



LAWRENCEVILLE MARKET HOUSE

4112 BUTLER STREET, PITTSBURGH PA 15201

Contact

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Botero development

Overview

One of the highest foot traffic intersections in Pittsburgh

Perfect for food, clothing, home goods, plants, records, beauty products, vintage, & local crafts

“Retail as a service” model: Move-in ready space; utilities, internet, parking, and shared resources included.

9 retail locations create a collaborative space with a cohort of retail entrepreneurs

We run monthly events to drive foot traffic

Joint marketing for the space overall to complement owner-led individual marketing

Required Hours: Fri & Sat (10-6), Sun (10-4)

Optional Hours: Tue - Sat (8-7), Sun (8-5)



Additional Features

Inspired by old fashioned market houses, city arcades, and modern retail popups

Huge parking lot onsite for customers

Shared amenities including an ADA bathroom, seating area, common area cleaning, security & outdoor seating.

Individual store walls are 9' tall (the space has 16' ceilings)

Tenants can customize within their space as they desire

Stores secure after hours: While the restaurant is open and after the stores have closed.

Water & sink hookups available in certain spaces



Oliver's Donuts

In the Lawrenceville Market House is Oliver's Donuts, Pittsburgh's best donuts with amazing coffee

Drives foot traffic into the space, and encourages people to spend more time in the space

Open 8:00am - 7pm, Tuesday - Sunday



Pricing & Terms

Month to Month terms or 10% discount for annual commitment

Monthly cost depends on season.

Unit 3 Example:

Unit 3	Monthly	Annual Commitment (10% Discount)
Jan - April	\$1,800	\$1,620
May - Sept	\$1,490	\$1,340
Oct - Dec	\$2,170	\$1,950
Average	\$1,763	\$1,586

Price is all inclusive, equivalent to \$926 in rent. Here is a typical breakdown of a regular lease:

Rent	\$926
Natural Gas	\$150
Electric	\$180
Water & Sewer	\$80
Internet	\$90
Pest Control	\$30
Trash & Recycling	\$80
Janitorial	\$50
TOTAL	\$1,586

