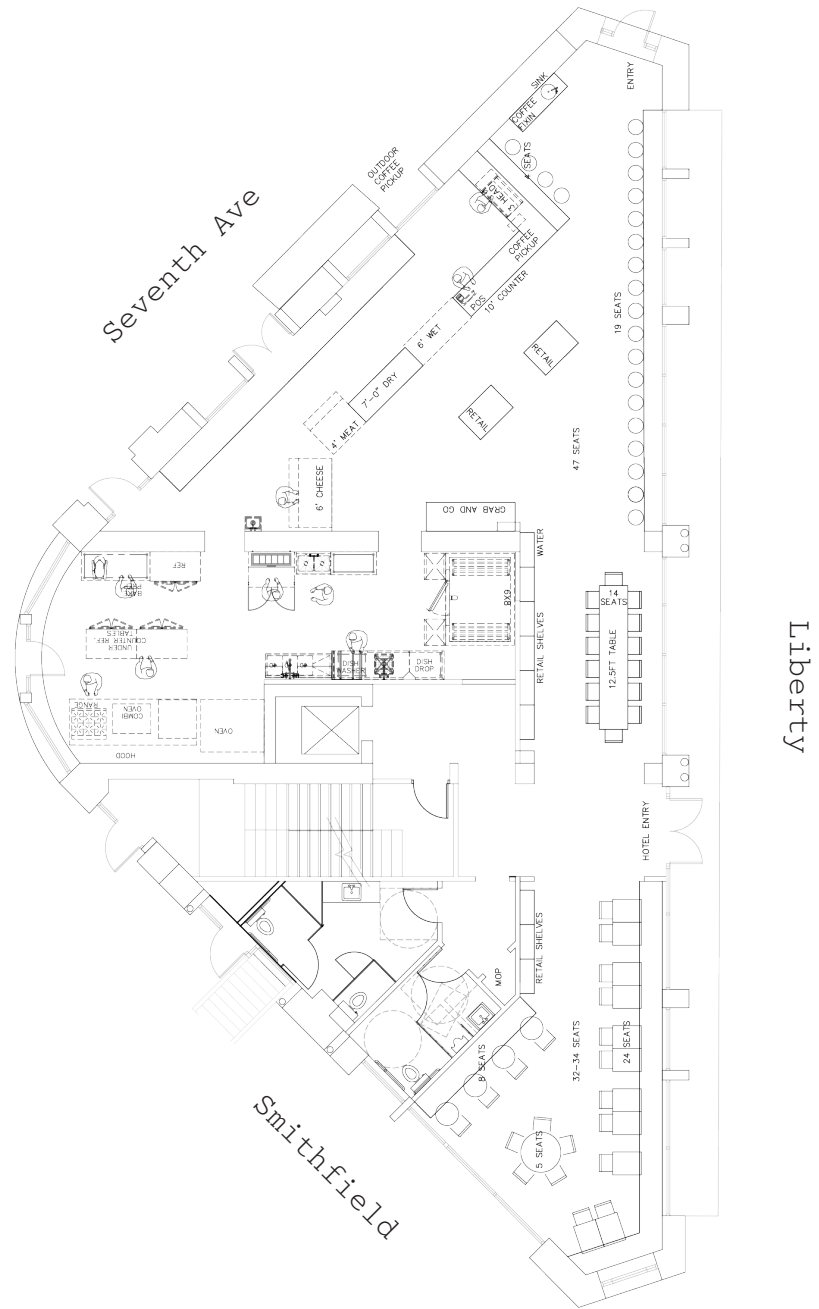
DUNKIN' BENE & JERRY'S FIVE GUYS DEB'S SUBS NOODLES YARD

376

DUQUESNE UNIVERSITY



Option A





Over 200 windows across 15 exclusive residences - the windows provide expansive unparalleled views. This design-forward aesthetic cultivated by Hullett Properties sets a new standard for downtown Pittsburgh living.



RESIDENCES **WV** AT TRIANGLE

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