

FOR LEASE

OXFORD

REALTY SERVICES, INC.

TENANT REPRESENTATION | STRATEGIC PLANNING | TRANSPORTATION MANAGEMENT | RESEARCH & COLLABORATIVE SUPPORT | LEASE ADMINISTRATION

FACTORY 26

AT
3 CROSSINGS

LANDLORD REPRESENTATION | ACQUISITIONS & DISPOSITIONS | CORPORATE SERVICES | SITE SELECTION | CONSULTING SERVICES | MARKET RESEARCH

PROJECT OVERVIEW

Factory 26 is located in the heart of 3 Crossing at 211 26th Street.

Factory 26 is within walking distance to the restaurants and retail center of Pittsburgh's historic Strip District.

The renovated building is a mix of flexible office and warehouse space. Loading dock access is provided through the private surface parking area.

BUILDING/PROPERTY SIZE

- 55,552 SF
- 38,766 SF First Floor
- 13,786 SF Second Floor
- 1.33 Acres

AVAILABLE PREMISES

- Suites Available from 5,000 SF to 52,000 SF for Full Building

LEASE RATE

- Negotiable. Subject to Use, Space Requirements and Delivery Condition



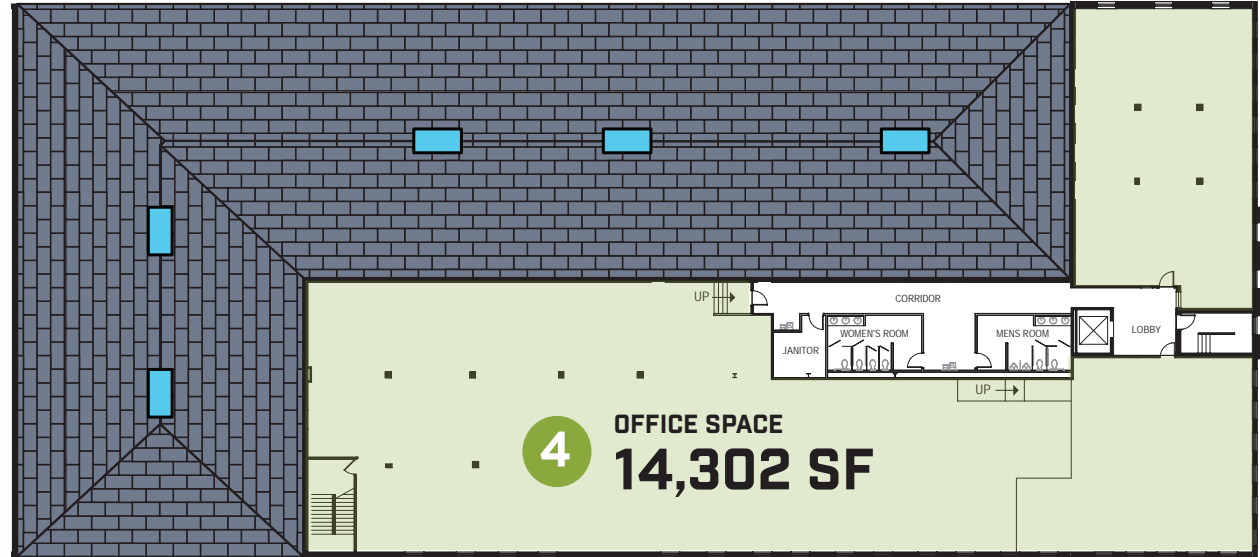
PROPERTY HIGHLIGHTS

- Factory 26 at 3 Crossings is centrally located in Pittsburgh's vibrant new Robotics Row, Ideal for Robotics, Biotech, and R&D.
- 52,552 Square Feet Available Over Two Stories
- Highly Adaptable & Efficient Design
- Open warehouse and tech spaces with sections of temperature controlled warehouse and finished office spaces
- Warehouse Ceiling - 20' to deck and 14' to bottom of truss
- Flex Area - 11'8" clear to underside of trusses
- New roof installed in 2015
- Zoned RIV-IMU (Industrial Mixed-Use)
- New Garage Door Facade for Easy Outdoor Access
- Visitor Parking along Smallman Street

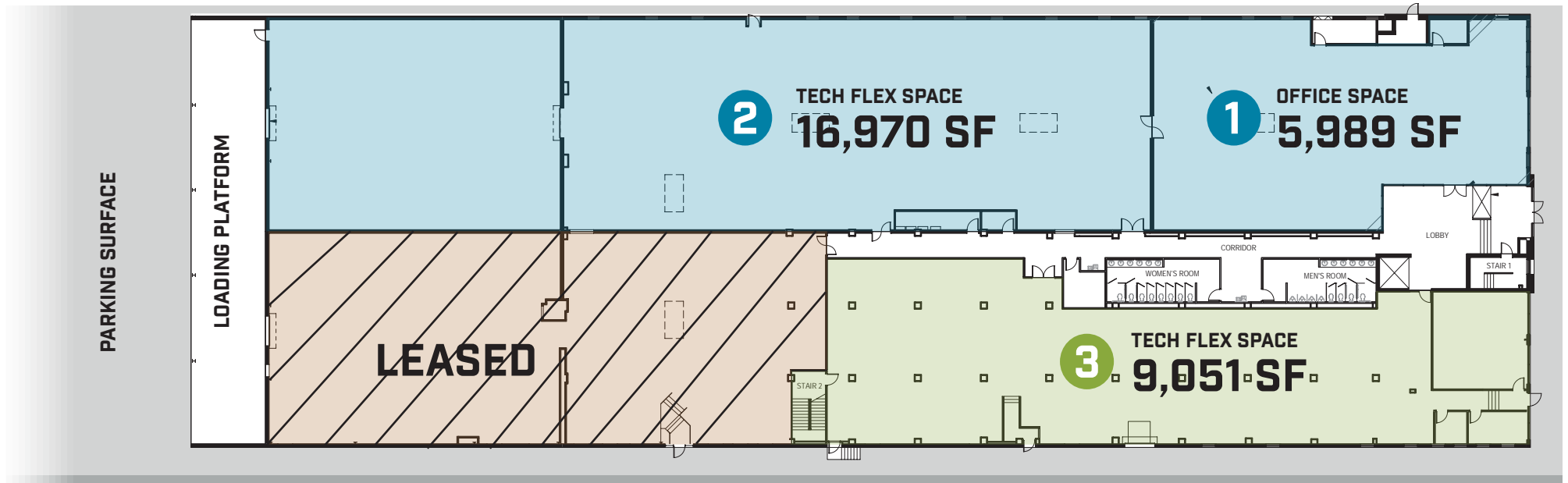


FLOOR PLANS & AVAILABILITY

**SECOND
FLOOR
TOTAL:
14,302 RSF**



**FIRST
FLOOR
TOTAL:
42,340 RSF**



SMALLMAN STREET

26TH STREET

STRIP DISTRICT DEMOGRAPHICS



Average Household Income

\$127,711



Median Home Values

\$425,000



Average Gross Rent

\$1,882



Bachelor's Degree or Higher

84.3%



Estimated Daytime Population

42,049

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019



Recent/Planned Developments



Office Space
2.2M SF



Residential Units
1,200



Retail Space
282,900SF



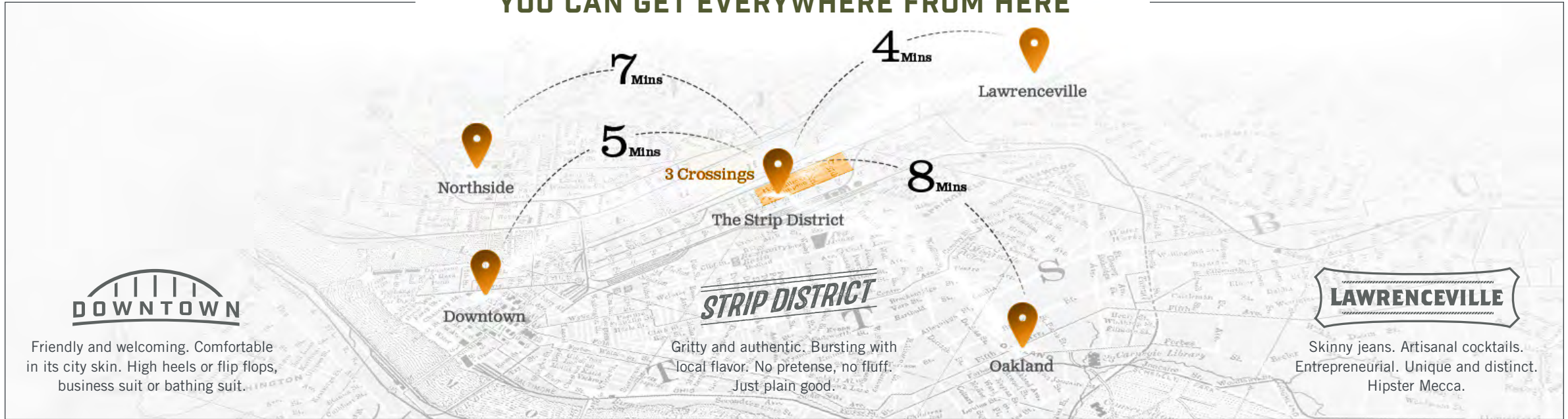
Parking
2,385 spaces



Hotel
283 keys

STRIP DISTRICT DEMOGRAPHICS

YOU CAN GET EVERYWHERE FROM HERE



Friendly and welcoming. Comfortable in its city skin. High heels or flip flops, business suit or bathing suit.

Gritty and authentic. Bursting with local flavor. No pretense, no fluff. Just plain good.

Skinny jeans. Artisanal cocktails. Entrepreneurial. Unique and distinct. Hipster Mecca.

DRIVING

Downtown Pittsburgh	4 min.
Lawrenceville	4 min.
PNC Park	5 min.
Heinz Field	5 min.
University of Pittsburgh	8 min.
Duquesne University	8 min.
Carnegie Mellon University	11 min.

WALKING

The Strip District's colorful entertainment district is a 15 minute walk from the heart of 3 Crossings

Diverse food purveyors, hot eateries, and breweries and distilleries are within 1-3 block walk.

PARKING

The HUB @ 3 Crossings 590 spaces

Cork Factory Garage 427 spaces

+ 5 public surface parking lots within 1 mile

BIKING

100 bike stalls at The Hub at 3 Crossings

Healthy Ride Pittsburgh Station on-site and at 3 other Locations

10 blocks of protected bike lanes along Penn Ave.

Three Rivers Heritage Trail Access

MASS TRANSIT

The 54, 86, 87, 88, and 91 travel through the Strip District with stops on Liberty and/or Penn Avenue.

STRIP DISTRICT / 3 CROSSINGS NEIGHBORS

EATS & DRINKS

- 1 ART'S TAVERN
- 2 BAR MARCO
- 3 BELLA NOTTE
- 4 CAFÉ RAYMOND
- 5 CASA REYNA
- 6 CAVO
- 7 CHICKEN LATINO
- 8 CINDERLANDS
- 9 CIOPPINO
- 10 DELUCA'S
- 11 DIANOLA'S EATERY
- 12 EDGAR TACOS
- 13 ENRICO BISCOTTI
- 14 JOSEPH LABRIOLA SAUSAGE
- 15 KAYA
- 16 KELLY O'S
- 17 KLAON'S ICE CREAM
- 18 LITTLE BANGKOK
- 19 LUKE WHOLEY'S
- 20 HARP & FIDDLE
- 21 MY SWEET LILLY
- 22 PAMELA'S DINER
- 23 PEACE, LOVE, AND LITTLE DONUTS
- 24 PENN AVENUE FISH
- 25 PA MACARONI CO.
- 26 PHO VAN
- 27 PITTSBURGH WINERY
- 28 OSTERIA 2350
- 29 ROLAND'S SEAFOOD GRILL
- 30 S&D DELI
- 31 SAVOY
- 32 SMALLMAN GALLEY
- 33 STAMODIS BROS
- 34 WIGLE WHISKEY
- 35 EAST END BREWING CO
- 36 PIZZERIA DAVIDE
- 37 CHOPPIN' BLOCK
- 38 EL LAYALI HOOKAH
- 39 PREETI'S PITT
- 40 SMALLMAN DELI

SHOPPING

- 1 PITTSBURGH POPCORN CO.
- 2 BW WHOLESALE FLORIST
- 3 GUARDIAN STORAGE
- 4 HAIR BY DESIGN
- 5 HENS & CHICKS
- 6 PERLORA LEATHER
- 7 THE DOG STOP
- 8 MON AIMEE CHOCOLATE
- 9 ZERRER'S ANTIQUES

RECREATION

- 1 FREEDOM FITNESS FACILITY
- 2 STOUT TRAINING
- 3 INTREPIDUS FITNESS
- 4 MERAKI STUDIO
- 5 ATTACK THEATRE
- 6 PITTSBURGH BALLET THEATRE
- 7 PITTSBURGH OPERA
- 8 SOCIETY FOR CONTEMPORARY CRAFT
- 9 MADABOLIC

AVE. DAILY TRAFFIC VOLUME

- LIBERTY AVENUE - 19,306
- PENN AVENUE - 5,899
- SMALLMAN STREET - 8,792

PUBLIC TRANSIT

- PORT AUTHORITY BUS STOPS
- HEALTHY RIDE, BIKE SHARE RACKS

PARKING

STREET PARKING, LOTS AND GARAGES ARE AVAILABLE THROUGHOUT THE STRIP DISTRICT

3 CROSSINGS



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