

THE *Triangle* EST 1866

701-705 Smithfield Street • Pittsburgh, PA 15222

3,000 Square
Foot Retail Space
Available

CBRE



Historic property with modern benefits.

3,000 SF of the most uniquely positioned retail in Downtown Pittsburgh.

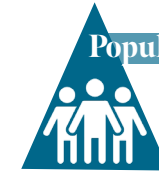
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Steeped in history and truly distinctive, the Triangle Building now offers Class A luxury residences, exuding elegance and sophistication. Far from a standard renovation, these bespoke dwellings reflect the meticulous attention that owner, Hullett Properties, dedicated to safeguarding the building's historical integrity, a commitment deemed paramount. The 15 new units seamlessly blend contemporary luxury with a respectful nod to the past.

The Triangle Building presents an unparalleled branding opportunity in Downtown Pittsburgh, commanding exceptional visibility to both pedestrians and vehicles along three of the Central Business District's most vibrant thoroughfares: Liberty Avenue, Smithfield Street, and Seventh Avenue.

Stronger population.



Population

158,829



Daytime Population

328,620



Median Age

31.9



Households

72,530



Average Household Income

\$89,563

Three miles



THE Triangle

EST

Stronger co-tenancy.



THE Triangle
EST 1866

David L. Lawrence
Convention Center

WESTIN
HOTELS & RESORTS

COURTYARD
BY MARRIOTT

Bill
Buckley

SAKERSFIELD
BY MARRIOTT

HANDS STONE
RESTAURANT

barcelona

DRURY
HOTELS

CULTURAL DISTRICT

WYNDHAM

takō

MELODY
RESTAURANT

FAIRMONT
HOTELS

MCS
RESTAURANT & BAR

Starbucks

COMMONER

Starbucks

LIVE
NATION

DeFrisco's
RESTAURANT & BAR

Marriott

PPG
PAINTS
ARENA

CAMBRIA
MOVIE

Market Square

Logos for businesses in Market Square: **LaVie**, **MOES**, **alita via**, **PRIMANTI DVS.**, **noodles**, **YARD**, **5i**, **DiBella's Subs**, **DUNKIN'**, **CITY WORKS**.

Logos for businesses in Market Square: **FIVE GUYS**, **BUROCKS AND REES**, **Sofresh**.

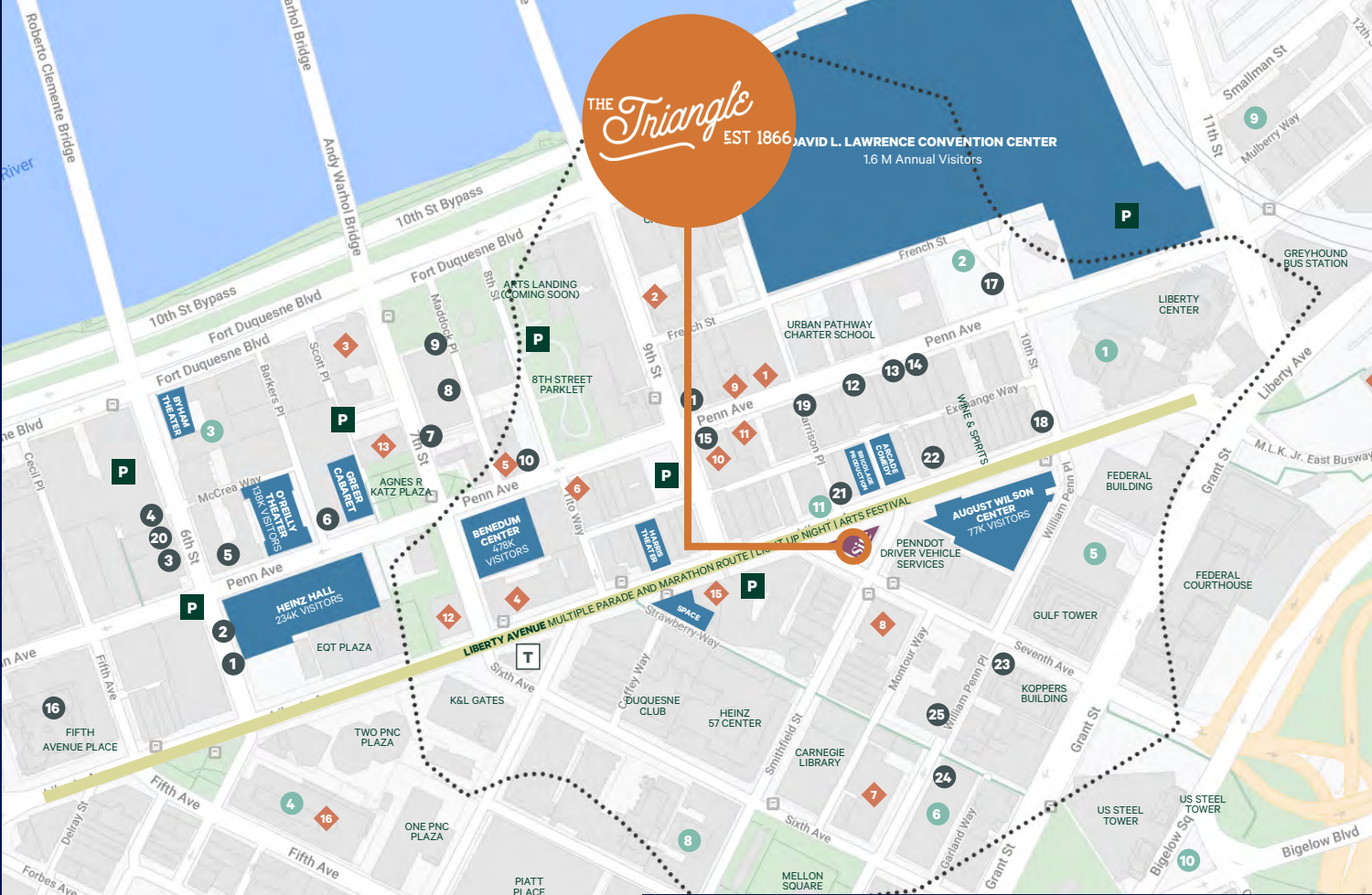
Kaufmann's at
Grand
five BELOW, **Target**, **Walmart**, **Burlington**, **Hotels**.

#	Restaurants
1	tako
2	gi-jin
3	Gaucha
4	Sally Ann's
5	Con Alma
6	Meat & Potatoes
7	Proper Brick Oven
8	Howl at the Moon
9	Social House 7
10	The Eagle
11	Nicky's Thai
12	Bridges and Bourbon
13	Bakersfield
14	Sienna Mercato
15	New Concept from Balvanera (coming soon)
16	ELIA (coming soon)
17	The Standard Market & Pint House
18	Condado Tacos
19	Barcelona Wine Bar
20	Redbeards
21	Mike and Tony's
22	Bae Bae's Kitchen
23	Blend
24	The Commoner
25	Talia

#	Residential	Units
1	Penn Garrison Lofts	167
2	Aria Cultural District Lofts	40
3	Encore Apartments	151
4	Clark Building	228
5	Eighth and Penn	136
6	800 Penn Apartments - Press House	42
7	Residences at the Historic Alcoa Building	238
8	GNC Building Residential	254
9	Lando Lofts	27
10	209 9th Street	44
11	908 Penn	25
12	Midtown Towers	94
13	Century Building	60
14	The Pennsylvanian	241
15	820 Liberty Avenue	7
16	Fairmont Residences	28

#	Hotels	Rooms
1	The Westin	617
2	Courtyard Marriot	183
3	Renaissance	300
4	Fairmont	185
5	Drury Plaza	207
6	Kimpton	248
7	Omni William Penn	597
8	Embassy Suites	225
9	AC Hotels By Marriot - Smallman	134
10	Doubletree	342
11	925 Liberty Ave (Proposed Hotel)	

An Active Scene on Liberty Avenue



Events / Parades That Run Along Liberty Avenue

Pittsburgh Pride Parade | 275,000 Attendees (2025)

Dick's Sporting Goods Pittsburgh Marathon | 300,000+ spectators, 45,000 participants (2025)

Veteran's Day Parade

St. Patrick's Day Parade | Average Attendance between 200K - 350K

Three Rivers Arts Festival | 100,000+ Attendees (2025)

Picklesburgh | 260,000 Attendees (2025)

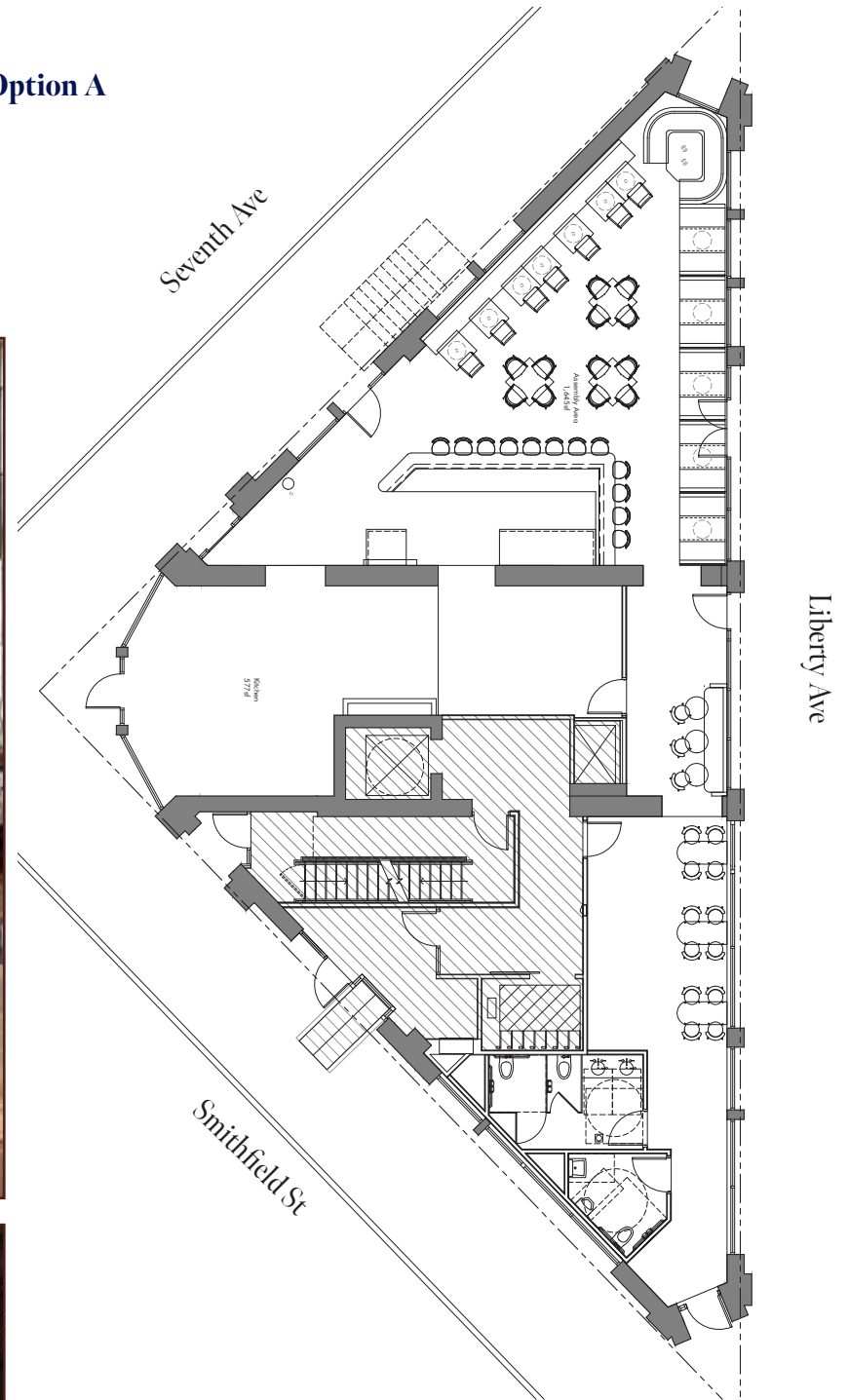
EQT Pittsburgh 10 Miler | 5,500+ Participants (2025)

Light Up Night | 80,500+ Attendance (2025)

Space plans



Option A

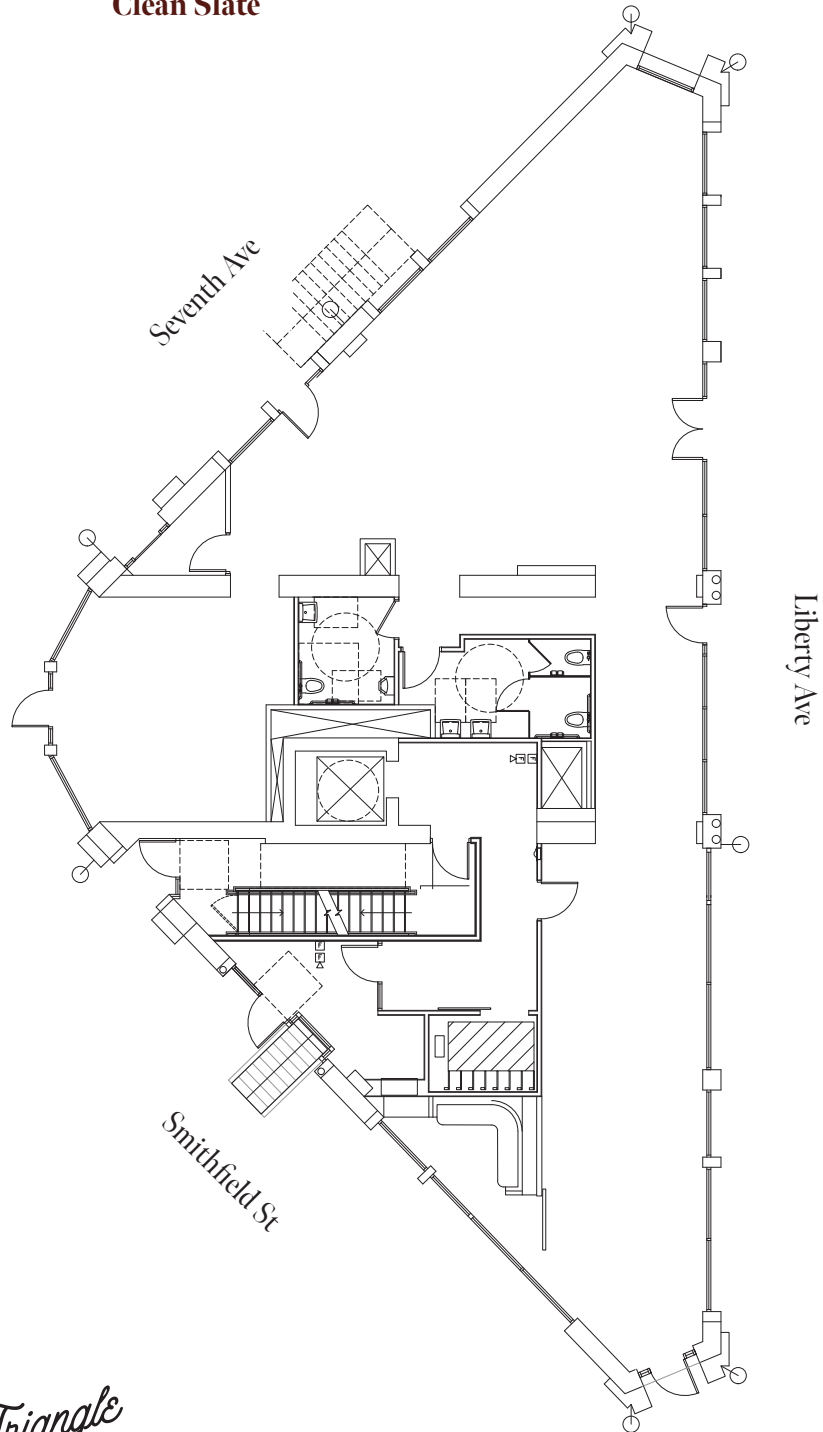


[illegible]

The floor plan illustrates the proposed layout for a new cafe at the corner of Smithfield St and Seventh Ave. The layout includes several key areas:

- Seating:** Multiple seating zones are defined, including a 14-seat area near the coffee bar, an 8-seat area along the top wall, a 2-seat area near the retail shelves, and a large 40-43 seat area at the bottom right. There are also smaller 6-seat and 5-seat circular tables.
- Service Counter & Bar:** A central service area features a coffee machine, coffee pickup area, coffee taps, and a coffee machine. It also includes a 6'-0" refrigerated display case and a 6'-0" sneeze guard.
- Retail & Storage:** Retail shelves are located near the entrance, and a counter area with a hood and oven is situated in the lower left.
- Entrances & Exits:** The plan shows the main entrance from Smithfield St, a side entrance from Seventh Ave, and a "HOTEL ENTRY" at the bottom right. "NO DOOR HERE" labels indicate specific locations where doors are not required.
- Other Features:** The plan includes a "NEW 2'-6\"

Clean Slate





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CBRE

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