

Option to purchase
Entertaining Offers

Space available
For Lease



Hardy World proudly presents 1801 Boulevard of the Allies, a historic property in a Qualified Opportunity Zone.

Historically home to the iconic Tamburitzans dance ensemble, this unique property is directly adjacent to the multi-million dollar redevelopment underway by UPMC, and is within walking distance from PPG Arena, and Duquesne University.

1801

BOULEVARD OF THE ALLIES PITTSBURGH, PA 15219

These incredible growth nodes means there is immense opportunity for re-use as an office or multifamily development.

The UPR-B Zoning allows almost any use and the property can go up to 70' with additional bonus points. There is no parking requirement in the zoning, exponentially increasing the parcel usability!

12,755 SF - MAIN BUILDING | 1,712 SF GARAGE

11 - J - 294, 11 - J - 295, 11 - J - 296 | TOTAL .22 ACRES

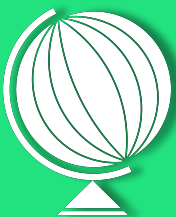
STEPS FROM UPMC MERCY REDEVELOPMENT

UPR - B ZONING | 70' ALLOWED W/ BONUS POINTS

STEPS AWAY FROM BRT

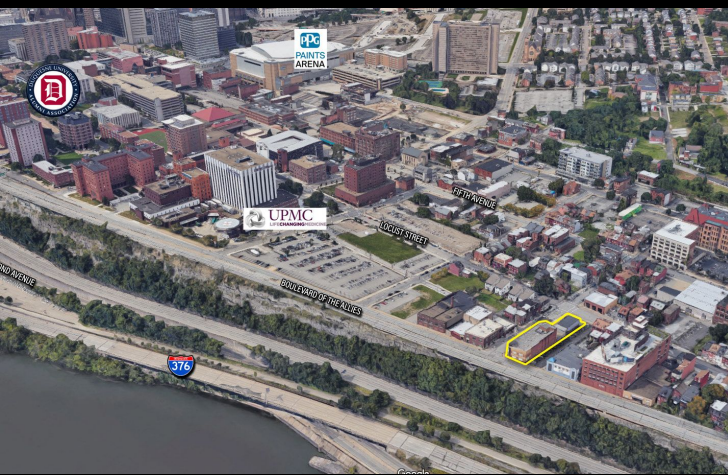
SPACIOUS COLUMN FREE AREA

QUALIFIED OPPORTUNITY ZONE



HARDY WORLD LLC
61 State Route 2044
Bentleyville, PA, 15314
hardyworldllc.com | info@hardyworld.biz | 724.201.6600





Population

168,379

389,325

887,693



Households

74,995

175,024

394,745



Median Income

\$44,578

\$50,711

\$56,635



Businesses

16,429

24,350

46,292

3 MILES

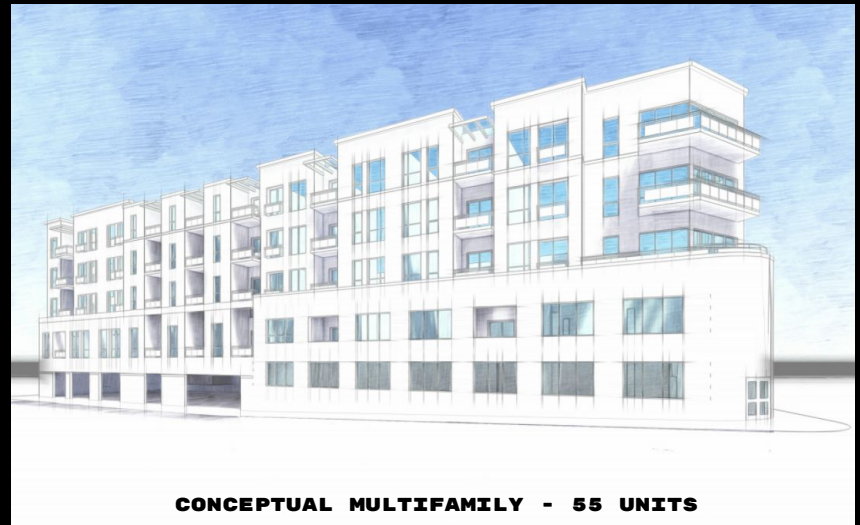
5 MILES

10 MILES



UPMC VISION AND REHABILITATION HOSPITAL
At UPMC Mercy

ADDITIONAL INFO AND CONCEPTUALS



CONCEPTUAL MULTIFAMILY - 55 UNITS

Minutes away from 5 universities

Tremendous growth in the last 5 years

Education, Medical and Technology hub

Excellent student and workforce demographics

Minutes away from I-376 and I-79 to airport.

Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With residential industrial and flex spaces in various booming markets, we are pleased to offer 1801 BoA, in the Pittsburgh Market. Through Hardy World expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact Hardy World today:

Taylor Hardy
724.255.8045
Taylor.Hardy@hardyworld.biz

Cheri Bomar
724.201.6600
Cheri.Bomar@hardyworld.biz

