

**East End Retail**

- 1 Giant Eagle Market District
- 2 Aldi's - 2 Locations
- 3 Rite Aid - **SITE TO BE LEASED**
- 4 Whole Foods
- 5 Walgreens
- 6 Giant Eagle
- 7 Target
- 8 CVS
- 9 The Home Depot
- 10 Spoon
- 11 BRGR
- 12 Panera Bread
- 13 The Village at Eastside
- 14 Bakery Square
- 15 Walnut Street Retail
- 16 The Junction of Bloomfield

**East End Residential**

- 1 **Morrow Park Apartments**  
213 Residential Units
- 2 **Penn at Walnut on Highland**  
78 Residential Units  
16,000 SF Retail
- 3 **Eastside III**  
364 Residential Units  
43,000 SF Retail
- 4 **Bakery Square 2.0**  
400 Residential Units
- 5 **CODA on Centre**  
175 Residential Units

**East End Hospitality**

- 1 **HYATT House**  
128 Rooms
- 2 **Family House**  
136 Rooms
- 3 **Ace Hotel**  
63 Rooms

**East End Health Care**

- 1 UPMC Shadyside Hospital
- 2 Hillman Cancer Center
- 3 West Penn Hospital
- 4 Children's Hospital of Pittsburgh of UPMC

**East End Office and Retail**

- 1 **Bakery Square 2.0**  
400,000 SF Office
- 2 **Aldi**  
Office Space
- 3 **East Liberty Centre**  
60,000 SF Office/20,000 SF Retail
- 4 **Schoolhouse Electric and Supply Co.**  
63,000 SF Retail

For more information please contact:

**Arthur J. DiDonato, Jr.**  
Senior Vice President - Retail Brokerage  
**Oxford Realty Services, Inc.**  
412.261.0200, ext 3436  
adidonato@oxfordrealtyservices.com

**Alec M. Parchinski**  
Associate  
**Oxford Realty Services, Inc.**  
412.261.0200, ext 3485  
aparchinski@oxfordrealtyservices.com

**OXFORD**  
REALTY SERVICES, INC.

2545 Railroad Street  
Pittsburgh, PA 15222  
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.

**OXFORD**  
REALTY SERVICES, INC.

**FOR LEASE**

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

**5633 Baum Boulevard**  
Pittsburgh, PA 15206



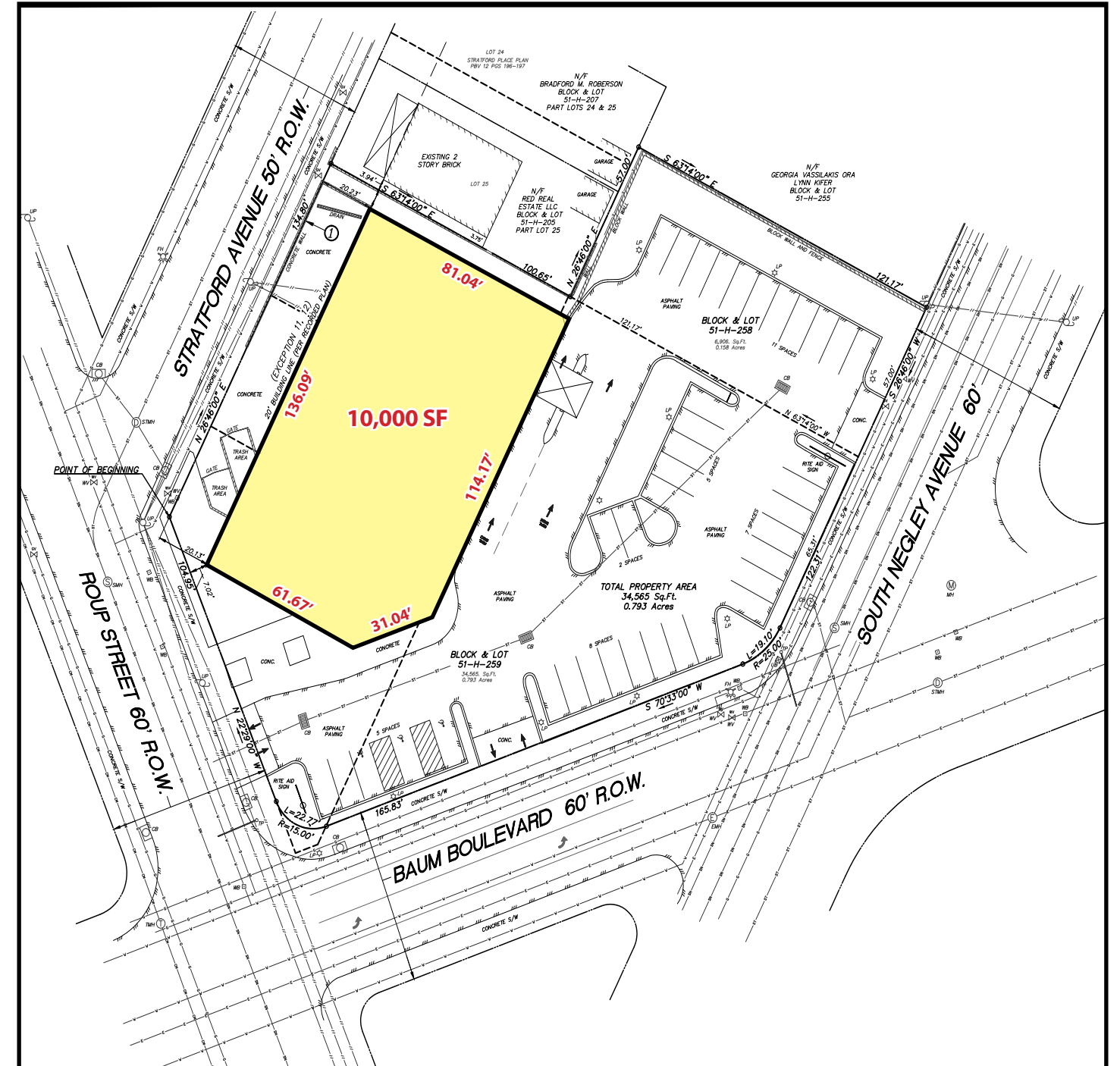
Available **Premises**

10,000 SF - First Floor (Landlord will consider leasing First Floor only to a Strong User)  
40,000 SF Total - Four Levels

Property **Highlights**

- Ideal users include Furniture Showrooms, Window & Door, Plumbing or Lighting Showrooms and other Retail and Service Related Uses
- Located at the signalized intersection of Baum Boulevard and South Negley
- Property features 36 parking spaces, 2 pylon signs and a drive-thru
- The area has experienced monumental economic growth over the past decade including the new Junction of Bloomfield retail complex.
- UPMC Shadyside Hospital is located several blocks away, along with The Hillman Cancer Center and minutes from the Children's Hospital and West Penn Hospital. Also in close proximity to the site is the University of Pittsburgh and Carnegie Mellon University.





AREA AVERAGE DAILY TRAFFIC			
Baum Boulevard	17,457		
DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
Population:	40,441	181,993	345,161
Avg. HH Income:	\$88,681	\$86,509	\$83,955