TECH-FLEX FOR LEASE

OXFORD

REALTY SERVICES, INC.

TENANT REPRESENTATION | STRATEGIC PLANNING | TRANSACTION MANAGEMENT | RESEARCH & COLLABORATIVE SUPPORT LEASE ADMINISTRATION Exterior Signage FACTORY 26 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
- 5,991 SF
- 14,302 SF

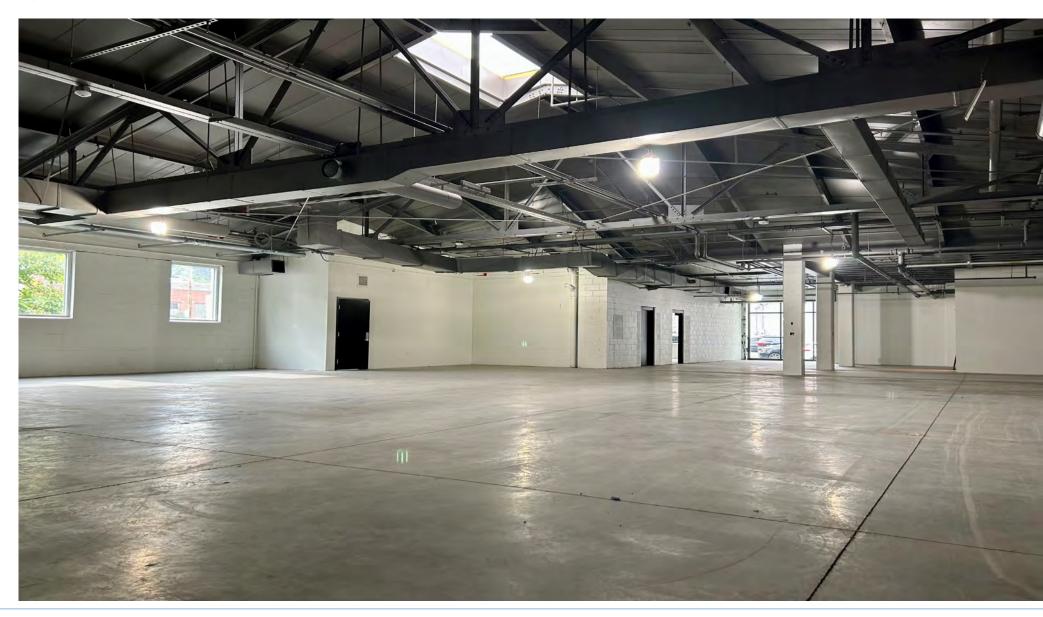
LEASE RATE

• \$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

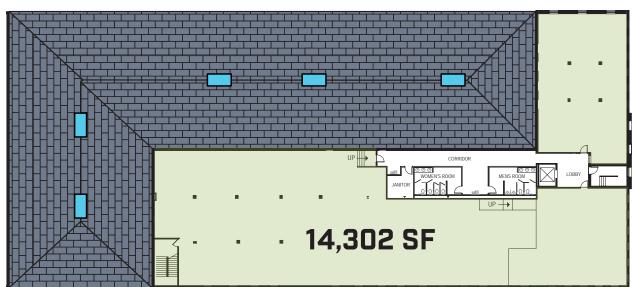


PROPERTY **HIGHLIGHTS**





FULL SECOND FLOOR AVAILABLE: 14,302 RSF





FIRST FLOOR AVAILABLE: 4,853 SF 5,991 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



Retail Space 282,900SF



Parking 2,385 spaces



Hotel 283 keys

STRIP DISTRICT **DEMOGRAPHICS**



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**



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