

# 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

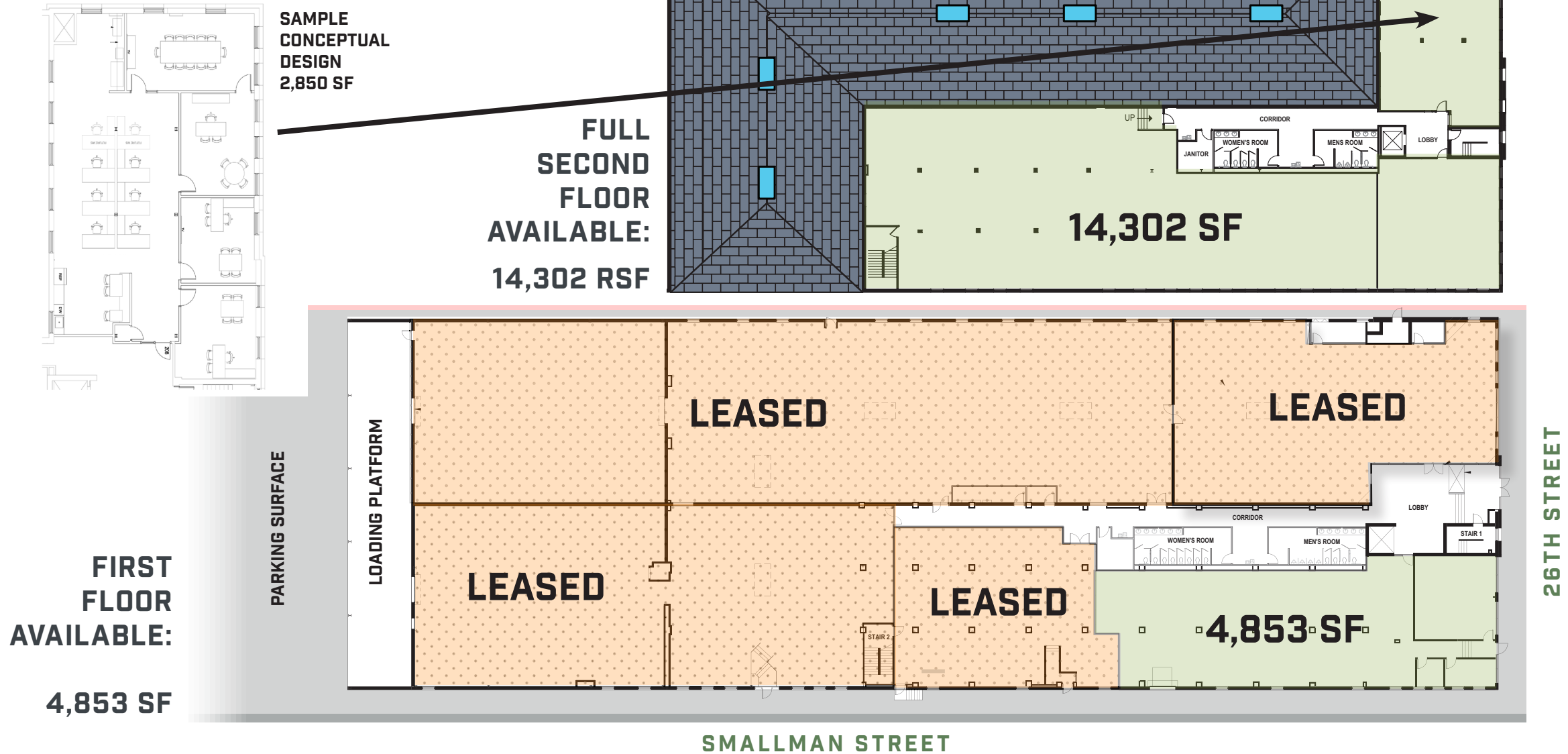


**SECOND FLOOR - Up to 14,302 SF**



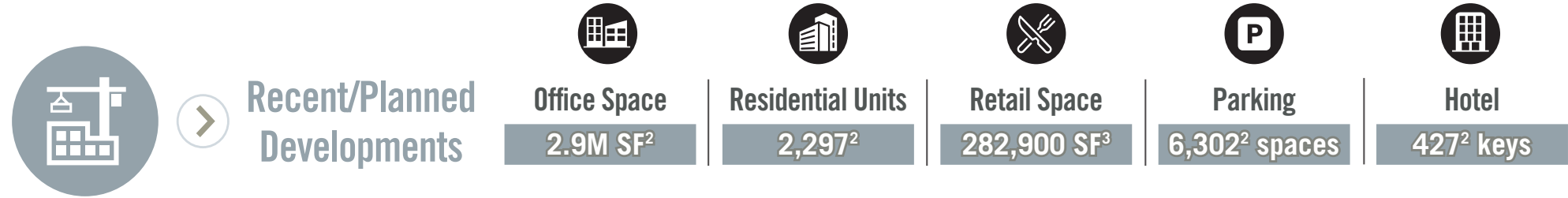
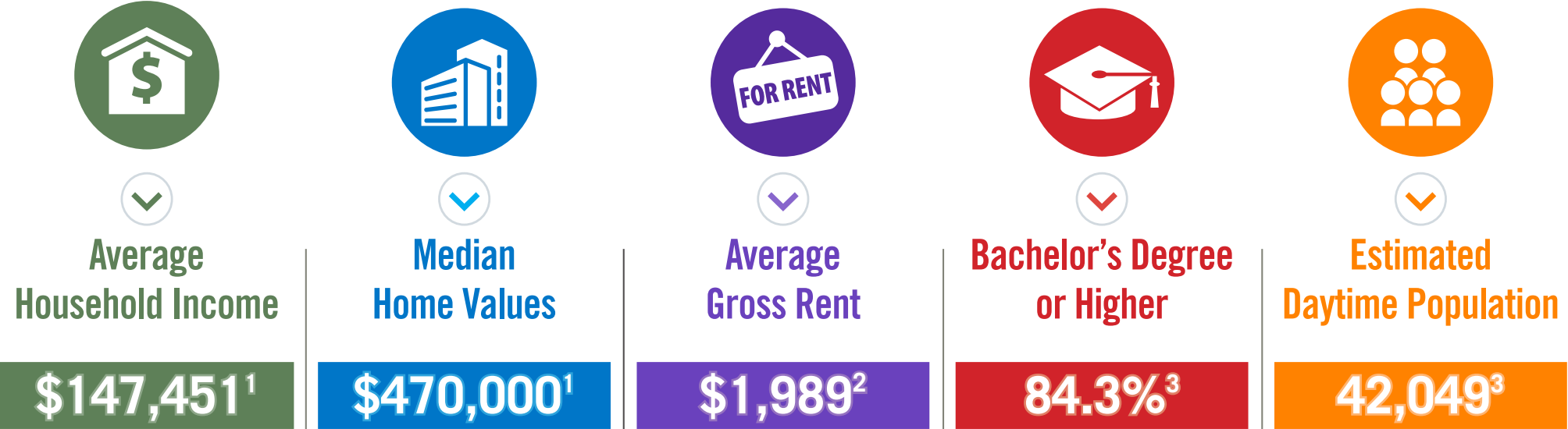


# FLOOR PLANS & AVAILABILITY





# STRIP DISTRICT **DEMOGRAPHICS**



1 – Source: Pittsburgh Urban Redevelopment Authority – 2025  
2 – Source: Strip District Neighbors 2024 State of the Strip  
3 – Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019



# 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.



# 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 Amee 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

OXFORD



# OXFORD

REALTY SERVICES, INC.

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

For more information please contact:

**Joseph F. Tosi, SIOR**

Executive Vice President

412.261.0200, ext 3471

[jtosi@oxfordrealtyservices.com](mailto:jtosi@oxfordrealtyservices.com)

**Taylor N. Iaboni**

Vice President

412.261.0200, ext 3493

[tiaboni@oxfordrealtyservices.com](mailto:tiaboni@oxfordrealtyservices.com)

**Oxford Realty Services, Inc.**

2545 Railroad Street

Pittsburgh, PA 15222

[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)

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