

# TECH-FLEX FOR LEASE

# OXFORD

REALTY SERVICES, INC.

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

## FACTORY 26

AT  
3 CROSSINGS

Exterior Signage

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

## PROJECT OVERVIEW

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

Centrally located in Pittsburgh's historic Strip District.

Mix of flexible office and warehouse space with loading dock and garage level access.

### BUILDING/PROPERTY SIZE

- 56,642 SF
- 42,340 SF First Floor
- 14,302 SF Second Floor
- 1.33 Acres

### AVAILABLE PREMISES

- 4,853 SF
- 14,302 SF

### LEASE RATE

- \$26.00 - \$28.00 Modified Gross



## PROPERTY HIGHLIGHTS

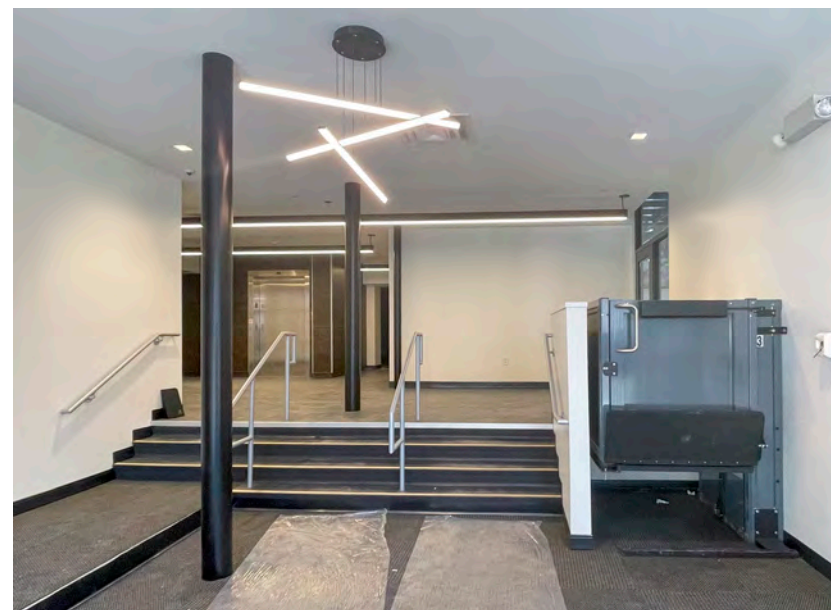
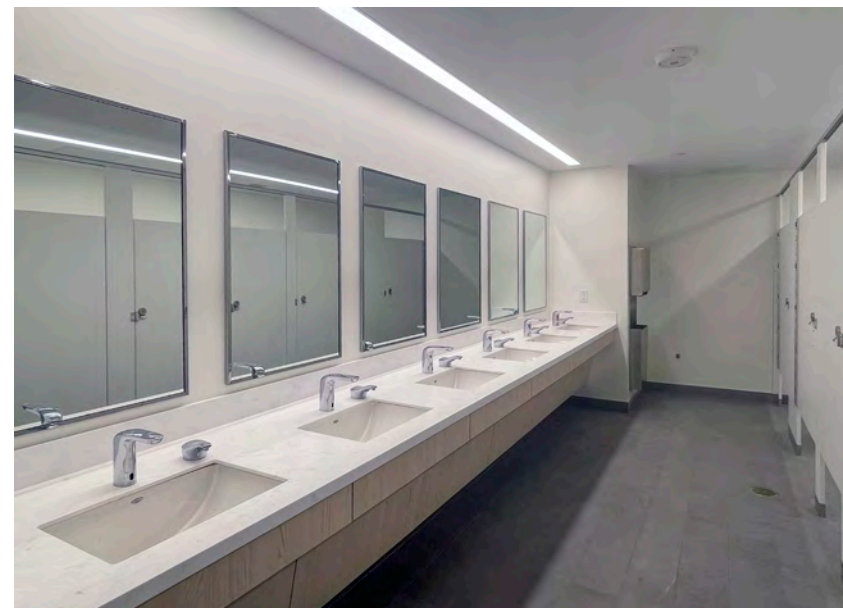
- Factory 26 at 3 Crossings is centrally located in the Strip District's Robotics Row, ideal for robotics, life sciences and R&D.
- Highly Adaptable & Efficient Design
- Open office and tech spaces with temperature controlled warehouse spaces
- Ceiling Heights - 12' - 20' clear
- Full base building redevelopment
- 35 on-site parking spaces and access to over 600 parking space in the HIVE garage



## PROJECT HIGHLIGHTS



**NEWLY DESIGNED COMMON AREAS**



## PROPERTY HIGHLIGHTS



**COVERED LOADING DOCK PLATFORM & ON-SITE PARKING**

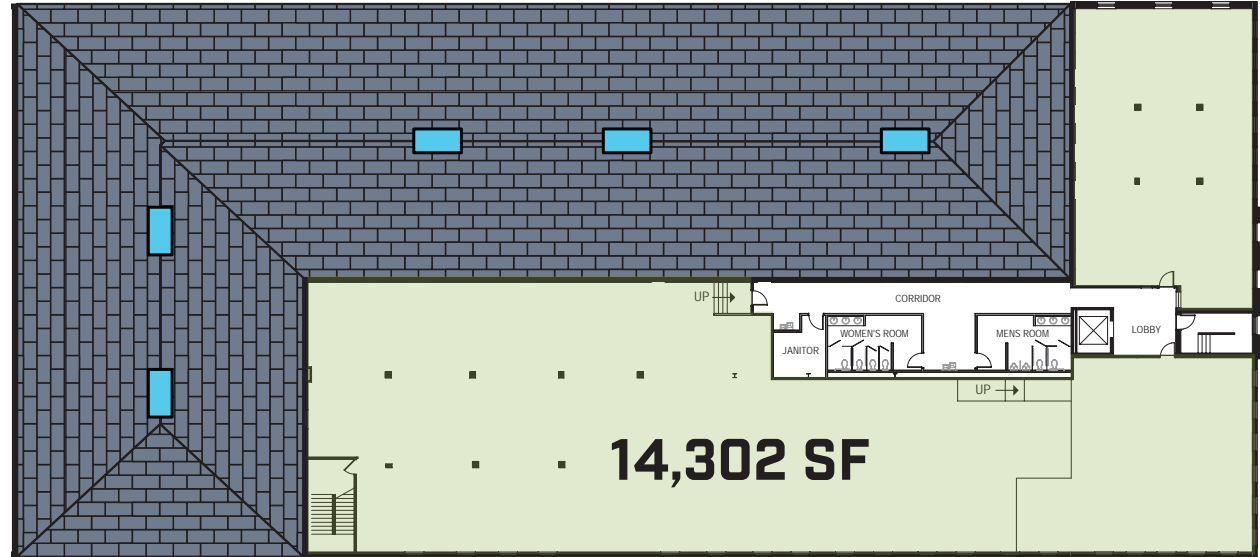


## PROPERTY HIGHLIGHTS

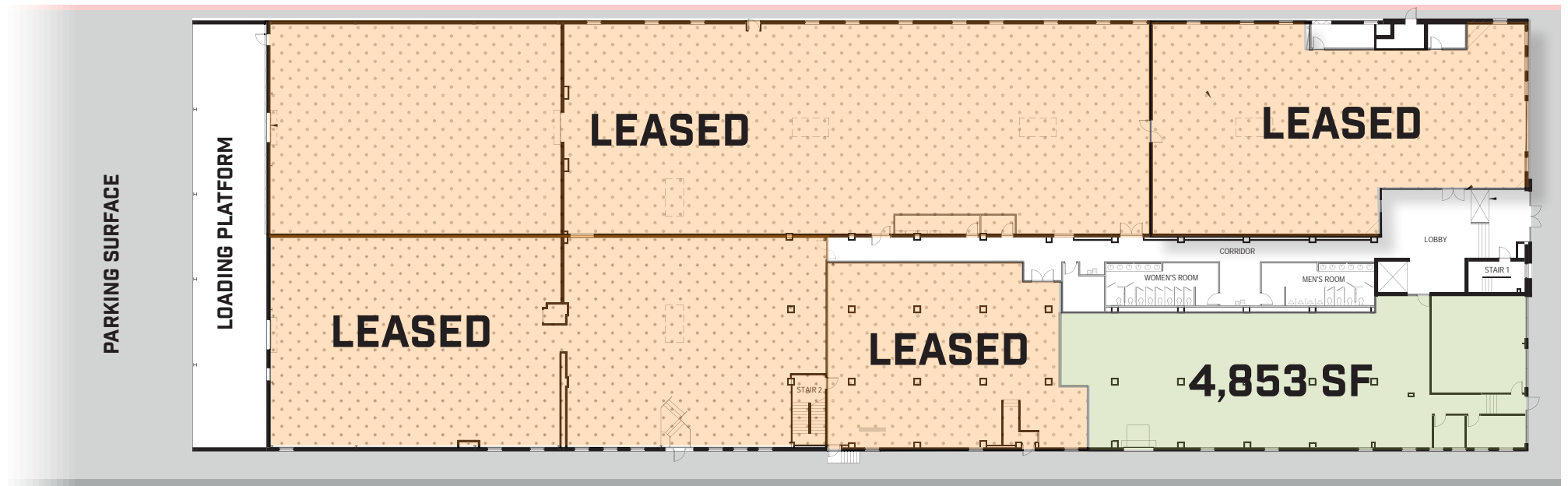


# FLOOR PLANS & AVAILABILITY

**FULL  
SECOND  
FLOOR  
AVAILABLE:  
14,302 RSF**



**FIRST  
FLOOR  
AVAILABLE:  
4,853 SF**



# 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



### 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 KLAONV'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 STAMODLIS 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 ALLEGHENY
- 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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