

# FOR SALE

5428 WALNUT STREET  
PITTSBURGH, PA 15232

SHADYSIDE  
OWNER / USER  
OPPORTUNITY



**LEGACY**  
REALTY PARTNERS

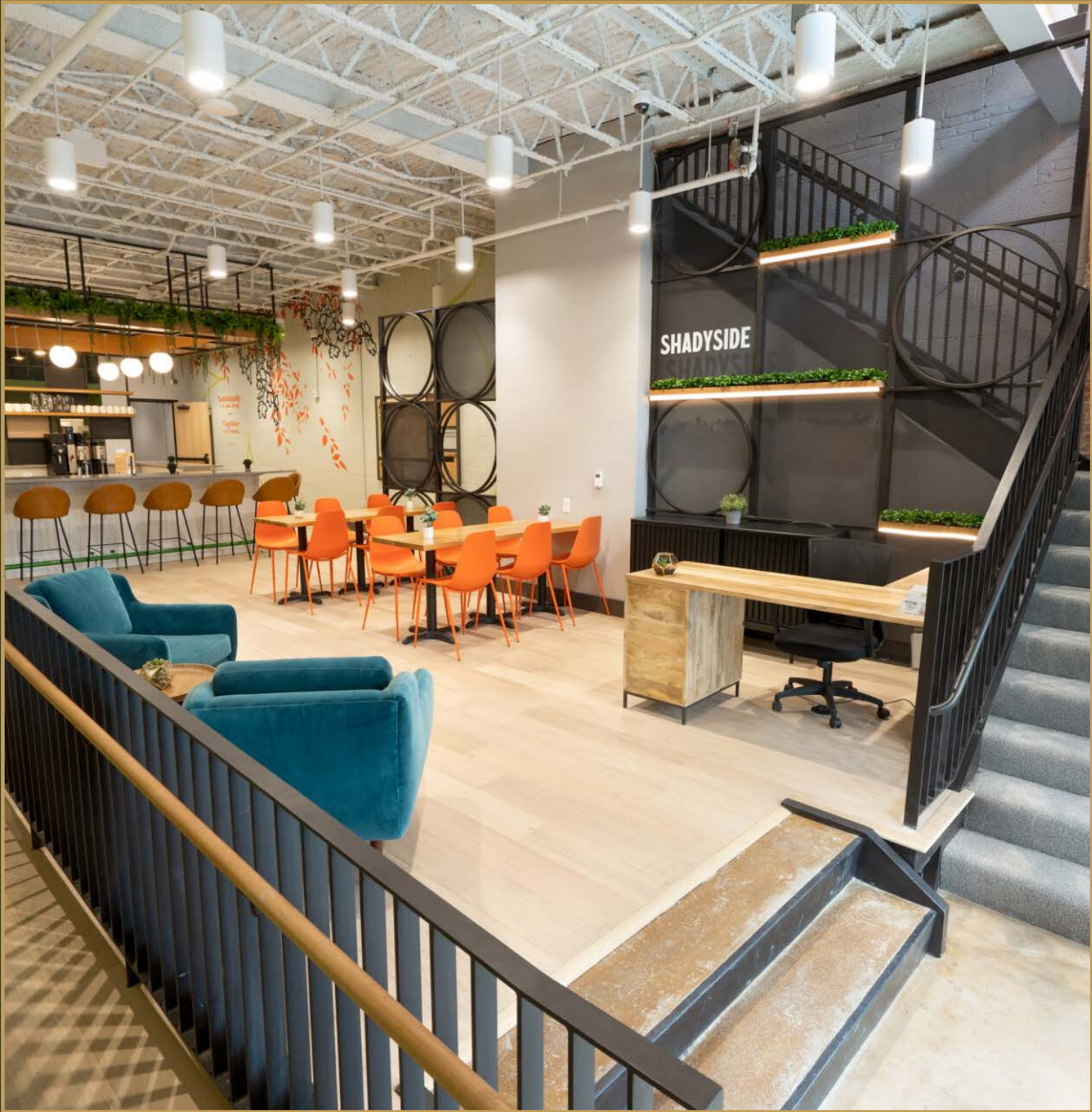
## Executive Summary

Positioned along the heart of Walnut Street in Pittsburgh's premier Shadyside neighborhood, **5428 Walnut Street** offers a rare opportunity to acquire a fully built-out, three-story creative office asset. Currently home to COhatch, the property features approximately 13,000 square feet of thoughtfully designed workspace, including private offices, collaborative areas, and large-scale event space.

Originally a retail building, the asset benefits from exceptional street presence and walkability, blending the visibility of a flagship location with the functionality of a modern workplace. The existing improvements provide a plug-and-play solution for an owner/user seeking immediate occupancy, while the flexible layout supports a wide range of alternative uses including office, wellness, education, or experiential retail.

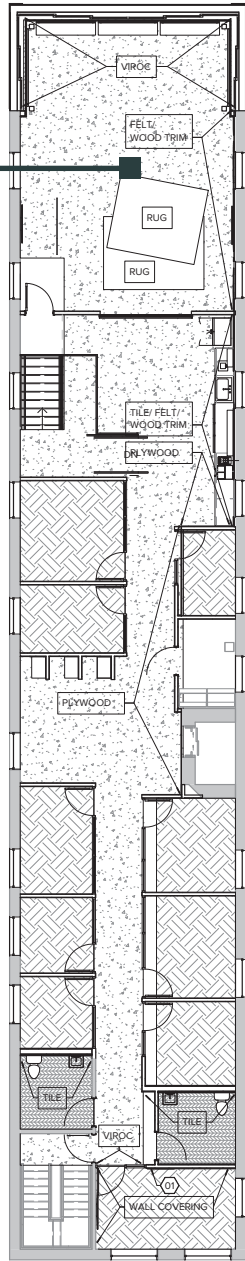
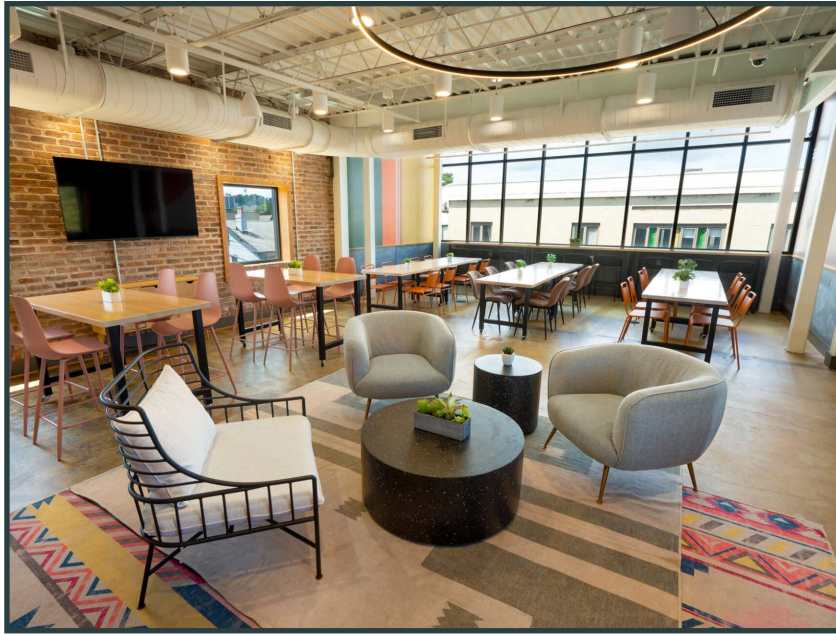
This is a unique opportunity to establish a branded presence along Pittsburgh's one and only High Street.



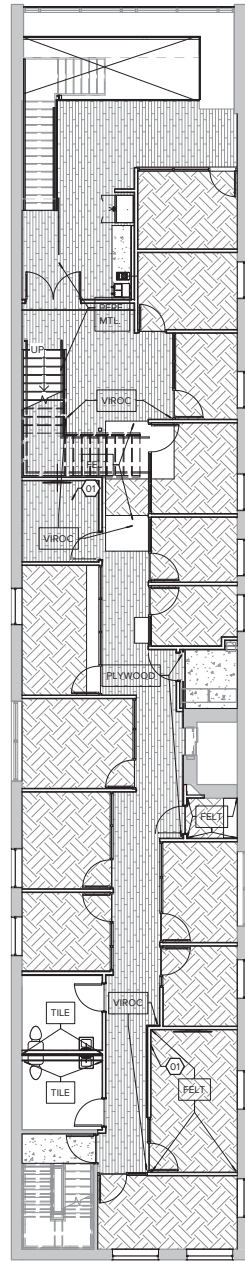


# Property Overview

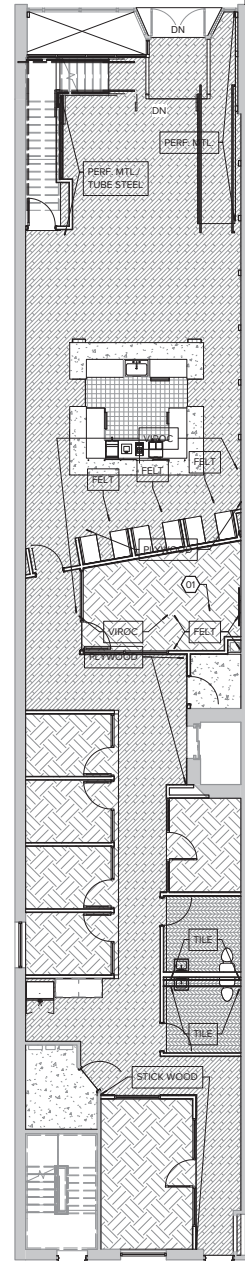
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|---------------------|------------------------------------------------------------------------------------------------------------------------|
| Property Address    | 5428 Walnut Street<br>Pittsburgh, PA 15232                                                                             |
| Lot & Block         | 52-D-247                                                                                                               |
| Gross Building Size | 12,782 sq. ft.                                                                                                         |
| Lot Size            | 0.08 acres<br>26' x 137'                                                                                               |
| Floor Size          | 3,250 sq. ft.                                                                                                          |
| Floors              | 3 stories + basement                                                                                                   |
| Use                 | Retail / Office<br>Fully built out, turn key office user operation                                                     |
| Passenger Elevator  | Yes                                                                                                                    |
| Sprinklers          | Yes                                                                                                                    |
| Restrooms           | Eight total (two per floor including basement)                                                                         |
| Notes               | Each floor is comprised of a mix of individual offices, breakrooms, coworking space, conference rooms, and rest rooms. |



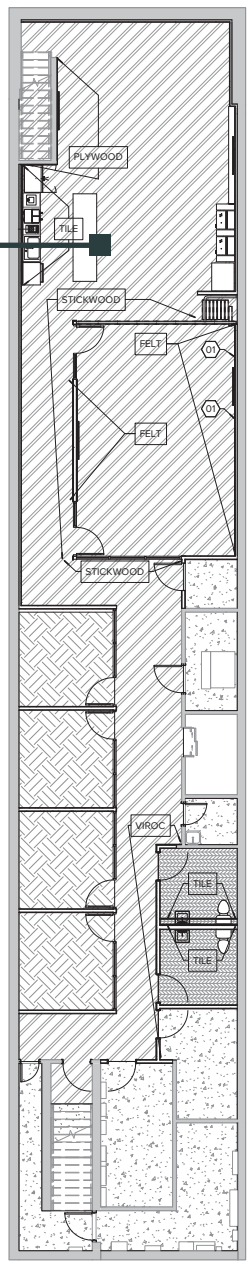
3 LEVEL 3 FINISH PLAN  
SCALE: 1/8" = 1'-0"



2 LEVEL 2 FINISH PLAN  
SCALE: 1/8" = 1'-0"

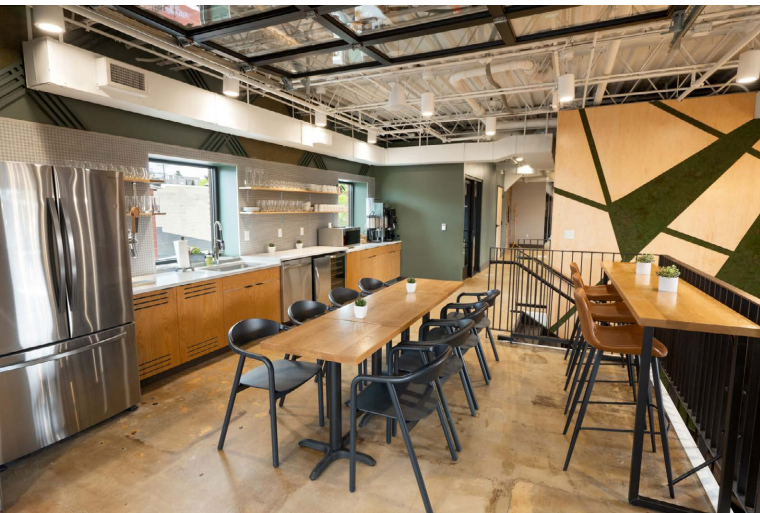
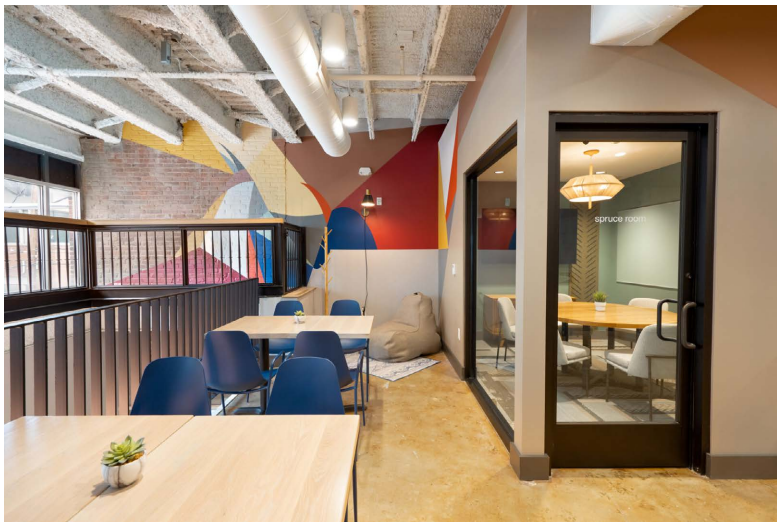
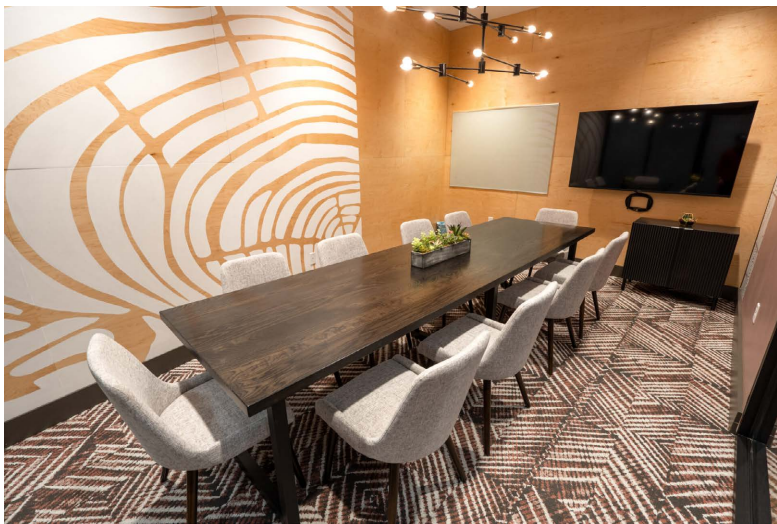
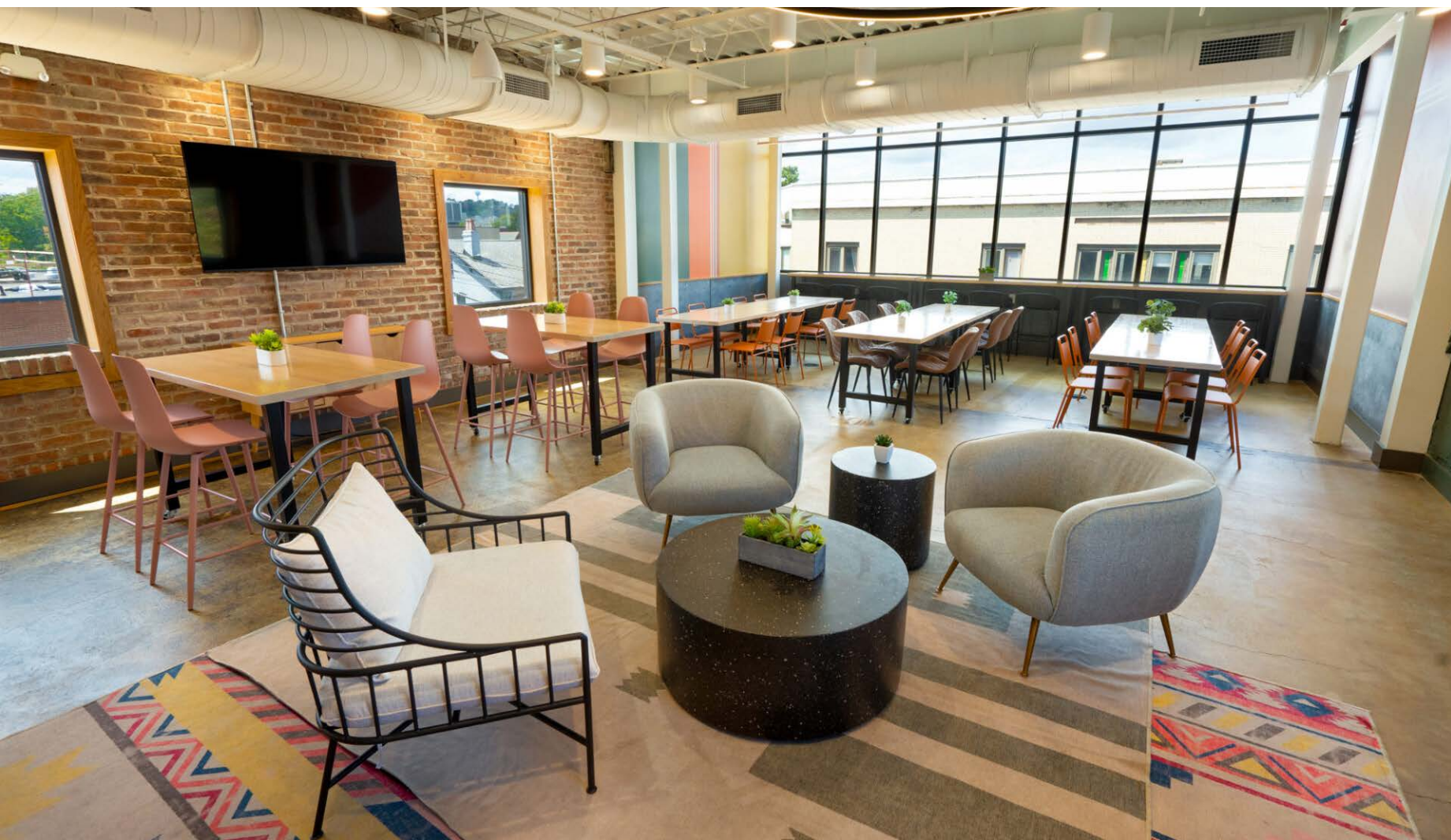


1 LEVEL 1 FINISH PLAN  
SCALE: 1/8" = 1'-0"



4 LOWER LEVEL FINISH PLAN  
SCALE: 1/8" = 1'-0"

# The Floors







UPMC Hillman  
Cancer Center

UPMC Shadyside  
Hospital

Centre Avenue

Baum Blvd

Site

WHOLE  
FOODS  
MARKET

THE  
TRUMP  
BUILDING

TARGET

TRADER  
JOE'S  
Staples  
Petland  
MATTRESS FIRM  
McDonald's  
The District

Google  
CITY • KITCHEN  
SPRINGHILL  
SUITES  
west elm  
University of  
Pittsburgh  
tākō  
Starbucks  
LA FITNESS  
Panera  
Bakery  
Square

Eastside  
THE FRESH  
MARKET  
PINE WINE &  
GOOD MARKET  
PETSMART  
PNC  
CHIPOTLE  
tropical CAFE  
Walgreens  
Starbucks  
dekalash  
pure beauty  
PALM PALM  
Restaurant  
West Pines Development

Eastside Bond  
VEG  
TOUS les JOURS  
Huntington  
WOLF  
GANG  
EAST LIBERTY  
AT&T  
GIELAH  
KYURA-MEN  
[solidcore]  
ZENENERGY  
CYCLING  
Soft Fresh

Meridian  
Market  
DISTRICT  
SHAKE  
SHACK  
CAVA  
SEPHORA  
ATARASHI  
BARNES  
& NOBLE

Walnut Street  
Starbucks  
J.Jill  
Brandy  
Melville  
GAP  
Apple  
ATHLETA  
RH  
patagonia  
lululemon  
L'OCCITANE  
EN PROVENCE

# Walnut Street

Walnut Street is Pittsburgh’s one and only High Street, offering the ideal retail experience in Pittsburgh’s affluent Shadyside neighborhood. Known for its upscale shopping, fine dining, and unique boutiques, Walnut Street features a perfect blend of national retailers like Apple, RH, Sephora, Patagonia, lululemon, all alongside independent boutiques such as Eyetique, Choices, and Roberta Weisberg.

Dining options are abundant, with top choices including Italian at Girasole, Chinese at China Palace, Japanese at Sushi Too, and Mexican at Tocayo Taqueria and Tequila Bar. Shady Grove offers American cuisine, while breakfast and coffee options include Pamela’s, Bruegger’s Bagels, Prantl’s Bakery, Starbucks, and Coffee Tree Roasters.



## Strategic Location & **Connectivity**

500

within 500 miles of half the U.S. population



Accessible within a day's drive of major markets



90-minute flight reach to nearly half of North America

Major highway, rail, and newly modernized airport infrastructure

## Thriving Tech & Innovative Economy

1,600+

technology firms across robotics, AI, healthcare, and engineering

Rapidly growing AI and robotics ecosystem with billions in investment



## Affordability & Livability

Consistently ranked among the most livable U.S. cities



~45%  
lower housing costs than the national average

Strong appeal for young professionals, families, and retirees

built different

PGH

## Culture, Sports & Lifestyle

Home to iconic professional teams (NFL, NHL, MLB)



Nationally recognized food scene and cultural institutions



Abundant outdoor amenities with extensive parks, trails, and riverfronts

## Growing Population & Talent Retention

27%

Students make up 27% of the population, with many staying post-graduation



Strong retention supports a sustainable, skilled workforce

## World Class **Healthcare Hub**

Major driver of employment, research, and regional economic growth



Anchored by nationally ranked systems like UPMC and Allegheny Health Network

## Highly Educated **Workforce**



88

Pipeline from 88 colleges and universities

Home to leading institutions driving innovation and research



Large concentration of college-educated millennials



# LEGACY

REALTY PARTNERS

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