



U-PARC

William Pitt Way, Pittsburgh, PA 15238



LOCAL AMENITIES

RESTAURANTS/ FOOD

- Giant Eagle Express
- Primanti Brothers
- Emilia's Garden
- Bob Evans, Kings, Denny's
- Subway, Wendy's, KFC
- McDonalds, Burger King
- Gino Brother's Pizza

HOTELS/MOTELS

- Hampton Inn & Suites
- Springhill Suites by Marriott - Pittsburgh Mills
- Holiday Inn

BANKS

- PNC Bank
- Citizens Bank
- First Niagara Bank
- Huntington Bank
- First Commonwealth

HEALTH CLUBS

- Alexander's Fitness Center
- Alpha Tennis & Fitness

HOSPITALS

- UPMC Harmarville
- UPMC St. Margarets

OTHER

- The Galleria at Pittsburgh Mills
- Target, Walmart
- Bladerunners Iceplex
- Bristles Car Wash
- Fun Fest

GOLF

- Oakmont Country Club
- Fox Chapel Golf Club
- Pittsburgh Field Club
- Hillcrest Country Club
- 3 Lakes Golf Course
- Birdsfoot

For more information please contact:

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OXFORD

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FOR LEASE

Office, Lab & Warehouse Space



U-PARC CAMPUS HIGHLIGHTS



RENOVATED CAFE AND SHARED CONFERENCE AREAS



PARK-LIKE SETTING WITH OUTDOOR COMMON AREAS



24/7 HIGH SECURITY GATED COMMUNITY



ABUNDANT FREE PARKING



EXCELLENT ACCESS TO DOWNTOWN AND OAKLAND



PART OF THE GREATER OAKLAND KEYSTONE INNOVATION ZONE



ON-SITE POWER PLANT



UNDERGROUND BUILDING CONNECTIONS SYSTEM

U-PARC

AVAILABLE PREMISES

- 79,006 SF - OFFICE
- 31,097 SF - LAB
- 20,532 SF - FLEX
- 12,787 SF - WAREHOUSE

SITE FEATURES

- TURN-KEY LAB & OFFICE SUITES
- EXISTING EQUIPMENT AND INFRASTRUCTURE IN PLACE
- ABUNDANT FREE PARKING
- 24/7 GUARDED CAMPUS
- ON-SITE MANAGEMENT AND FACILITY ENGINEERS

LEASE RATES

- FULL SERVICE RATES, NET OF PROCESS UTILITIES, SUBJECT TO TERM AND DELIVERY CONDITION

