

PIATT PLACE | CORNER OF WOOD STREET AND OLIVER AVENUE | PITTSBURGH PA 15222

# For Lease

Second Generation Restaurant

**8,538 SQUARE FEET**

Partially equipped, second-generation restaurant and bar

LEGACY REALTY PARTNERS





ABOUT

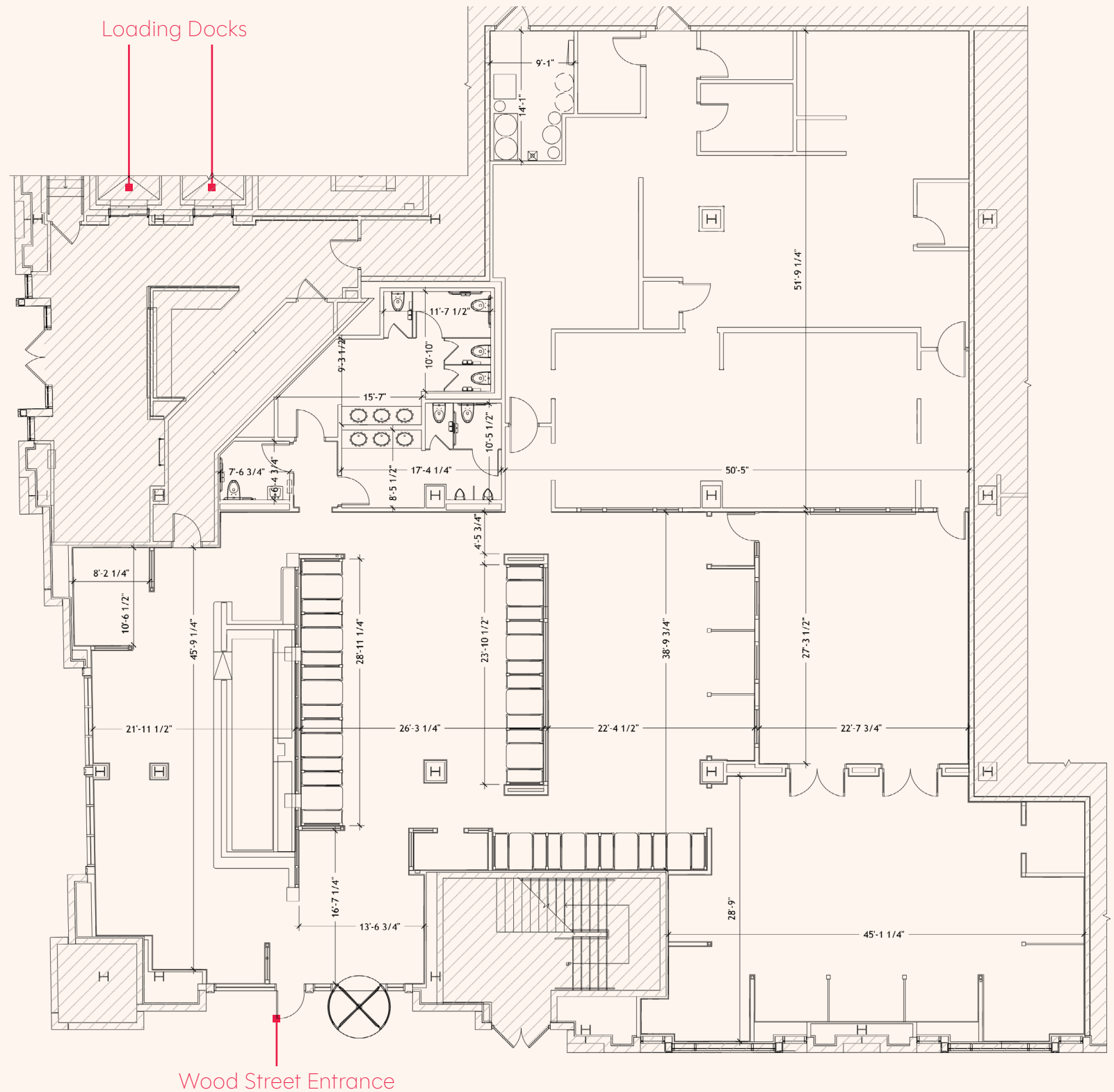
# IN THE *HEART* OF DOWNTOWN

Not every restaurant space comes with a history. The best ones come with a head start.

- 8,538 sq. ft. second generation restaurant space; existing restaurant infrastructure
- Corner location of Wood Street and Oliver Avenue
- At the base of Platt Place, a beautiful mixed-use building with 67 residential condos, fully occupied office space, and retail
- Located at the true epicenter of Downtown Pittsburgh, adjacent to The Capital Grille and the recently renovated LiveWell Apartments, consisting of 253 units
- Unrivaled covered loading, with integrated parking in the Oliver Garage

*Exceptional  
Space.*

*Incredible  
Layout.*





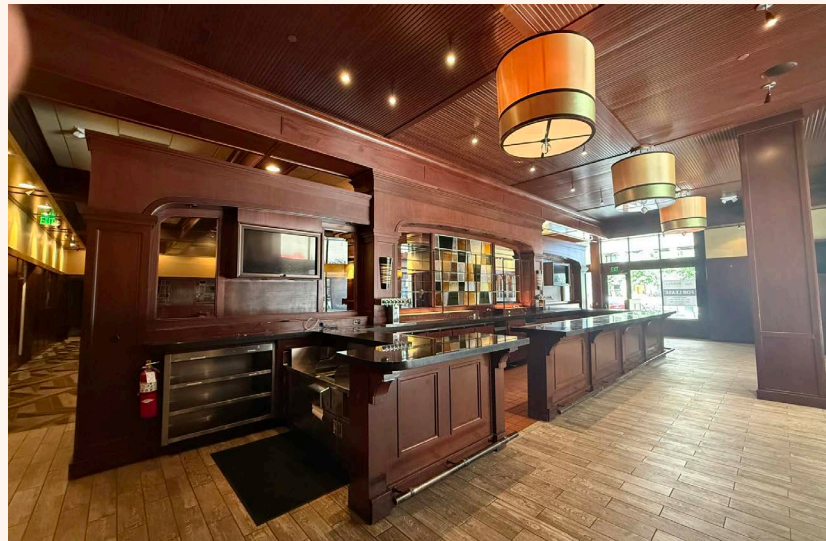
# Potential *Tenant Signage* Locations





**WHAT WAS...**

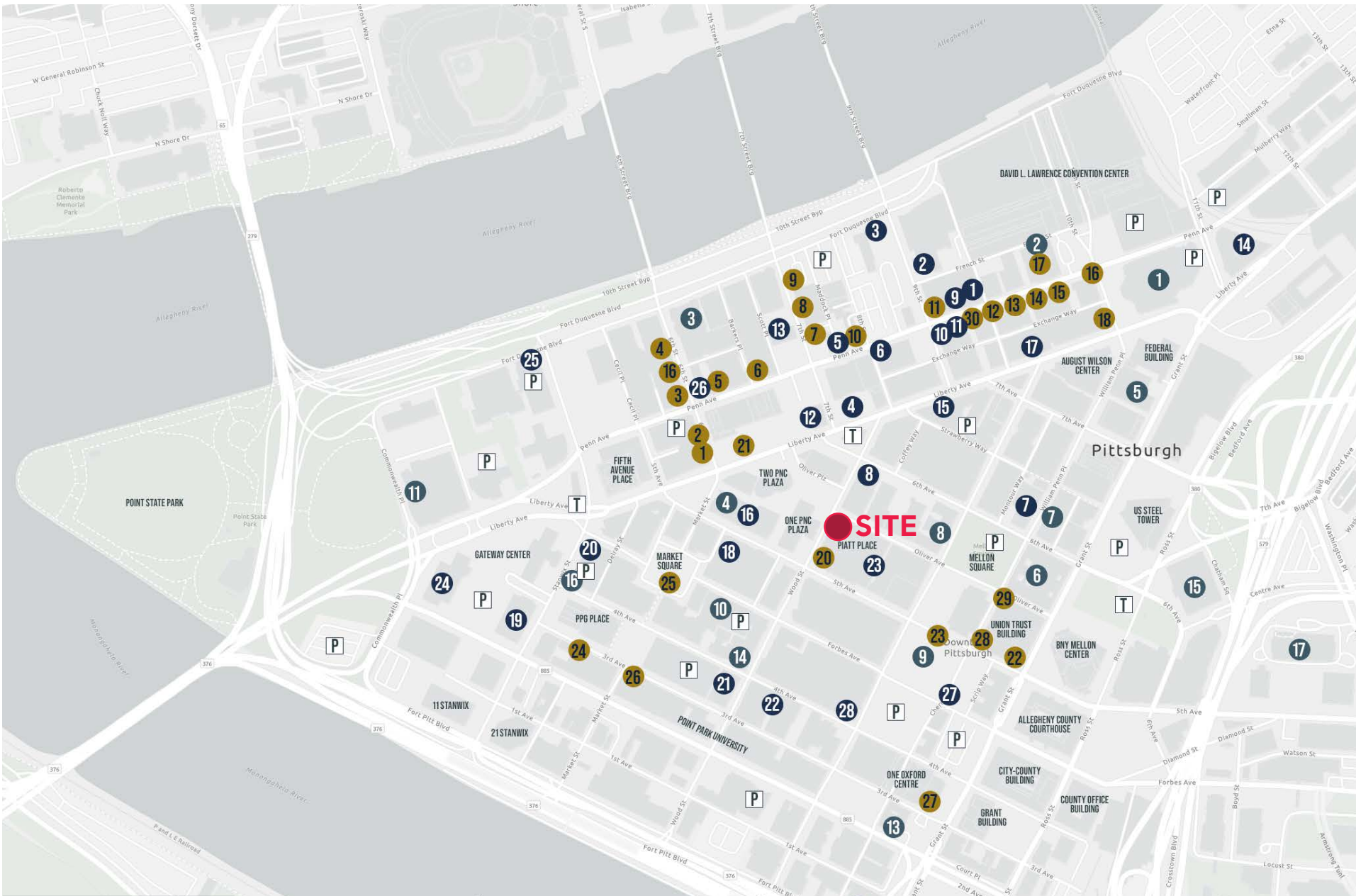
Just Imagine  
What Could Be



\*Please note furniture is not available.



# IN THE HEART OF DOWNTOWN



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

| HOTELS |                     |    |                         |    |                     |
|--------|---------------------|----|-------------------------|----|---------------------|
| 1      | The Westin          | 8  | Embassy Suites          | 15 | Doubletree Hotel    |
| 2      | Courtyard Marriott  | 9  | Even Hotel              | 16 | Etage               |
| 3      | Renaissance         | 10 | Hilton Garden Inn       | 17 | Pittsburgh Marriott |
| 4      | Fairmont Pittsburgh | 11 | Wyndham Grand           |    |                     |
| 5      | Drury               | 12 | Fairfield Inn & Suites  |    |                     |
| 6      | Omni William Penn   | 13 | The Joinery Hotel       |    |                     |
| 7      | Hotel Monaco        | 14 | The Industrialist Hotel |    |                     |

| 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          | August Henry's                                                                                                      |
| 16          | Redbeards                                                                                                           |
| 16          | Spritzery                                                                                                           |
| 17          | Harry & Fritz                                                                                                       |
| 18          | Condado Tacos                                                                                                       |
| 19          | AVAILABLE                                                                                                           |
| 20          | Capital Grill                                                                                                       |
| 21          | Mortons                                                                                                             |
| 22          | Eddie V's                                                                                                           |
| 23          | Waffles Incaffinated                                                                                                |
| 24          | Ruth's Chris                                                                                                        |
| 25          | Market Square - Chipotle, Moe's, Simple Greek, Primanti's, Five Guys, Noodles, DiBella's, Dunkin, Sliders, The Yard |
| 26          | So Fresh                                                                                                            |
| 27          | Oxford Market                                                                                                       |
| 28          | Del Frisco's                                                                                                        |
| 29          | Ritual House                                                                                                        |
| 30          | Barcelona Wine Bar                                                                                                  |



IN GOOD COMPANY

Pittsburgh  
Dining Scene

Overall, the Pittsburgh food scene is one of the best in the country. Downtown Pittsburgh, the heart of the business district, government hub, theater district, and growing residential community is key ground for a business lunch, a celebration, a dinner before a show...



## THE CENTER OF IT ALL

# Downtown. Golden Triangle. CBD.

With over 33% of the area's workforce converging on Downtown Pittsburgh for their work day, the Golden Triangle remains the epicenter for corporate activity.

116,634

downtown  
workers

1.7M

monthly downtown  
visitors

94,314

daily downtown  
users

24

New businesses  
opened in 2025

24M

square feet of class A,  
B, and C rentable office  
Space

307

food and business  
establishments in Golden  
Triangle as of Q4 2025



# Living Here by the *Numbers*

Golden Triangle  
Residential Occupancy

94%



30.3

Median Age in  
the Golden Triangle

Apartment Units  
in the Golden Triangle



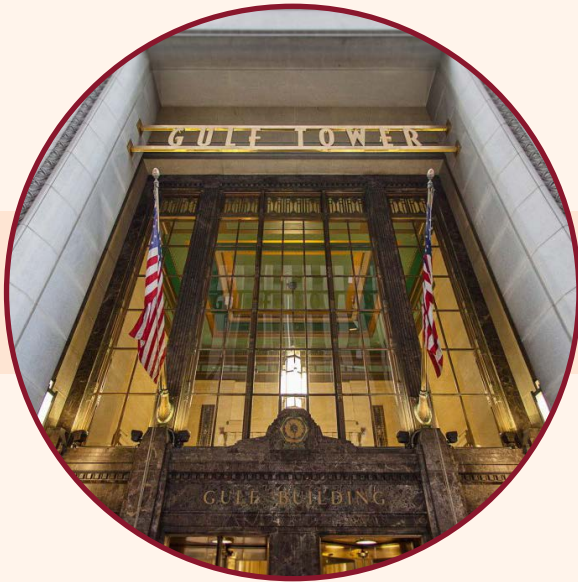
3,122

660

Condo Units  
in the Golden Triangle



# Key Downtown Pittsburgh *Investments*



## Residential Conversions

Converting underutilized office buildings into apartments, including affordable and senior housing, with programs like the Pittsburgh Downtown Conversion Program (PDCP) facilitating this.



## Public Spaces

The \$15 million revitalization of Market Square, creating the new 8th Street Block (Arts Landing), and upgrading Point State Park with new recreational amenities and improved access.



## Cultural & Entertainment

Development of the \$31 million Arts Landing outdoor venue in the Cultural District.



## Infrastructure & Amenities

Upgrading infrastructure, improving lighting, and enhancing pedestrian connectivity throughout Downtown.



For additional information or to schedule a tour, contact:

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