

OXFORD

REALTY SERVICES, INC.

FOR LEASE

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

260 INDUSTRY DRIVE CLASS "A" FLEX CAMPUS

PROPOSED NEW CONSTRUCTION

44,640 SF AVAILABLE

PITTSBURGH PARKWAY WEST CORRIDOR

100% EFFICIENCY



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

Project Overview

AVAILABLE PREMISES

44,640 SF - Can be Subdivided

PROPERTY HIGHLIGHTS

- Class "A" Flex Office Campus
- Prominent Location in Pittsburgh's Parkway West Corridor
- Building and Monument Signage Available
- 100% Efficiency — Usable Equals Rentable
- Ample On-Site Free Parking
- Designed for 16' clear height – which can be increased to 24' on a build to suit
- Loading dock and grade level access
- Outdoor Courtyard with Fire Pit

Site Plan



Building Renderings

- EV Charging Stations
- Potential for Solar Panels



- Multiple branding and signage options
- Signage options include building highwall, monument, and potential for hillside signage visible from Parkway West

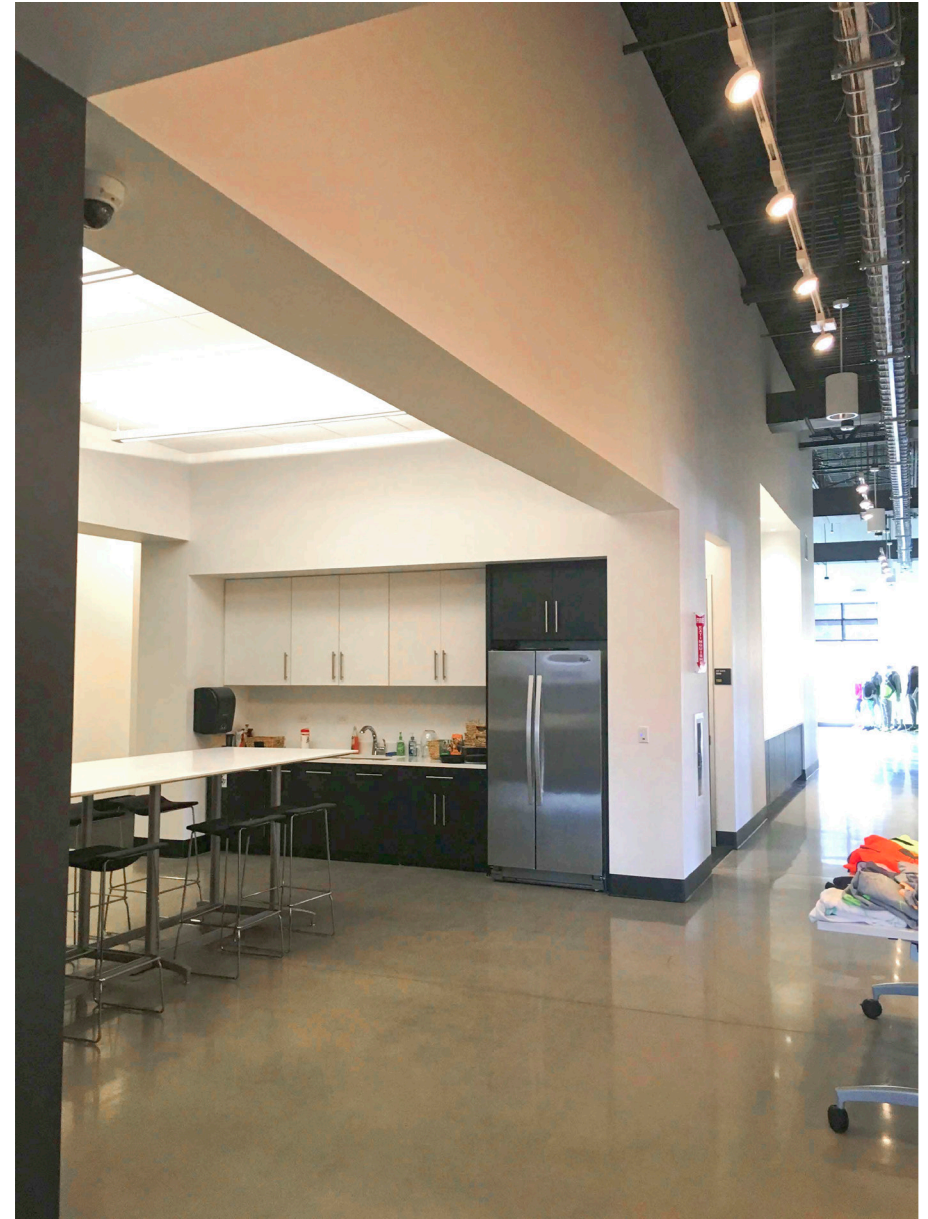
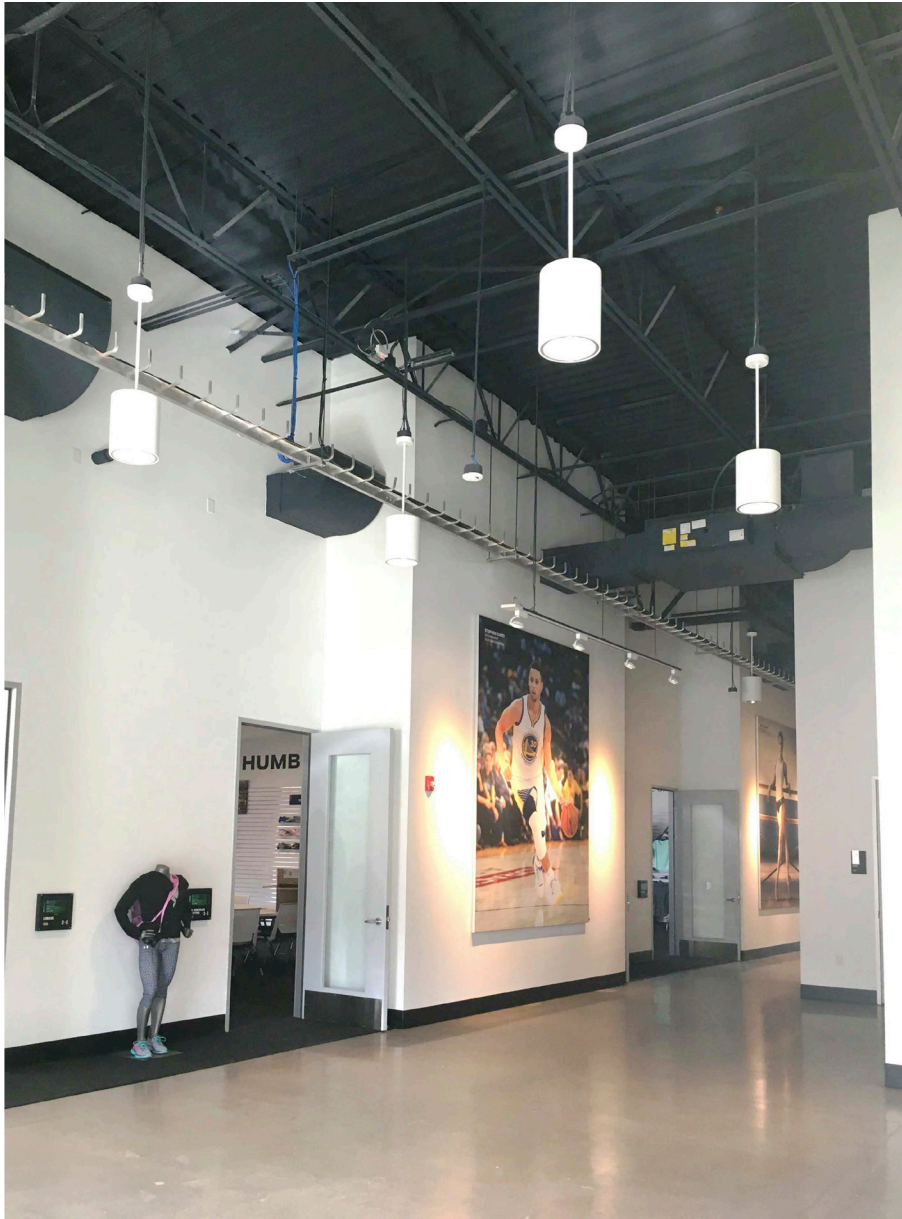
Building Renderings

- **Rear loading access providing for dock and grade level access**



- **Existing central courtyard for private events or outdoor work environment**

250 Industry Drive Interior Photos



Local Drivetimes

- 5 Minutes to Pittsburgh International Airport and local amenities - including shopping, retail and hospitality
- 10 Minutes to Robert Morris University
- 20 Minutes to Downtown Pittsburgh

260 INDUSTRY DRIVE

THE POINTE AT NORTH AVENUE

SETTLERS RIDGE

THE MALL AT ROBINSON

ROBINSON SUPER CENTER

RMU ROBERT MORRIS UNIVERSITY

Pittsburgh International Airport

Pittsburgh

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