

# 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

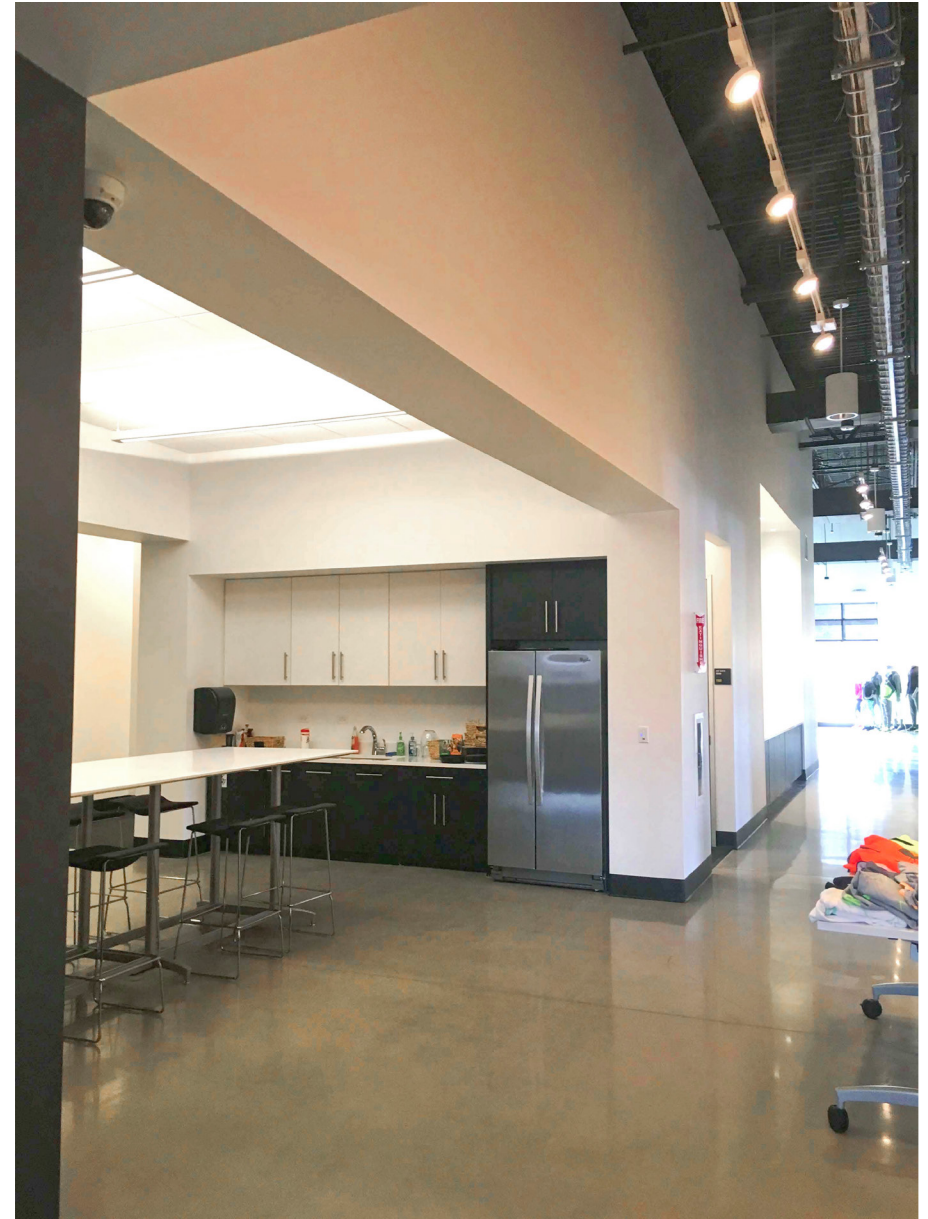
## Building Renderings

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

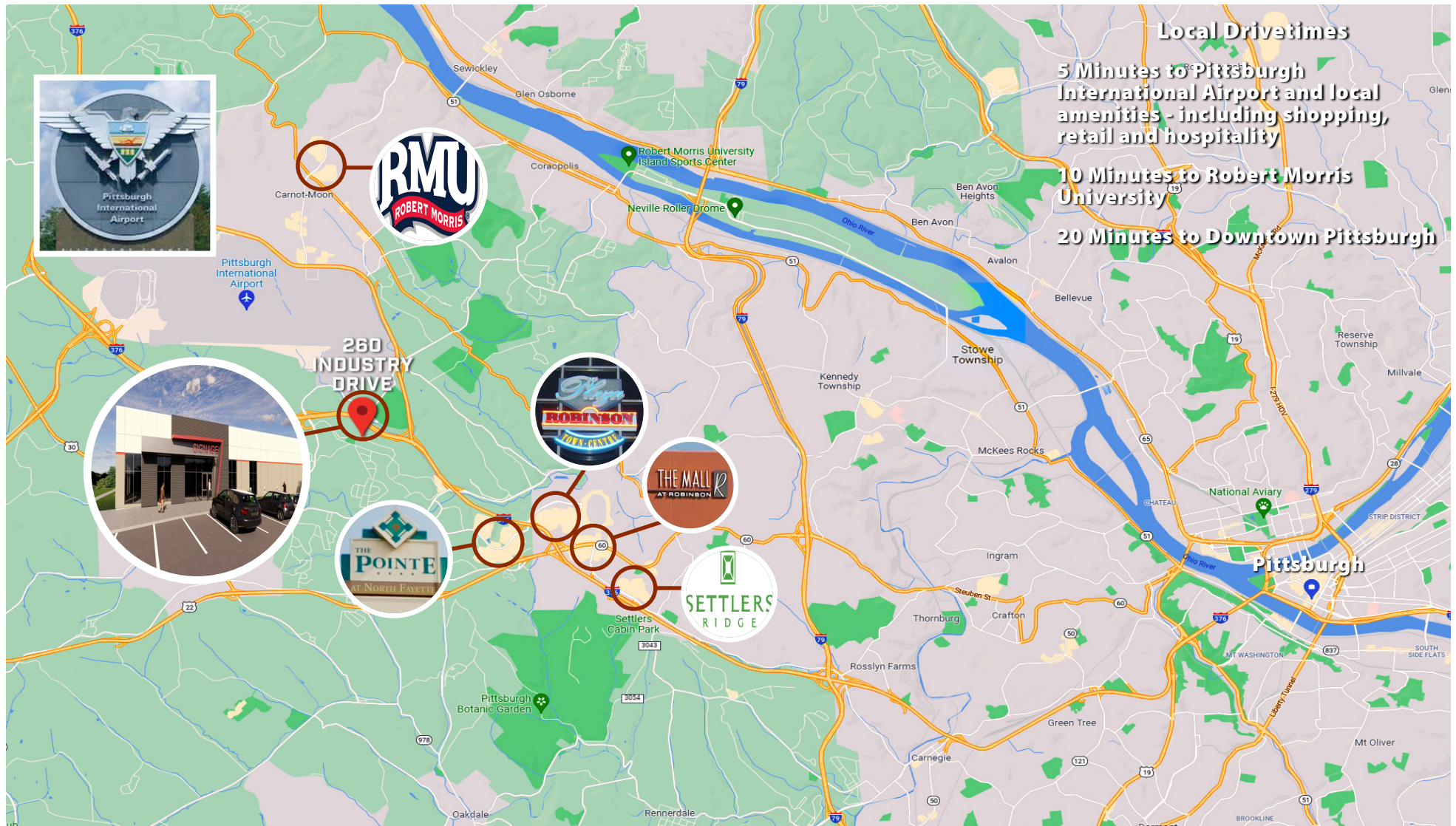


- **Existing central courtyard for private events or outdoor work environment**

## 250 Industry Drive Interior Photos



# 260 Industry Drive, Pittsburgh, PA 15275



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