

# TECH-FLEX FOR LEASE

**OXFORD**  
REALTY SERVICES, INC.

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

*Signage Opportunity*

**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 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

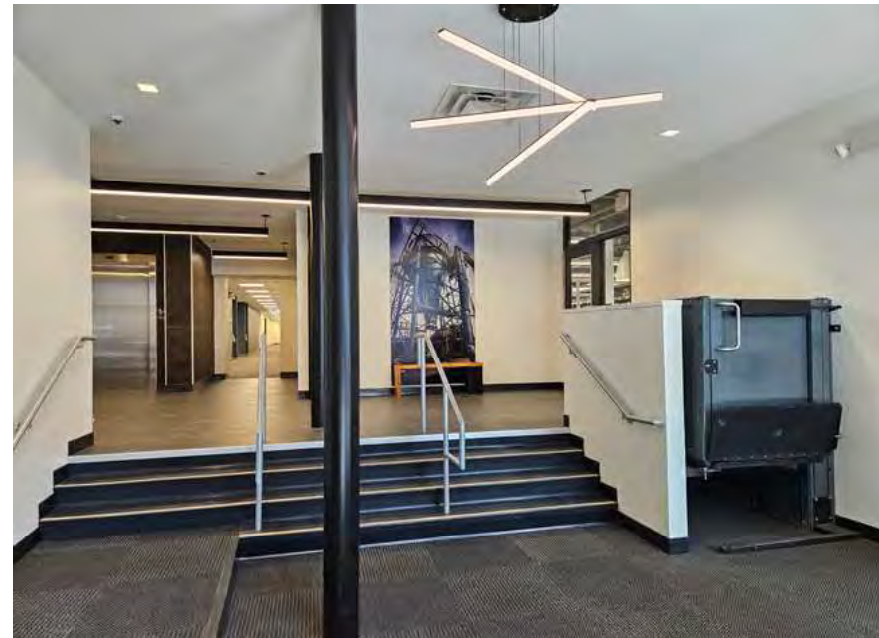
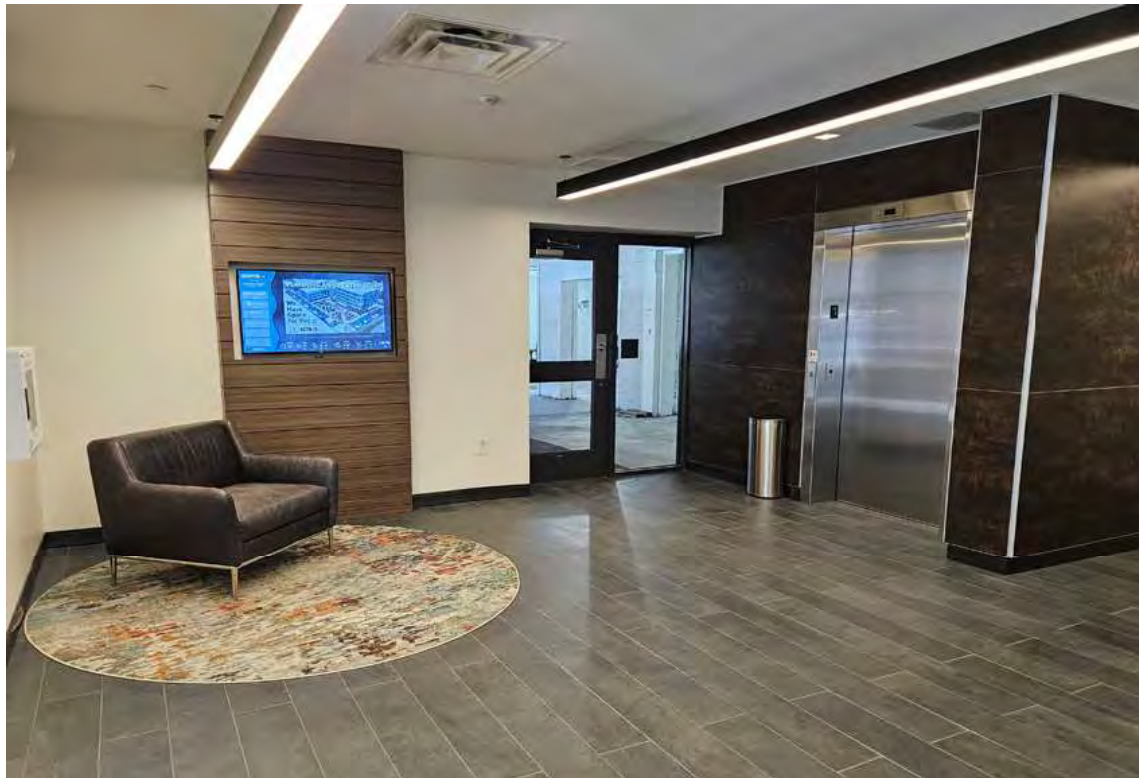
- 4,853 SF - First Floor
- 14,302 SF - Second Floor





## 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
- Ceiling Heights - 12' - 20' clear
- Full base building redevelopment
- Ample parking available to lease
  - 35 On-site spaces
  - 600 Car HUB Garage
- New finishes in common areas and restrooms
- Secure access and electronic monitoring
- Exterior signage available





# PROJECT HIGHLIGHTS

FIRST FLOOR - 4,853 SF





## PROPERTY HIGHLIGHTS

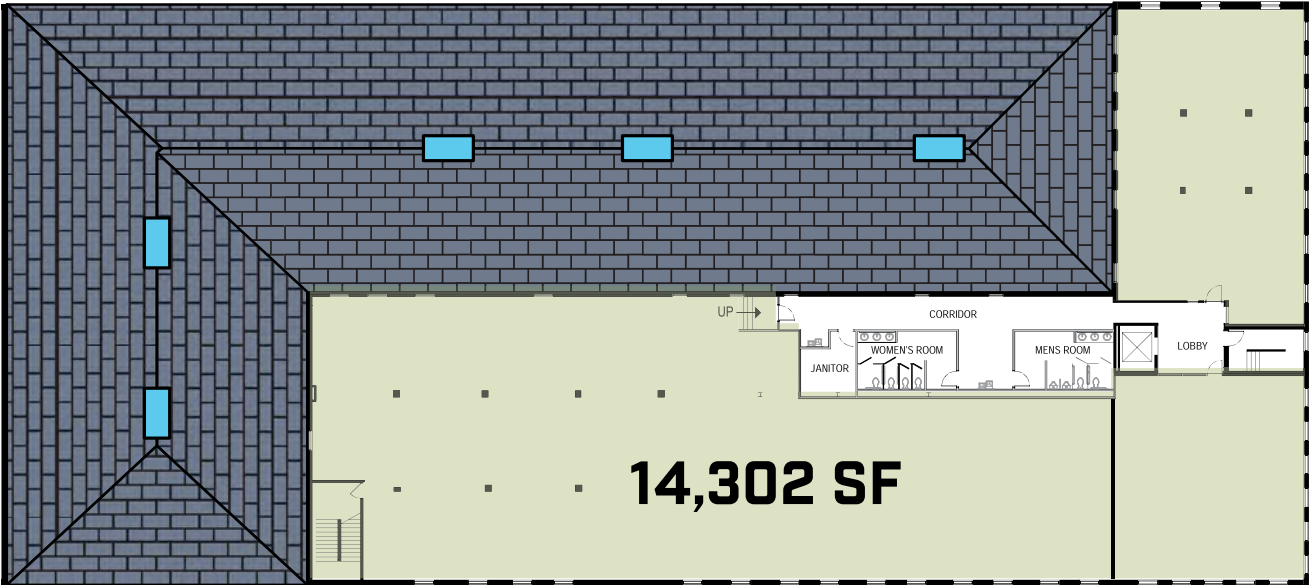


**SECOND FLOOR - Up to 14,302 SF**

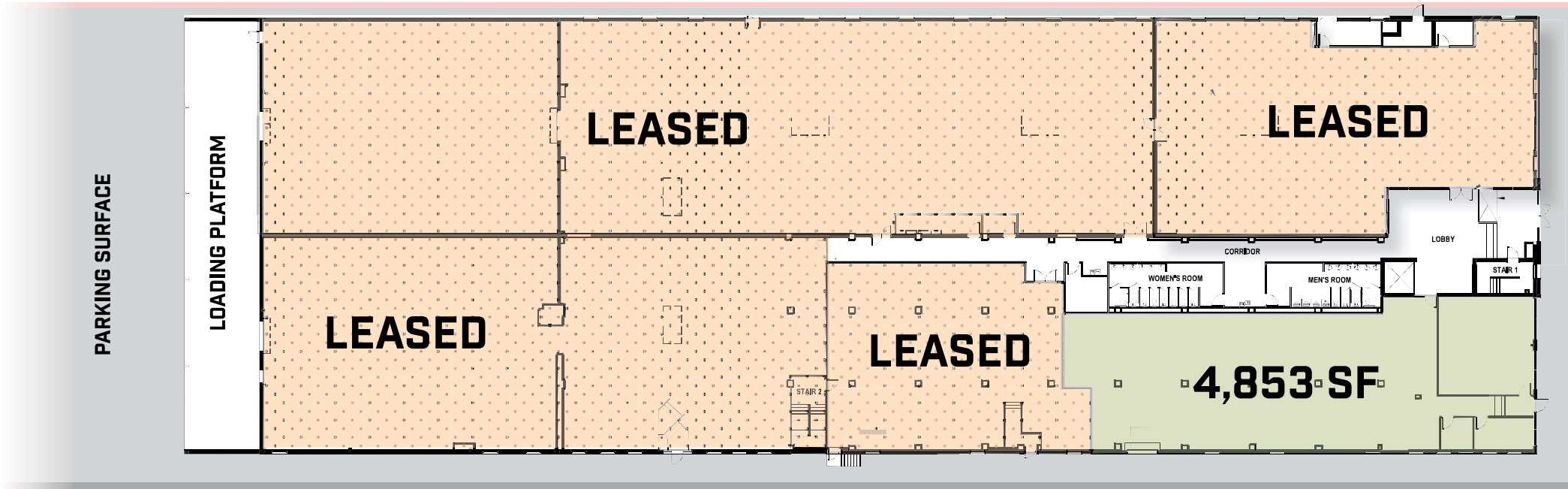


FLOOR PLANS & **AVAILABILITY**

**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

KLAVON'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

STAMOOLIS 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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