

Street-facing storefront opportunity on one of
Pittsburgh's most walkable neighborhoods.

RETAIL & OFFICE FOR LEASE

ACROSS THE STREET FROM PNC PARK.
DOWN THE ROAD FROM ACRISURE STADIUM.
SURROUNDED BY NORTH SHORE AMENITIES.



LISTED BY COLLIERS

525 William Penn Place, Suite #3510
Pittsburgh PA, 15219
colliers.com/pittsburgh

11,355 SF RETAIL SPACE
10,651 SF OFFICE SPACE
ONSITE PARKING. HIGH VISIBILITY.
CAPITALIZE ON GAME-DAY TRAFFIC.

NORTH SHORE GARAGE
20 E. GENERAL ROBINSON STREET
PITTSBURGH, PA 15212
CALL US FOR MORE INFO



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GET IN ON THE FOOT TRAFFIC.

Colliers is excited to present a ground-level, street-facing retail opportunity and a second-story office space in 20 E. General Robinson Street: a highly-trafficked parking garage located on a main thoroughway in Pittsburgh's North Shore neighborhood, directly across from PNC Park, adjacent to Acrisure Stadium, surrounded by bars and restaurants, and just minutes from Downtown.

If you know Pittsburgh, then you know we take our game days seriously. That means during baseball and football seasons, this side of the river gets a lot of visitors. A *lot* of visitors.

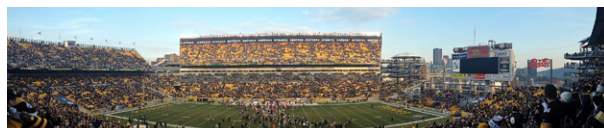
At 20 E. General Robinson Street, you'll be located just off a prominent lighted intersection, adjacent to two of the North Shore's busiest sports bars, caddy-corner to one of the U.S.A's top-ranked baseball stadiums, and half a mile from Acrisure Stadium: an attraction that draws hundreds of thousands of visitors year-round.



Want to see the full view? Flip over a few pages to our map showcasing all of the neighborhood amenities.

EAST GENERAL ROBINSON STREET AVERAGE DAILY TRAFFIC: 10,000

Acrisure Stadium: 65,000 avg. attendance per home game.
PNC Park: 21,239 avg. attendance per home game.



THIS IS WHERE YOU SHOULD BE.

JOIN THE LIST OF ICONIC NORTH SHORE DESTINATIONS.

Within a mile of **20 E. General Robinson Street**, you'll find the following crowd-drawing cultural and sporting attractions:



20 E. General Robinson St. offers onsite parking, is surrounded by street and lot parking, and is walkable to the North Side light rail station.

Pittsburgh's light rail system offers free subway rides for users traveling between the North Shore and Downtown, increasing consumer accessibility!



0.3 miles (6-min walk)
North Side Station



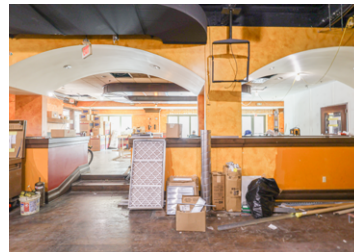
RETAIL OPPORTUNITY

11,365 SQ. FT. **4,950 SF / 2,515 SF / 3,900 SF** GROUND FLOOR

This availability spans 11,365 subdividable square feet on the ground floor of 20 E. General Robinson St. Bay #2, a 4,950-square-foot former restaurant space, can be subdivided to 2,500 square feet. These spaces feature high ceilings, exposed ductwork, and expansive, street-facing windows.

EXCUSE OUR MESS.
WE'RE FIXING UP THE HVAC SYSTEM.

These spaces might look a little cluttered in our photos.



BAY

2

±4,950 SF
SUBDIVIDABLE
TO ±2,500 SF

BAY

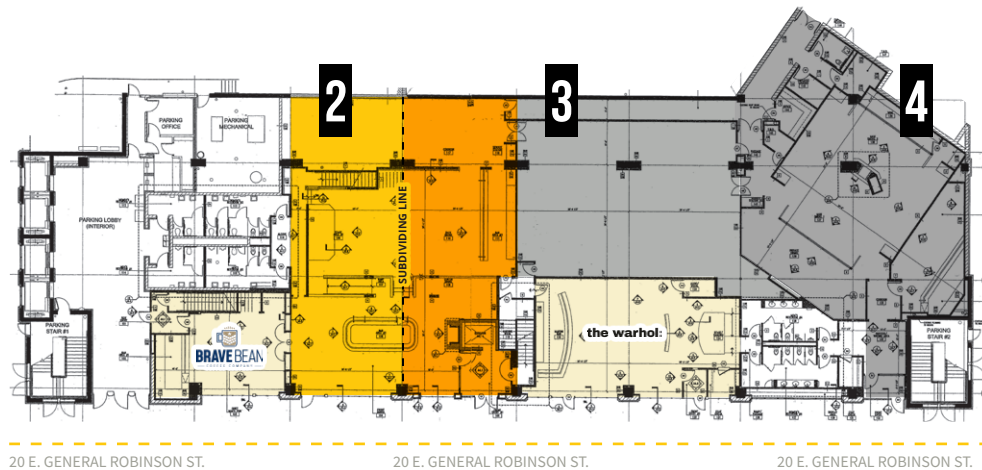
3

±2,515 SF
STORAGE WITH
LOADING ACCESS

BAY

4

±3,900 SF
STREET-FACING WITH
LOADING ACCESS



20 E. GENERAL ROBINSON ST.

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OFFICE OPPORTUNITY

10,651 SQ. FT. **2ND FLOOR**

Located on the second story of 20 E. General Robinson St., this availability provides users with a turnkey office space featuring ten private offices, multiple workstations, two meeting/conference spaces, in-suite men and women's restrooms, a storage closet, break-room, and lobby area.



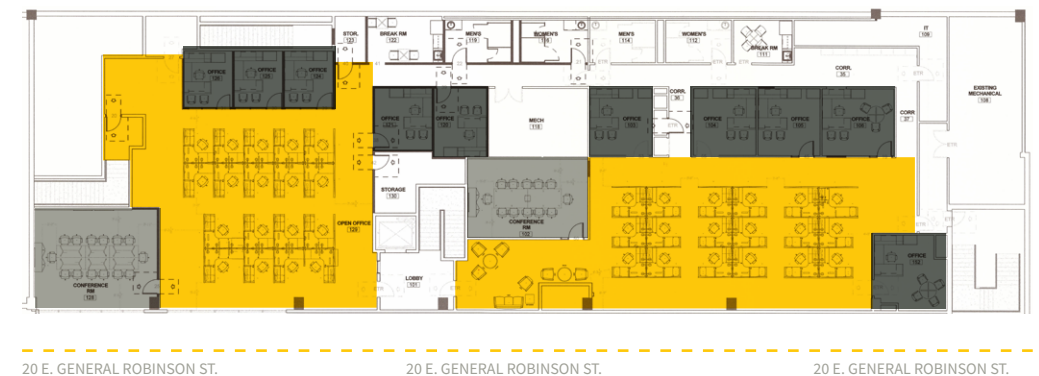
NEED FURNITURE? WE'VE GOT SOME HERE ALREADY.

Workstations, office desks, chairs, and tables in-place.

PARTITIONED OFFICE SPACES

MEETING /CONFERENCE SPACES

OPEN OFFICE SPACE



20 E. GENERAL ROBINSON ST.

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LOADING DOCK ACCESS ON SIDE OF BUILDING

DIRECT ACCESS TO VULCAN WAY, WHICH CONNECTS IMMEDIATELY TO EAST GENERAL ROBINSON STREET.

Bay #4 is connected to a loading dock on the east side of the building, currently being used to store Party Pedaler vehicles but available for use upon move-in.



DIRECT ACCESS TO VULCAN WAY



COFFEE SHOP: RIGHT NEXT DOOR

Set up shop next to an established cafe.

Brave Bean Coffee, located in bay #1 on the east side of 20 E. General Robinson Street, is a specialty coffee shop and roaster occupying 800 square feet. The cafe attracts a steady stream of customers throughout the day.



THE WARHOL: ACROSS THE STREET

Capitalize on foot traffic to a favorite museum.

Adjacent to 20 E. General Robinson Street is The Warhol museum, a classic North Shore destination that regularly hosts special exhibitions, live music, and community-centric events in its private courtyard.



YOUR CUSTOMERS: LOOKING IN

Big windows are a perfect opportunity for creative display.

Window shopping is made easy for your customers with a facade like this. Display merch in the windows, or decorate with vinyl displays.

+ surrounded by office buildings & workers!

AN IDEAL RETAIL PRESENCE IN A VIBRANT NEIGHBORHOOD

Explore the North Shore/Side neighborhood and view some of Pittsburgh's favorite restaurants, bars, and green spaces that are within steps of the North Shore Garage (20 E. General Robinson Street).



Three Rivers Heritage Trail

A local staple for outdoor enthusiasts in North Side and Downtown.

Spanning the edge of the North Shore neighborhood along the Allegheny River, this paved riverside trail draws hundreds of daily walkers, joggers, bikers, and dog walkers with its scenic riverfront and cityscape views, interactive green spaces, art installations, and lush lawns. **Allegheny Landing, a parklet connected to the trail, is just three blocks from 20 E. General Robinson Street.**



North Shore Drive

A fan-favorite street peppered with bars, eateries, and arcades.

Stretching between the Rivers Casino and PNC Park, this thoroughway is peppered with entertainment: wildly popular bars such as Tequila Cowboy, The Foundry, Jason Aldean's, and Shorty's Pints x Pints line the street, which also houses multiple retailers, a hotel, and apartments. **The entry to North Shore Drive is just a 5-minute walk from 20 E. General Robinson Street.**



The North Shore Garage is

**SURROUNDED BY APARTMENTS
COMPLEXES AND RESIDENTIAL AREAS,**

such as the Bracken House apartments, The Allegheny Apartments, Park View Apartments, North Shore Flats, and more - all within a 1-mile radius!





Short term leases may be negotiable. Contact our listing agents to discuss details.

DOES THIS SPACE SEEM LIKE A FIT FOR YOU? GET IN TOUCH WITH OUR TEAM TO FOR MORE INFO!

This report has been prepared by Colliers as a professional real estate advisory service provider, having the knowledge, experience and skills necessary to conduct this type of analysis, assisted by the team with relevant education and professional qualifications. Colliers has adopted the data and information available on the market and gathered from reliable sources as the basis for all analyses and calculations performed to prepare the report, taking into account the due diligence and professional nature of Colliers' activities. Colliers has accepted the baseline data collected as correct and in accordance with the facts. Colliers takes no responsibility for the accuracy, reliability or completeness of the documents and information on which the analyses included in the report are based. This document does not constitute and must not be treated as investment or valuation advice or an offer to buy or sell a property. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved. Colliers Pittsburgh.



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