



For more information Contact:
Site Office 412-687-0456

Liberty Ave. outbound, left on 30th Street, right
 Smallman to 3080 Smallman Street.



Prudential

Preferred Realty

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Terrific Renovation of the Former Springfield Public School

Listed on the National Registry of Historic Places

Balconies, Terraces, and Gardens • Downtown Skyline Views
 Walking Distance to Restaurants, Shops, Theatre, and Sports Arenas



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Member of Prudential Group

5801 Forbes Avenue
 Pittsburgh, PA 15217

31st Street



3060 Smallman Street

31st Street



Condominiums



**Unique Urban Living in
 Pittsburgh's Strip District**

Listed on the National Register of Historic Places

Marketed Exclusively By



Prudential

Preferred Realty

Developed by Pittsburgh Decorative Center, Inc.
 Bonn & Art M^cSorley

31st Street



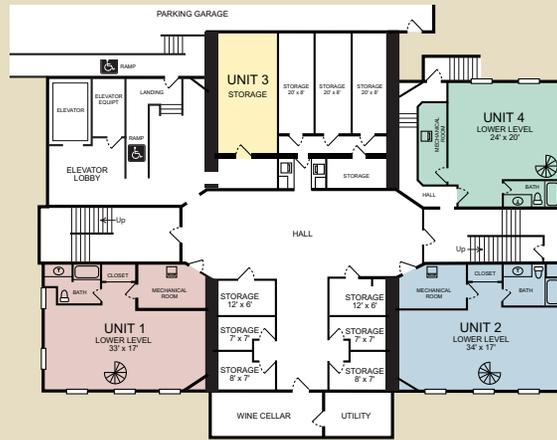
Condominiums

3080 Smallman Street

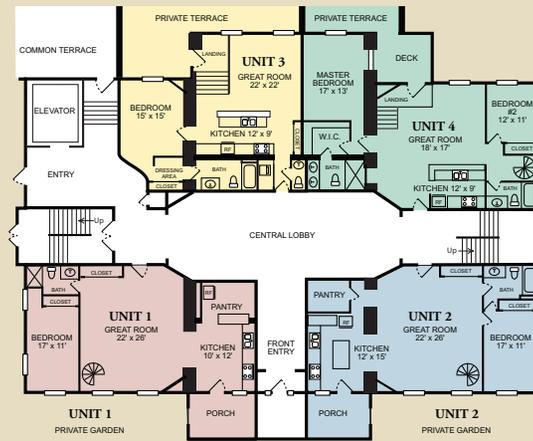
Located in the Heart of Pittsburgh's bustling "Strip District" and just blocks from the Theatre and Cultural Districts, the 31st Street Condominiums offer the convenience, comfort and amenities of true urban living. Formerly the Springfield Public School, this stunning renovation is listed on the National Registry of Historic Places, features the old world charm of high ceilings, tall windows and polished hardwood floors plus modern amenities, great views of the downtown skyline, garage parking, basement storage facilities and private gardens, balconies and terraces.

A unique variety of floor plans are available to discerning buyers. Fourteen 1 and 2 story residential units range in size from 1,200 to over 2,300 square feet with 1-3 bedrooms. The flexible layouts feature bright, spacious great rooms and open kitchens making entertaining a breeze. Exceptional finish materials, generous closets and in-unit laundries add the ease, convenience and luxury necessary for today's busy lifestyles.

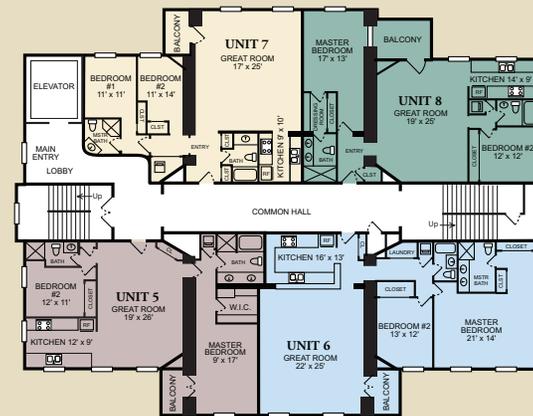
Priced from \$235,000



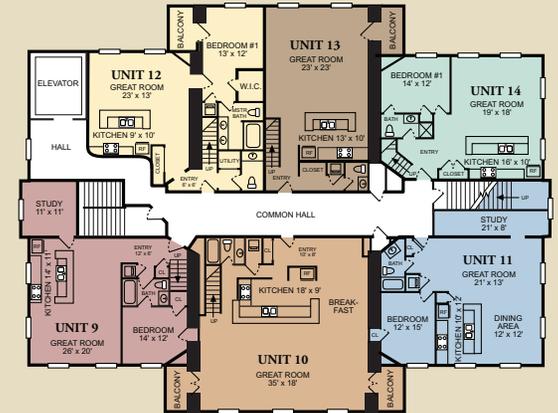
Lower Level



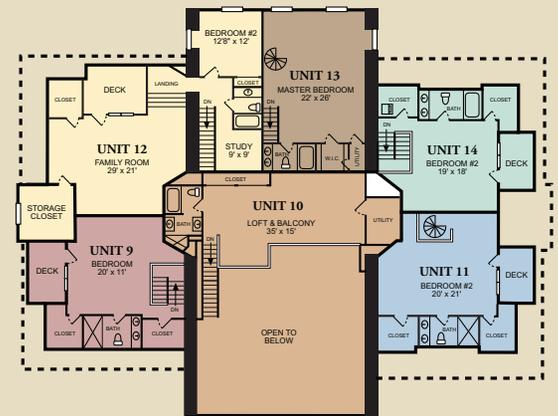
First Level



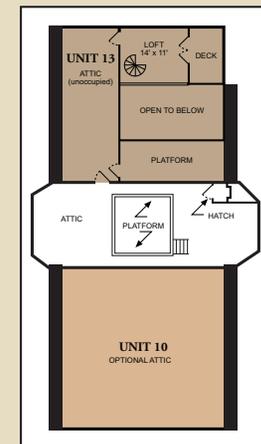
Second Level



Third Level



Fourth Level



Fifth Level