

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

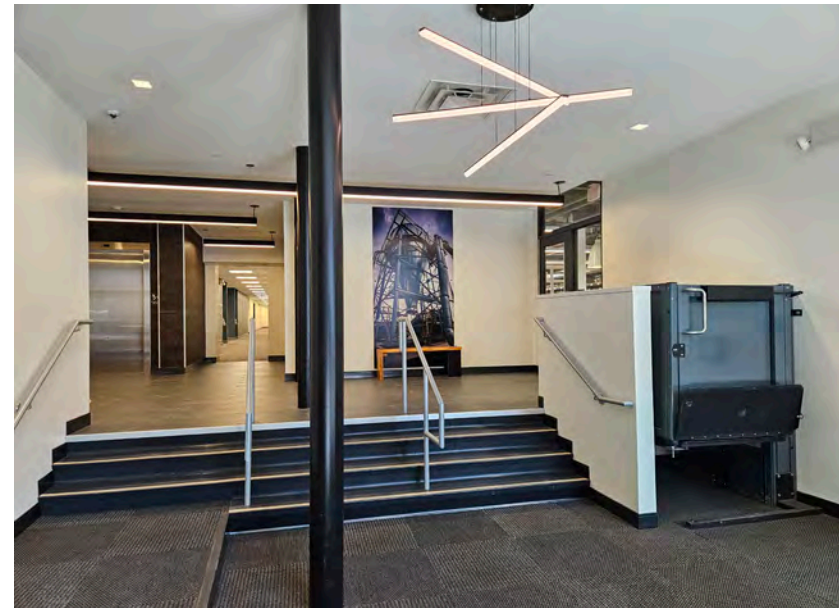
AVAILABLE PREMISES

- 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



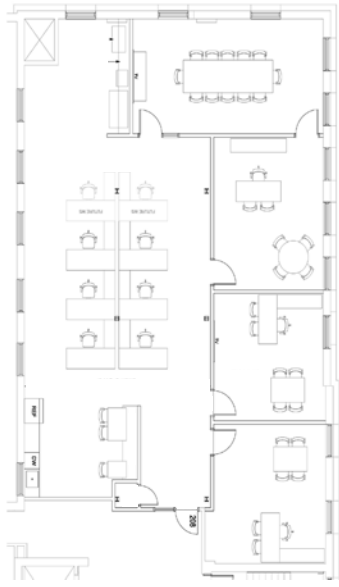
PROPERTY HIGHLIGHTS



SECOND FLOOR - Up to 14,302 SF

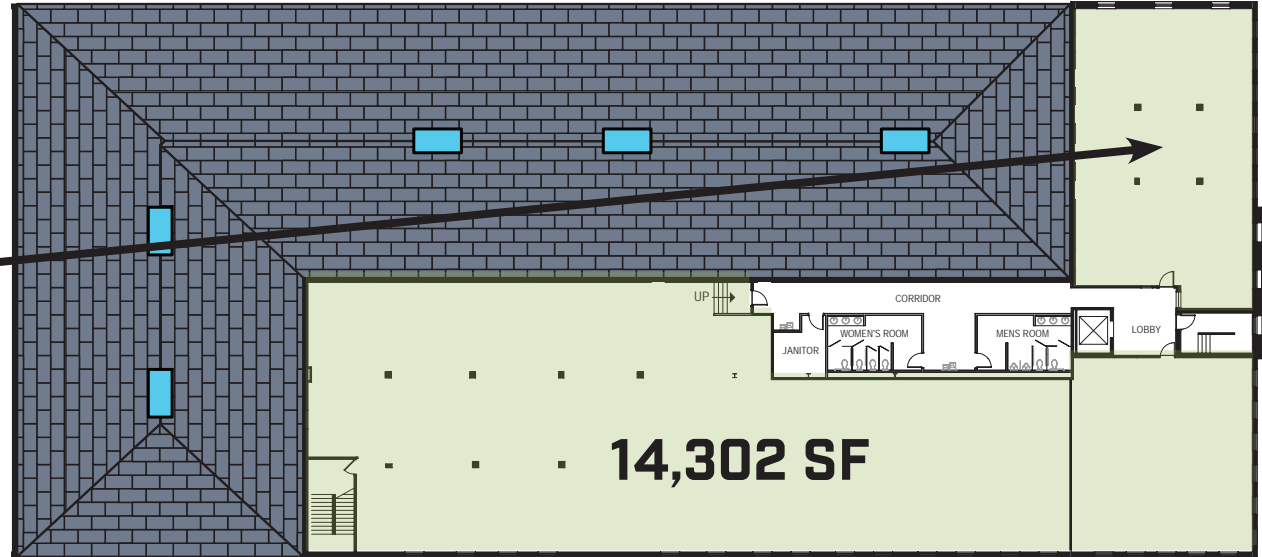


FLOOR PLANS & AVAILABILITY

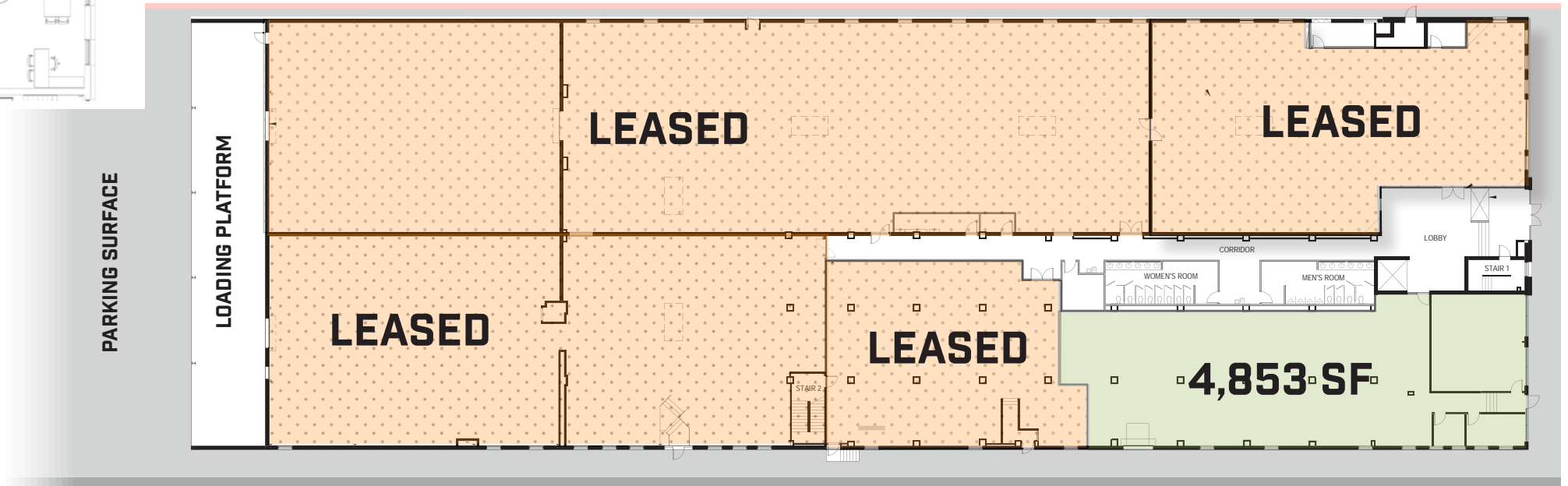


**SAMPLE
CONCEPTUAL
DESIGN
2,850 SF**

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



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



SMALLMAN STREET

26TH STREET

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

PITTSBURGH STRIP DISTRICT & 3 CROSSINGS



EATS & DRINKS

- | | | | |
|-----------------------------|-----------------------------|---------------------------------|--------------------|
| 1 Bar Marco | 13 Edgar Tacos | 25 The PA Market | 36 Pizzeria Davide |
| 2 Bella Notte | 14 Enrico Biscotti | 26 Pamela's Diner | 37 Preeti's Pitt |
| 3 Cadence Cellars Speakeasy | 15 Helltown Brewing | 27 PaPa J's Twin Plaza | 38 S&D Polish Deli |
| 4 Café Raymond | 16 Kaya | 28 Peace, Love, & Little Donuts | 39 The Shake Shack |
| 5 Cavo | 17 Kelly O's | 29 Penn Avenue Fish | 40 Smallman Deli |
| 6 Cinderlands Wearhouse | 18 Kingfly | 30 Peppi's | 41 Wigle Whiskey |
| 7 Cioppino | 19 Layali Cafe & Restaurant | 31 Pittsburgh Winery | |
| 8 Coop Deville | 20 Little Bangkok | 32 Pho Van | |
| 9 De Fer Coffee & Tea | 21 Luke Wholey's | 33 Playa Bowles | |
| 10 Deluca's | 22 Harp & Fiddle | 34 PrimoHoagies | |
| 11 DiAnoia's Eatery | 23 Novo Asian Food Hall | 35 Primanti Brothers | |
| 12 The Dog Penn | 24 Osteria 2350 | 36 Roland's Seafood Grill | |

SHOPPING

- | | |
|---------------------------------|------------------------------|
| 1 Allegheny Coffee/Tea Exchange | 12 My Sweet Lily |
| 2 AT&T Store | 13 Novaria Coffee |
| 3 BW Wholesale Florist | 14 Pan e Pronto |
| 4 Fine Wine & Spirits | 15 Pennsylvania Macaroni Co. |
| 5 Grandpa Joe's Candy Shop | 16 Pennsylvania Libations |
| 6 Hair By Design | 17 Perloria Leather |
| 7 Hen & Chicks | 18 Roxanne's Dried Flowers |
| 8 Hot Haute Hot | 19 Stamoolis Brothers |
| 9 In The Kitchen | 20 Yinzers in the Burgh |
| 10 Love, Pittsburgh | |
| 11 Mon Ameer Chocolate | |

ENTERTAINMENT

- 1 City Winery Pittsburgh
- 2 OnPar Now
- 3 Pittsburgh Ballet Theatre
- 4 Pittsburgh Opera
- 5 Pittsburgh Winery
- 6 Sandbox VR

SERVICES

- 1 Clearview Federal
- 2 The Dog Stop
- 3 Guardian Storage
- 4 Huntington Bank
- 5 Penn Animal Hospital
- 6 PetVet365
- 7 PNC Bank
- 8 Smile Warehouse
- 9 WesBanco Bank

FITNESS

- 1 Madabolic
- 2 Meka Fitness
- 3 [solidcore]
- 4 Schoolhouse Yoga
- 5 Stacks Fitness
- 6 StretchLab
- 7 The Om Lounge Yoga
- 8 Walk Run Lift Studio

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