

**FACTORY**

**26**

AT  
**3 CROSSINGS**

211 26TH STREET  
PITTSBURGH, PA 15222

AVAILABLE RSF

**19,329**

TOTAL

**5,027**

1ST FLOOR

**14,302**

2ND FLOOR





# Factory 26

AT 3 CROSSINGS

Factory 26 | Tech-Flex Space in Strip District's Robotics Row

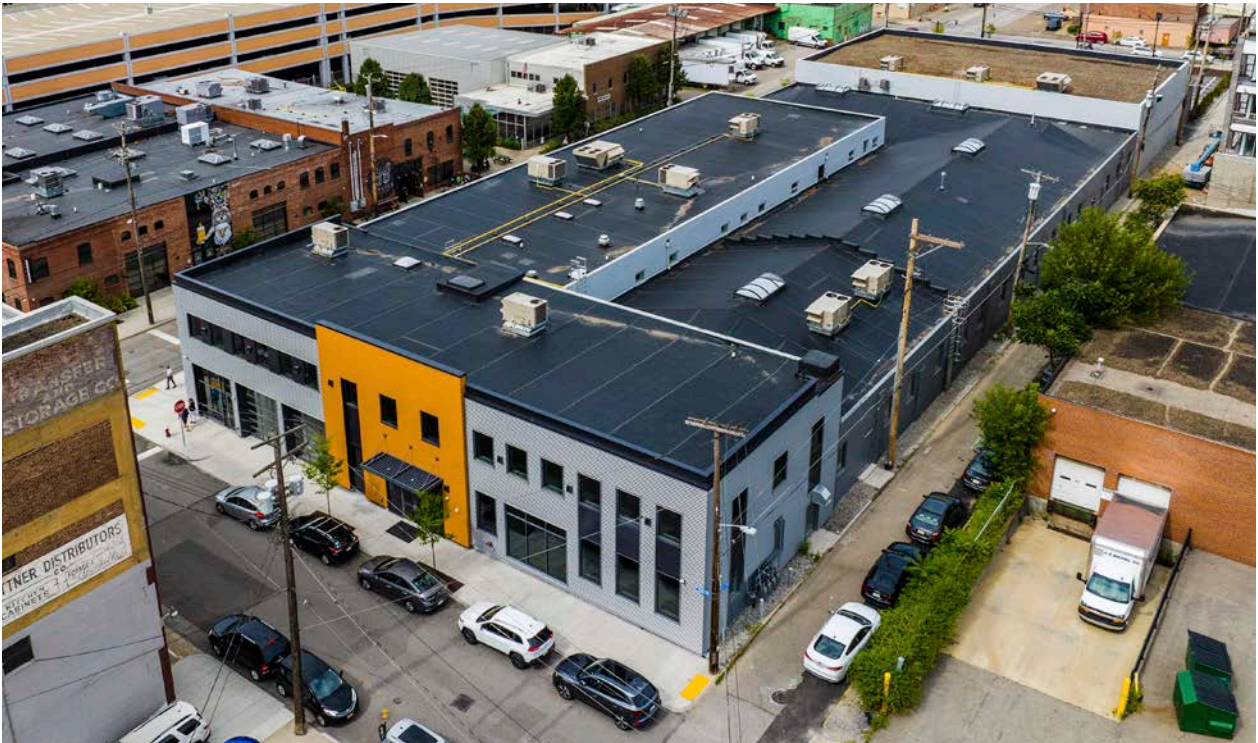
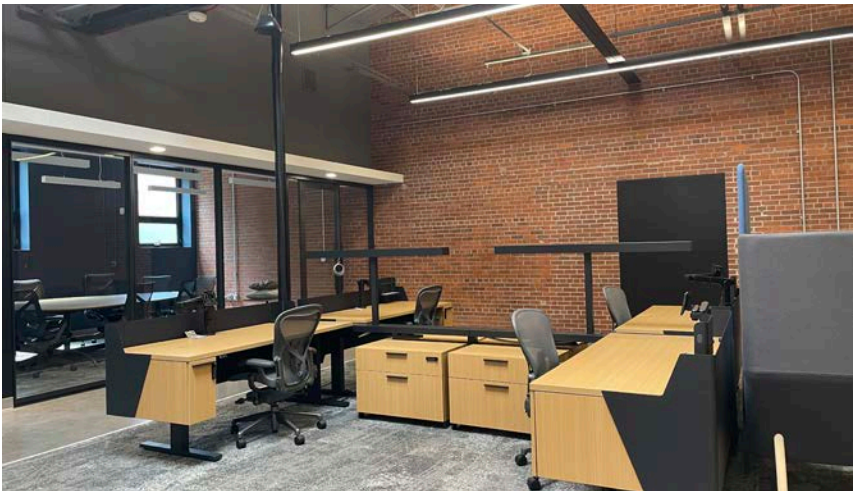
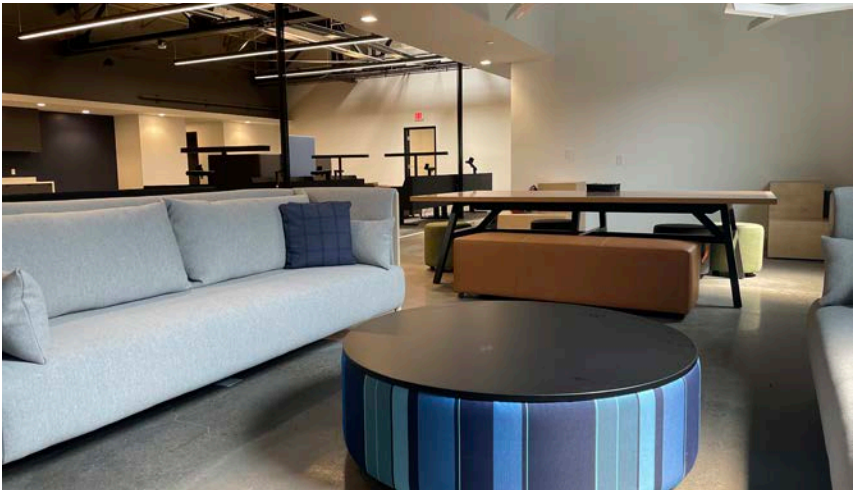
Located at the prominent corner of 26th & Smallman Street within the vibrant 3 Crossings innovation district, Factory 26 is a 56,642 SF adaptive reuse development offering a unique blend of creative office, high-bay flex, and ground-floor retail space. Situated in Pittsburgh's Robotics Row, the building places tenants at the epicenter of the region's most active hub for technology, robotics, life sciences, and advanced manufacturing.

**Location & Connectivity**

Factory 26 is steps from popular restaurants, housing, and the riverfront trail network, with immediate access to downtown Pittsburgh, Lawrenceville, and major regional highways. Its location within the 3 Crossings campus provides access to a curated ecosystem of innovative companies, walkable amenities, and a progressive urban environment tailored for today's workforce.

**Flexible. Functional. Forward-Thinking.**

Factory 26 delivers the infrastructure and adaptability for today's tech-forward, mission-driven companies demands — in one of Pittsburgh's most dynamic and desirable neighborhoods.



## HIGHLIGHTS

- 42,340 RSF on the ground floor with 20' clear heights and loading access — ideal for R&D, lab, light assembly, or tech-enabled showroom uses
- 14,302 RSF of second-floor space — suited for modern office or collaborative work environments
- 33 on-site surface parking spaces with supplemental parking available in the adjacent HUB Garage
- Upgraded and expanded electrical and data infrastructure to support high-power users
- Fully renovated common areas with modern finishes and robust mechanical systems
- Recognized for its commitment to occupant well-being with the WELL Health-Safety Rating
- Sustainable design with energy-efficient systems and indoor air quality enhancements



# AVAILABLE SPACE

# Floor Plans

1ST FLOOR



1ST FLOOR STOREFRONT GARAGE DOORS



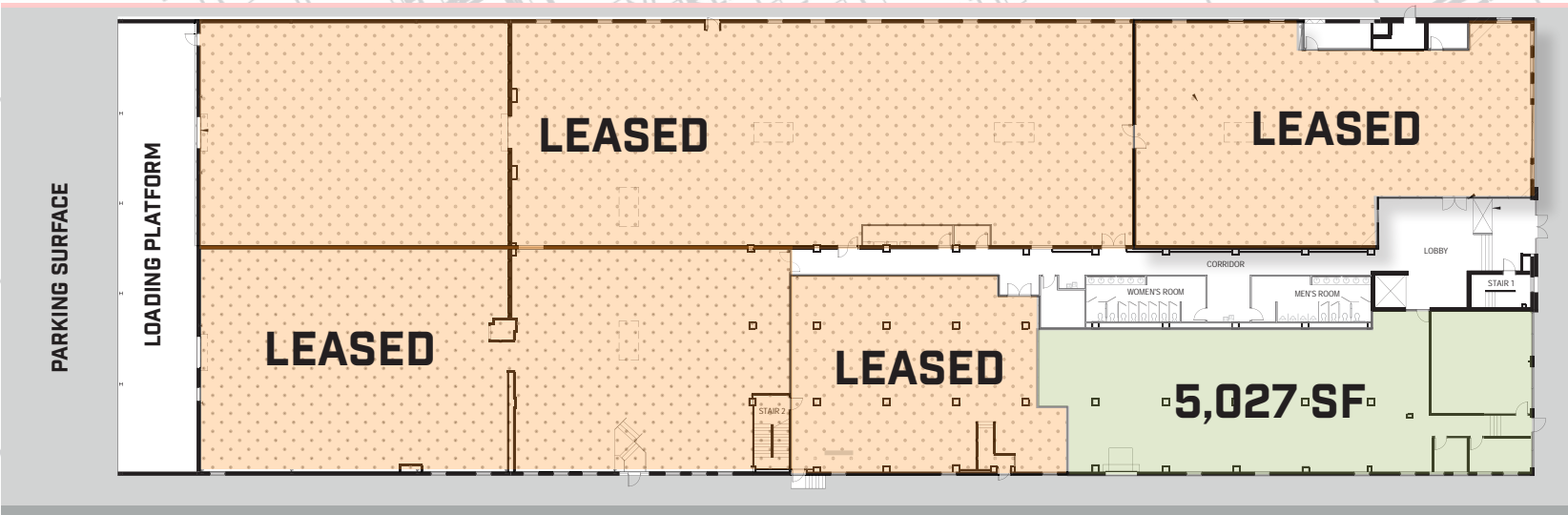
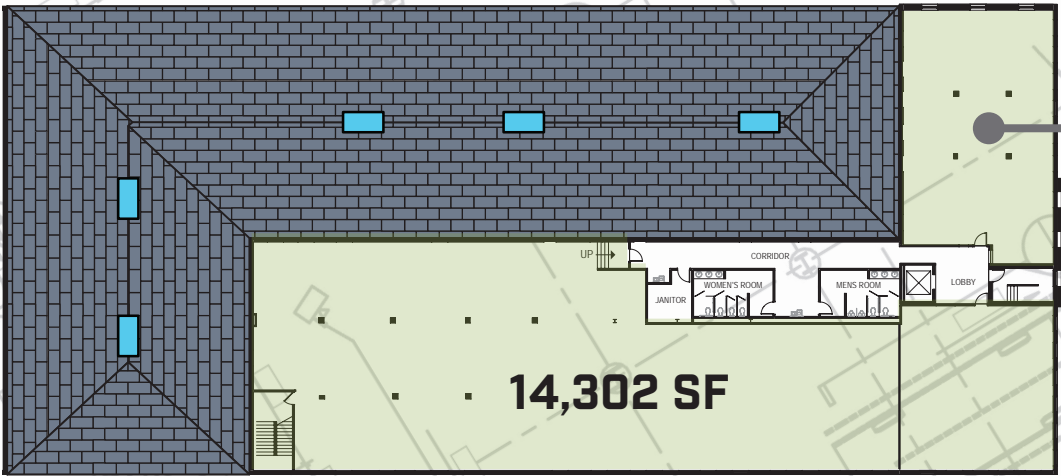
1ST FLOOR



2ND FLOOR

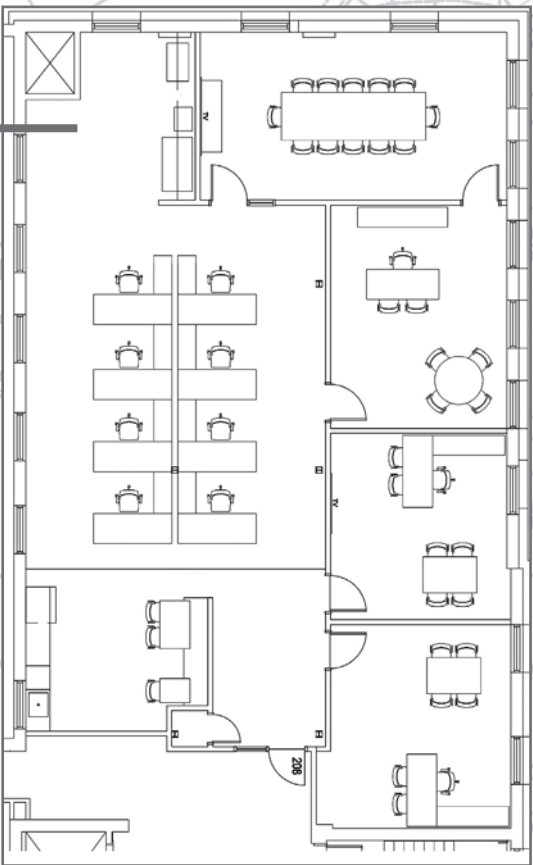


2ND FLOOR



SMALLMAN STREET

26TH STREET



SAMPLE CONCEPTUAL  
DESIGN 2,850 SF



# SIGNAGE & BRANDING OPPORTUNITIES



## EXTERIOR SIGNAGE

Exterior building signage opportunities exist for Factory 26 depending on leased square footage.

All signage is subject to landlord and city permitting approval process.



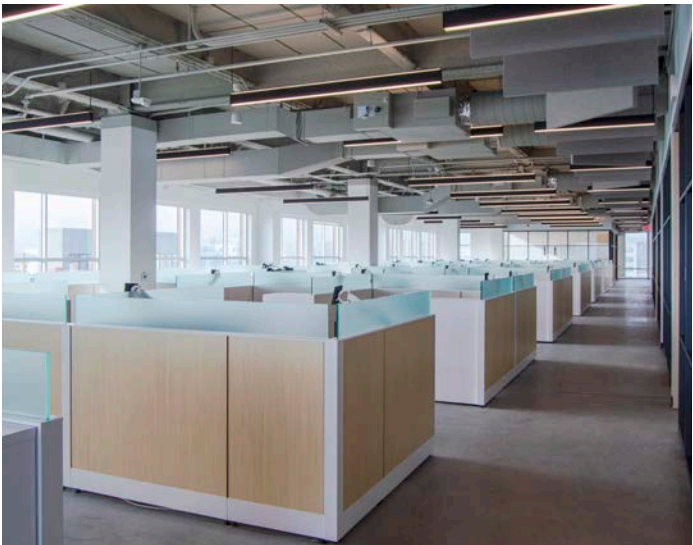
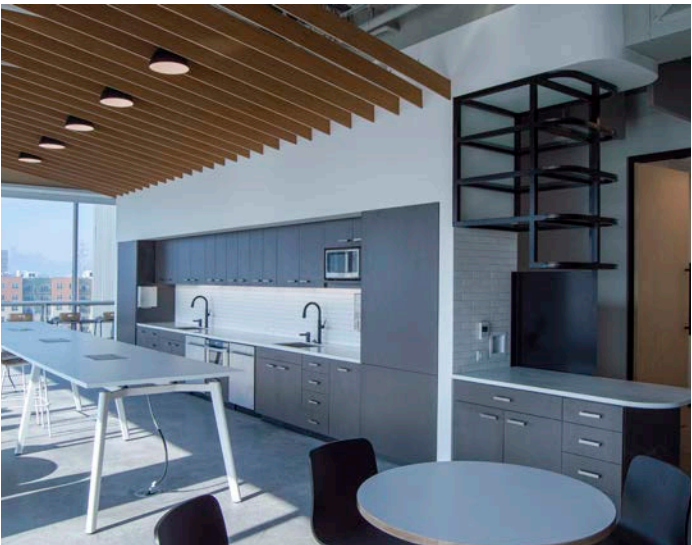
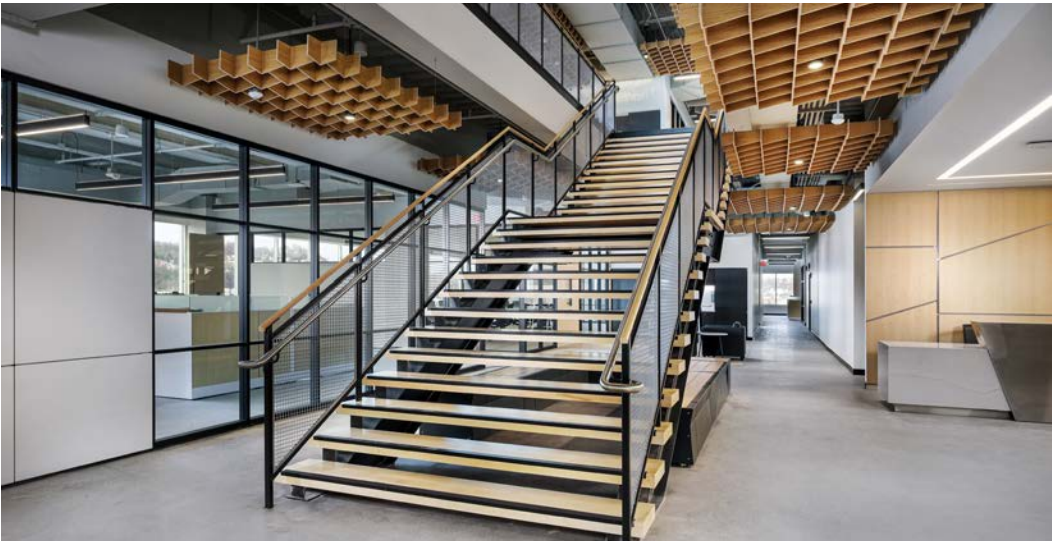
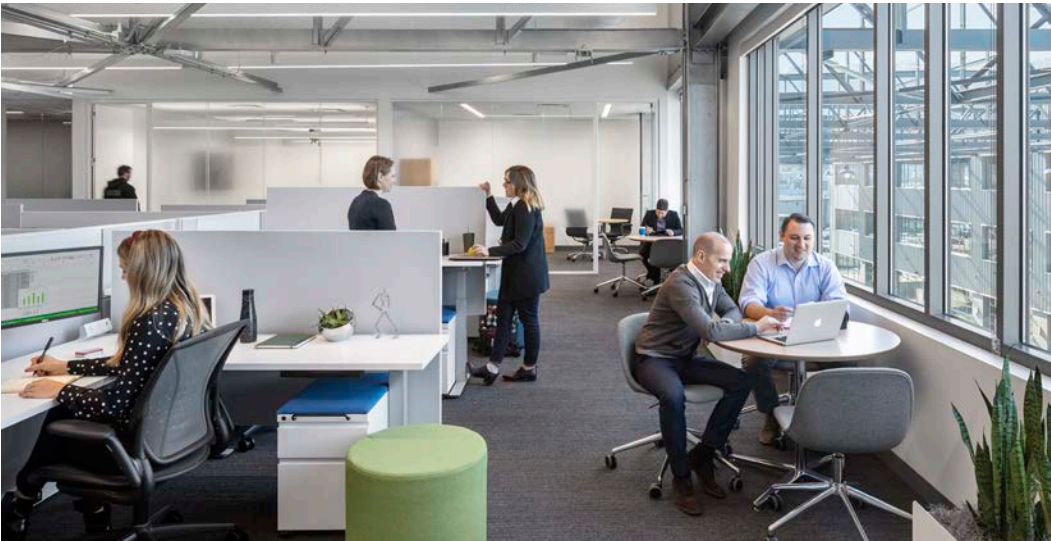
## INTERNAL SIGNAGE

All tenants will be listed on the digital display in the building's lobby, including tenant branding and suite number



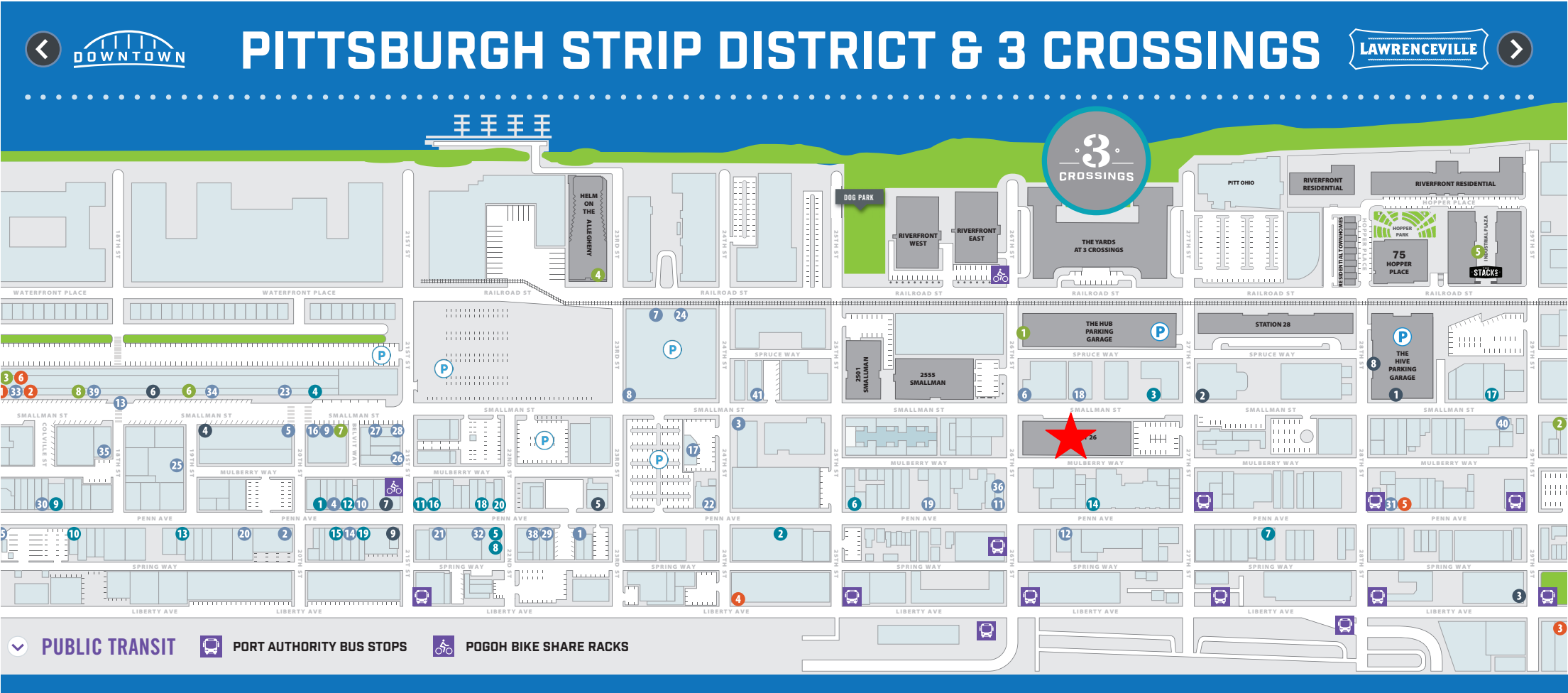
# INTERIOR Finishes

EXAMPLES OF CURRENT 3 CROSSINGS INTERIORS





THE NEIGHBORHOOD



Recent/Planned Developments



Office Space  
2.9M SF<sup>1</sup>



Retail Space  
282,900 SF<sup>2</sup>



Residential Units  
2,297<sup>1</sup>



Parking  
6,302<sup>1</sup> spaces



Hotel  
427<sup>1</sup> keys

EATS & DRINKS

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

SHOPPING

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

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

1 – Source: Strip District Neighbors 2024 State of the Strip  
2 – Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019

# WHERE INNOVATION HAPPENS DAILY

3 Crossings, an Innovation District, anchored by Latitude AI's R&D center and medical technology company Smith + Nephew's US headquarters, has emerged.

Whether it's Honeywell Robotics pioneering warehouse robotics, Bosch's DARPA-funded AI research, or Burns White's protection of companies through cyber security knowledge, innovation happens daily.

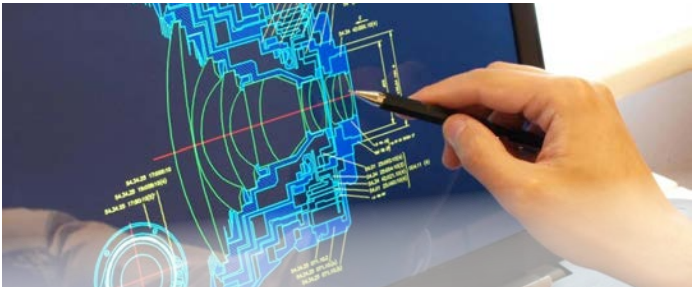
Oxford's expertise in understanding the evolving needs of modern businesses and its dedication to crafting spaces that align with the city's vision for growth have played a pivotal role in growing the campus.

3 Crossings, enriched by this influx of diverse businesses, positions itself as the hub of innovation and economic activity in the region. Approximately 2,000 employees work within the 3 Crossings campus.

3 Crossings is a testament to the transformative power of technology, poised to breathe new life into the remnants of Pittsburgh's industrial past.

## This isn't your typical office park.

It's a dynamic ecosystem designed to foster collaboration, creativity, and innovation. With two multifamily residences, public plazas, and a riverfront trail at your doorstep, your team will find inspiration around every corner.



## LATITUDE AI

### ENGINEERING THE ROADS OF PITTSBURGH

Latitude AI develops automated driving technologies with the mission to give drivers time back on their journeys and transform travel to be safer, less stressful, and more enjoyable for everyone.

## EXCELITAS

### ENABLING THE FUTURE THROUGH LIGHT.

Excelitas is the leading provider of advanced, life-enriching technologies serving global market leaders in the Life Sciences, Advanced Industrial, next-generation Semiconductor, Aerospace and Defense end-markets.

## HONEYWELL

### THE FUTURE IS WHAT WE MAKE IT

Honeywell invents and commercializes technologies that address some of the world's most critical challenges around energy, safety, security, productivity, and global urbanization.

## SMITH+NEPHEW

### RESTORING PEOPLE'S BODIES

Smith+Nephew uses technology to take the limits off living and help other medical professionals do the same.

## INNOVATION COMPANIES





# LIVE, WORK, & EVERYTHING ELSE

3 Crossings’ Urban Flex office product combines flexibility and operational efficiency with quality urban design and amenities that are desired by today’s workforce.

This riverfront office campus provides an open plan design, exposed high ceilings, and abundant natural light in a truly authentic neighborhood which has evolved from an industrial past, through creative class, to a corporate destination.

3 Crossings is home to three large-scale public events including Barrel and Flow Fest, Pittsburgh Taco Festival, and Monster Pumpkins Festival. These events brought nearly 100,000 visitors to the Strip District.

Buildings on the 3 Crossings campus have achieved LEED® Gold or Silver certification and the WELL Health + Safety rating.

Oxford remains committed to sustainable practices and working to do its part to reduce climate-warming greenhouse gas emissions, aligning with the city’s environmental goals, as well as protecting the health of all who visit 3 Crossings.

Oxford was also an initial signatory to the Pittsburgh 2030 District and continues to commit all buildings in 3 Crossings to the District, an effort of the Green Building Alliance to reduce energy consumption, water usage, and greenhouse gas emissions.



## BURNS WHITE

### A HISTORY OF STRONG RELATIONSHIPS

Burns White succeeds through a practice model that uses innovative technology, flexible staffing, and alternative fee structures to deliver big-firm performance at the right value.

## GNC

### LIVING MIGHTY. LIVING LONG. LIVING FIT.

At GNC, Our Mission is to Motivate & Support the Desire to Live Well. At the heart of GNC is our unwavering commitment to meeting the highest standards of quality, safety and efficacy.

## BARREL AND FLOW

### AMERICA’S BEST BLACK ARTS & CRAFT BEER FEST

Through the barrel flows this collective creativity of music, visual art, and culinary art. Their collaborations and aims of economic empowerment for the Black community continue with global aspirations and national amplifications.

## MONSTER PUMPKINS FESTIVAL

### PITTSBURGH’S SIGNATURE FALL FESTIVAL

We promise one memorable and magical moment in time, made possible by the world-famous Atlantic Giants—the most prodigious breed of pumpkins on the planet—with record weights well over 2,500 pounds!

## SERVICE AND RESIDENTIAL





# STACKS

FITNESS

Stacks Fitness is a high-quality, self-guided fitness facility on the 3 Crossings campus, equipped strength training equipment, cardio equipment, dumbbells, power racks, benches, lockers, and shower stalls.

Located on the ground level, Stacks Fitness is the only free-weight gym in the Strip District offering a more traditional gym format, personal training, and prograded events.

The facility is accessible by fob seven days a week from 24 hours a day.

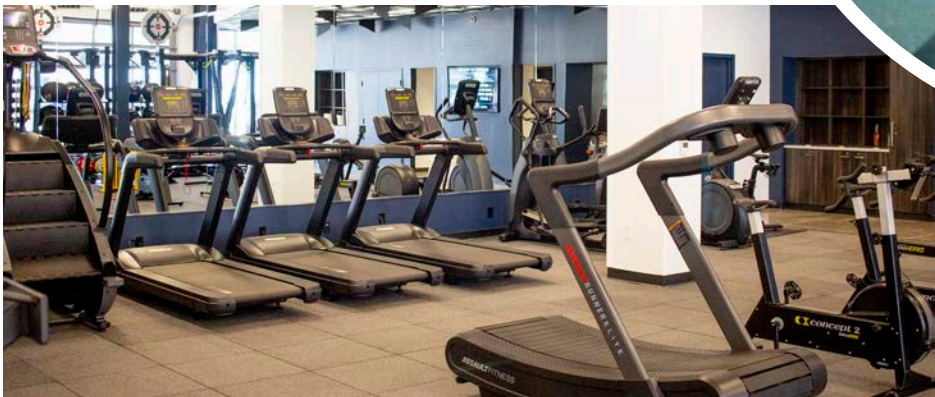
All tenants at 3 Crossings have the opportunity to provide free or discounted gym memberships to their employees.



FREE WEIGHTS



WEIGHT STATIONS



TREADMILLS, BIKES AND STAIR-CLIMBER



FITNESSES ROOM FOR GROUP CLASSES



CABLE MACHINES



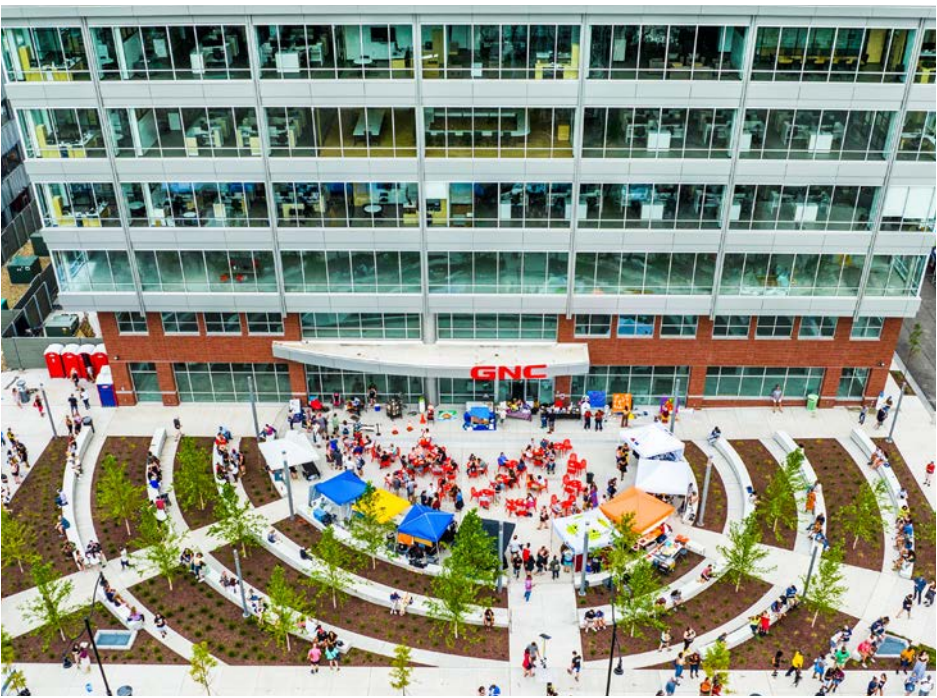
SPECIAL SweatNET CLASSES



ABOUT 3 CROSSINGS

# THE 3 CROSSINGS Campus

LOCATION | AMENITIES | EVENTS | OUTDOOR SPACES





# PITTSBURGH’S STRIP DISTRICT

The Strip District has long been home to the City’s creative economy with design-based, locally owned shops, galleries, studios, and professional service firms connecting the main streets of the Strip District and Lawrenceville.

Today, this innovation industry is expanding to include all manner of technology firms from robotics and telecommunications to software and medical diagnostics.

Arrive on a bustling Saturday and see why The Strip is one of the biggest draws in Pittsburgh, with its ethnic grocers, street grills, sidewalk merchants and string of small shops.

A neighborhood doesn't get more authentic than this: long blocks of side-by-side stores with old wooden screen doors that still bang shut, hand-lettered signs on produce bays, and tantalizing smells of aged cheese, fresh roasted coffee or just-popped kettle corn.





YOU CAN GET EVERYWHERE FROM HERE



DRIVING	
Downtown Pittsburgh	4 min.
Lawrenceville	4 min.
PNC Park	7 min.
Heinz Field	7 min.
University of Pittsburgh	10 min.
Duquesne University	10 min.
Carnegie Mellon University	12 min.

**WALKABILITY**

3 Crossings offers unbeatable access to everything the Strip District has to offer

Whether it's coffee, culture, or a quick bite, you're just a 5-minute walk from end to end of one of Pittsburgh's most iconic neighborhoods

Where work meets walkable, waterfront living

**DEDICATED PARKING**

Over 1,600 Parking Spaces across the campus, including on-site surface lots and private garages

Unmatched Control – No one offers more parking in the Strip District

On-Site Convenience with spaces located inside Private Garages or steps from every building for dedicated tenant use

Ultimate Flexibility to scale with your team's needs – from daily commuters to fleet or visitor parking

**BIKING**

200+ Bike Stalls across the campus, including secure storage in The Hub and The Hive garages

On-Site POGO<sup>H</sup> Bike Share Station, plus access to 3 additional nearby locations

10 Blocks of Protected Bike Lanes along Penn Avenue for safe and direct commutes - providing seamless integration with Pittsburgh's growing bike infrastructure

Direct Access to the Three Rivers Heritage Trail – Your backyard connection to Downtown, the North Shore, Lawrenceville, and Oakland via Pittsburgh's premier riverfront trail system

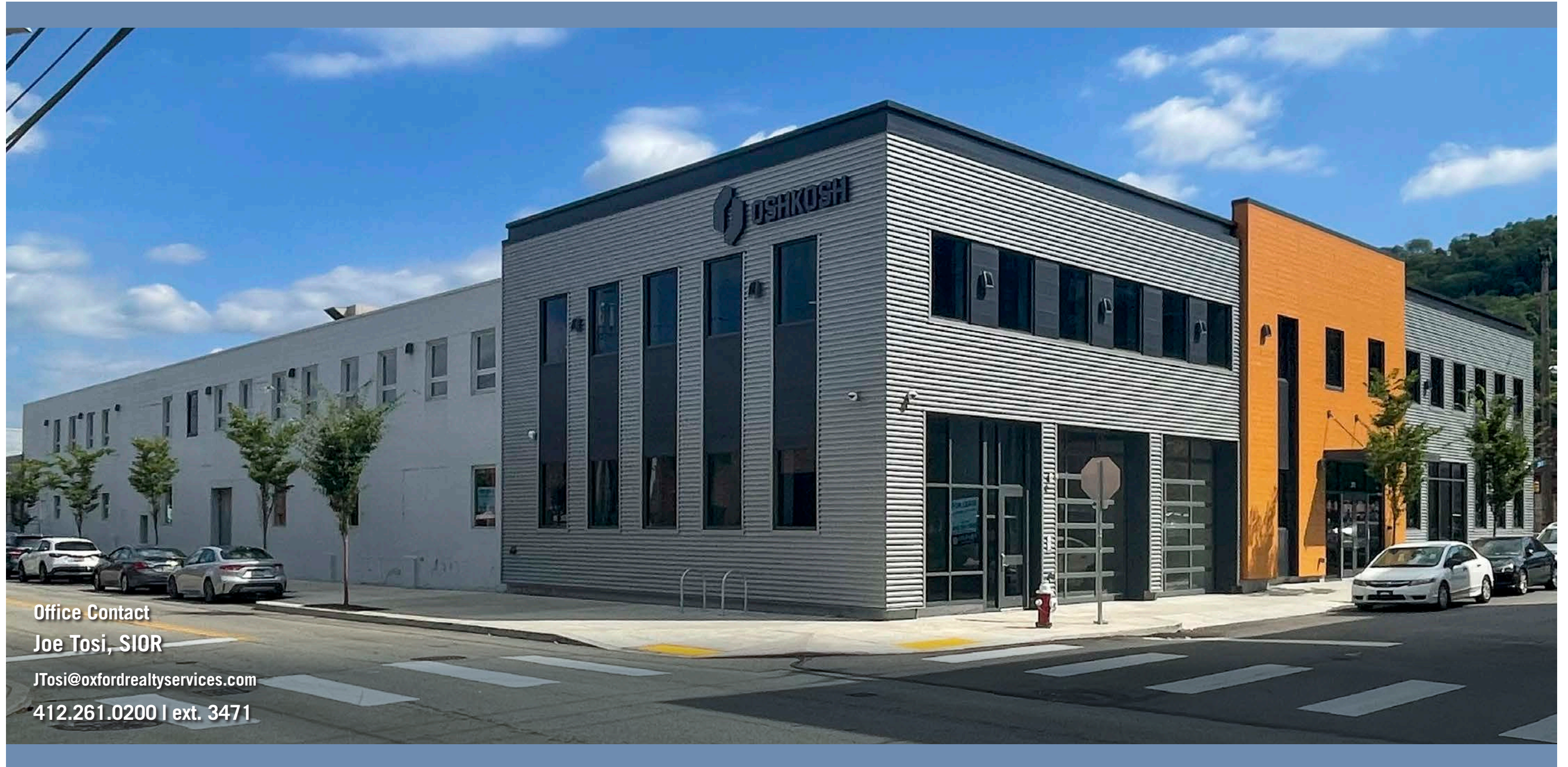
**MASS TRANSIT**

Mass Transit Access Made Easy – Pittsburgh Regional Transit is modernizing for greater frequency and accessibility

Multiple Bus Routes serve the Strip District, including the 54, 86, 87, 88, and 91, with convenient stops along Liberty and Penn Avenues

Seamless Connectivity to Downtown, Oakland, and surrounding neighborhoods via one of the city's most transit-accessible corridors





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