

NOW LEASING



3649 Mintwood Street | Lawrenceville

MODERN TECH-FLEX BUILDING | FULLY REDEVELOPED WITH ALL NEW BASE BUILDING SYSTEMS

PROPERTY DESCRIPTION

AVAILABLE PREMISES

23,873 RSF Total / 32,596 GSF (Includes Indoor Parking Area)

- Level 1 - 7,311 SF Tech-Flex Space
- Level 2 - 16,562 SF Tech-Flex Office Space

PROPERTY HIGHLIGHTS

- 13' Under Beam Clear Heights; 18-21' to Deck
- Modern Industrial Finish - Exposed beam, brick and refinished original wood decking
- Drive-in and grade level access capability on both levels
- Walkable to Penn Avenue and Butler Street amenities
- Minutes to Downtown Pittsburgh
- Outdoor private patio
- 32 parking spaces (21 indoor and 11 outdoor surface spaces)

ASKING RATE

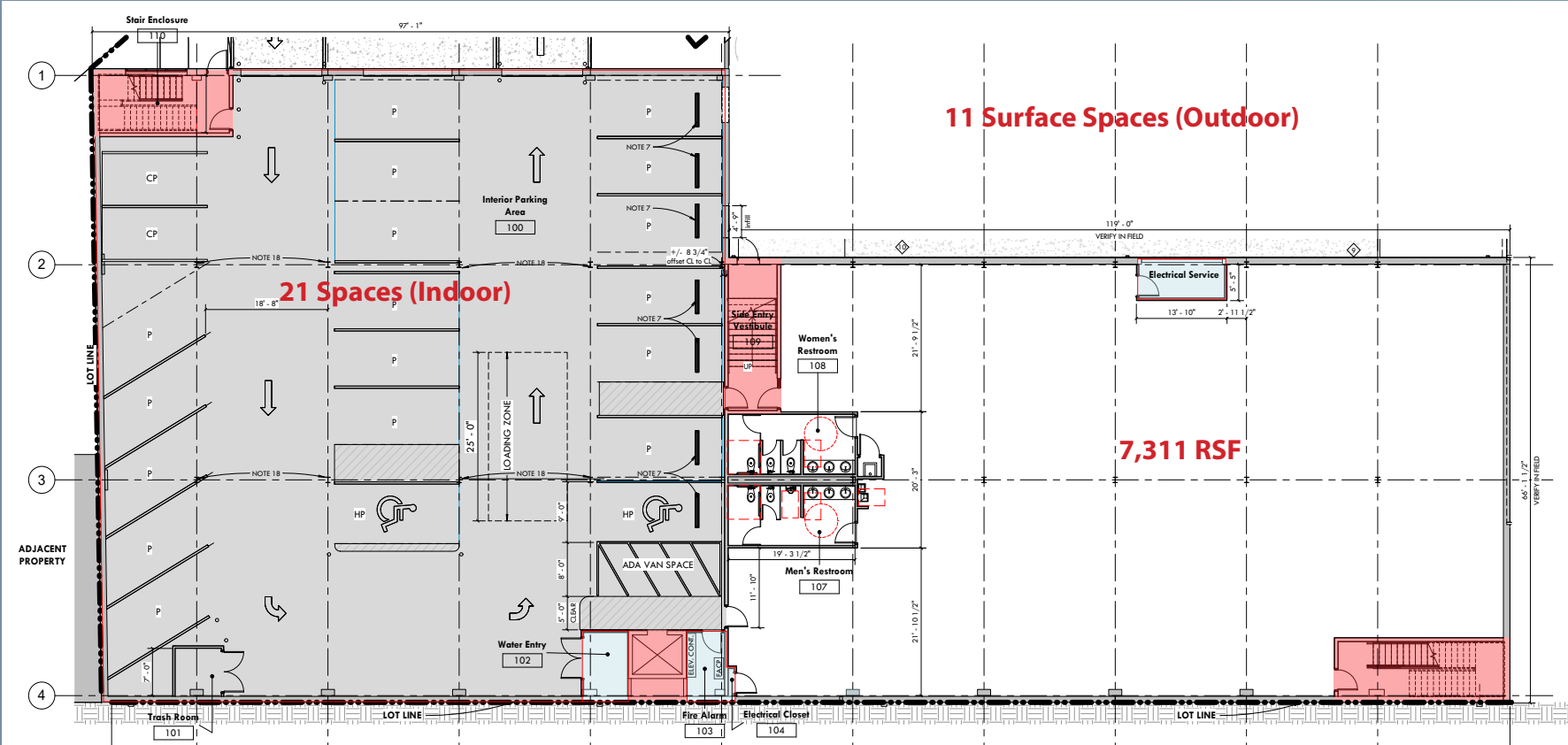
\$28.75/RSF + Utilities and Cleaning



3649 MINTWOOD STREET

FLOOR PLANS

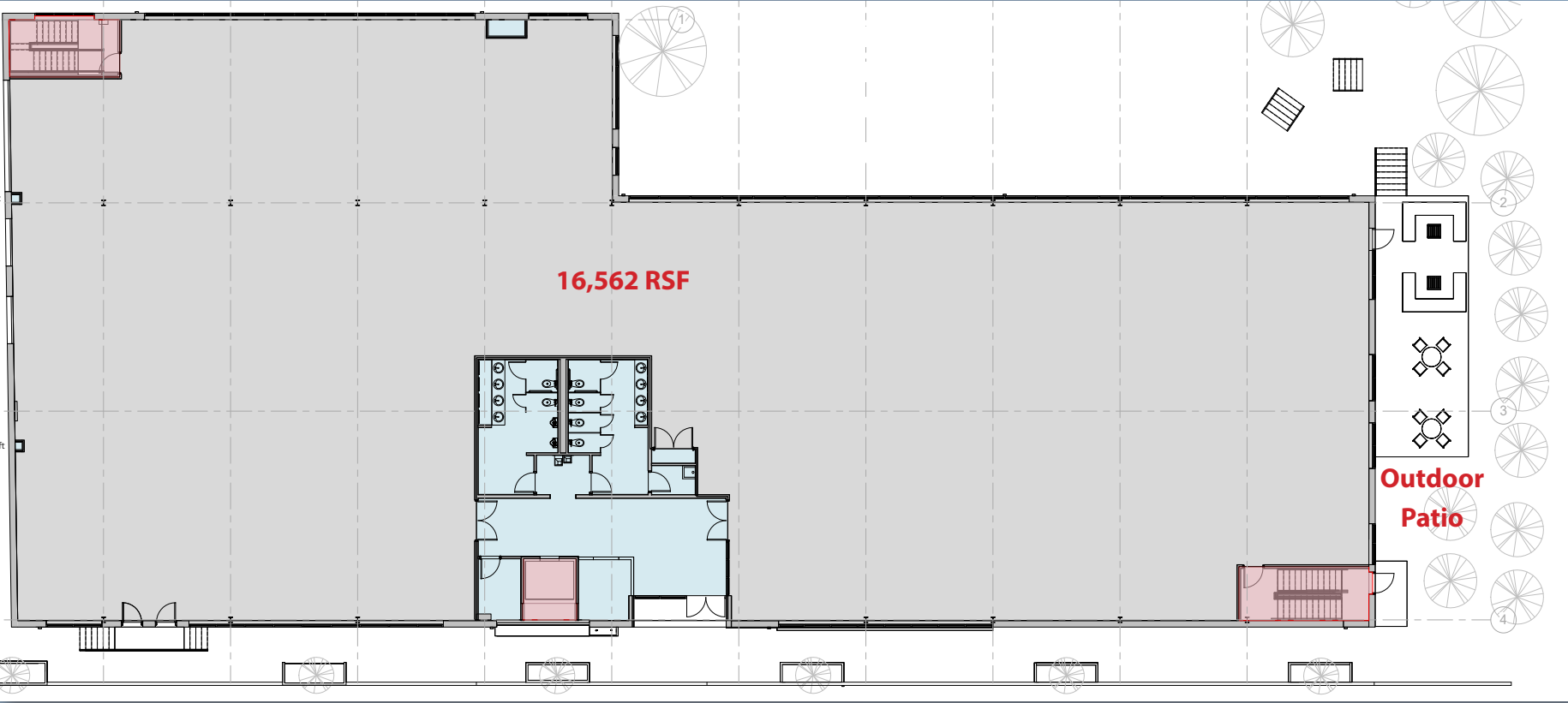
LEVEL ONE



3649 MINTWOOD STREET

FLOOR PLANS

LEVEL TWO



3649 MINTWOOD STREET

INTERIOR PHOTOS



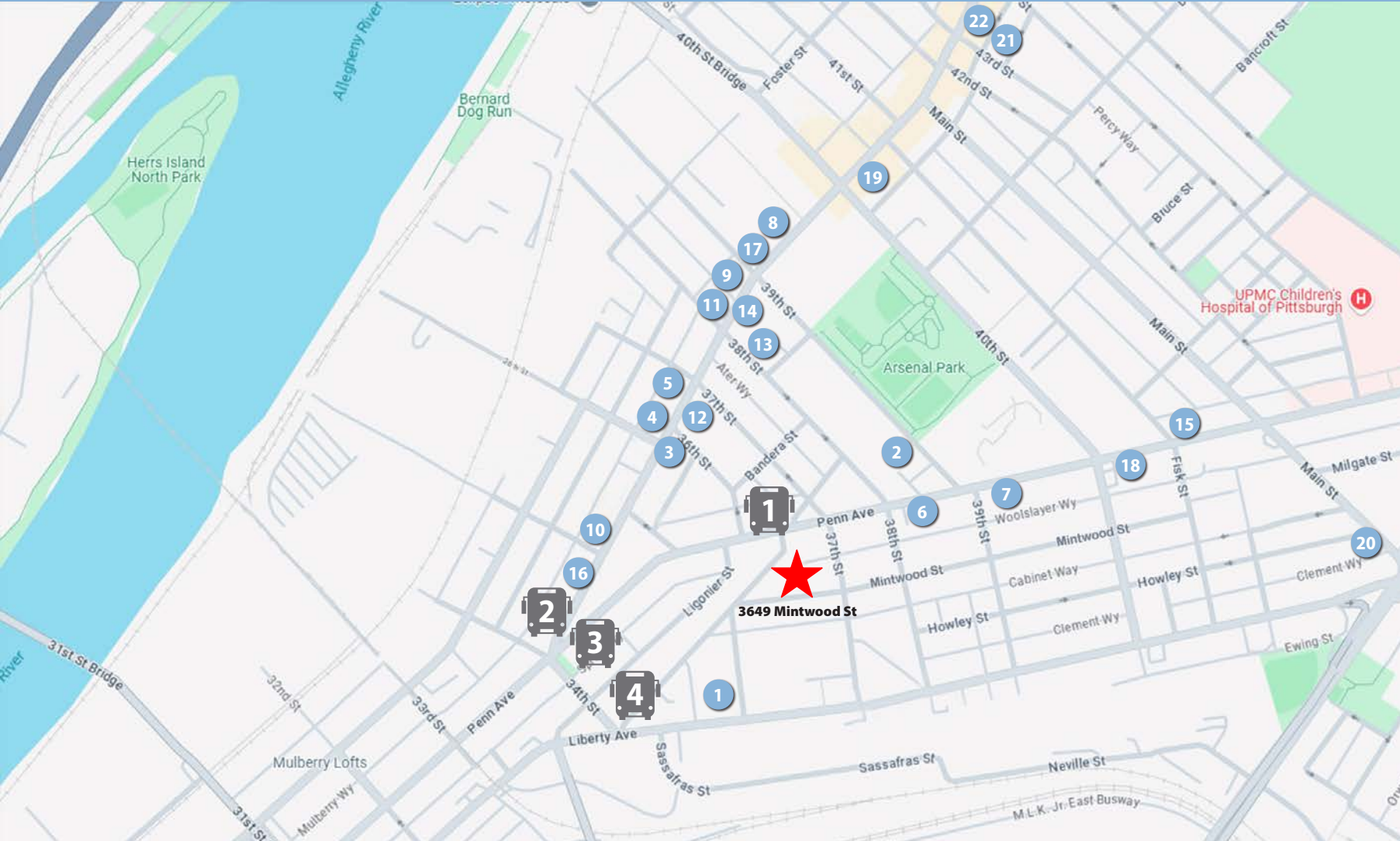
3649 MINTWOOD STREET

INTERIOR / EXTERIOR **PARKING**



3649 MINTWOOD STREET

PROPERTY NEIGHBORHOOD



AMENITIES WITHIN WALKING DISTANCE

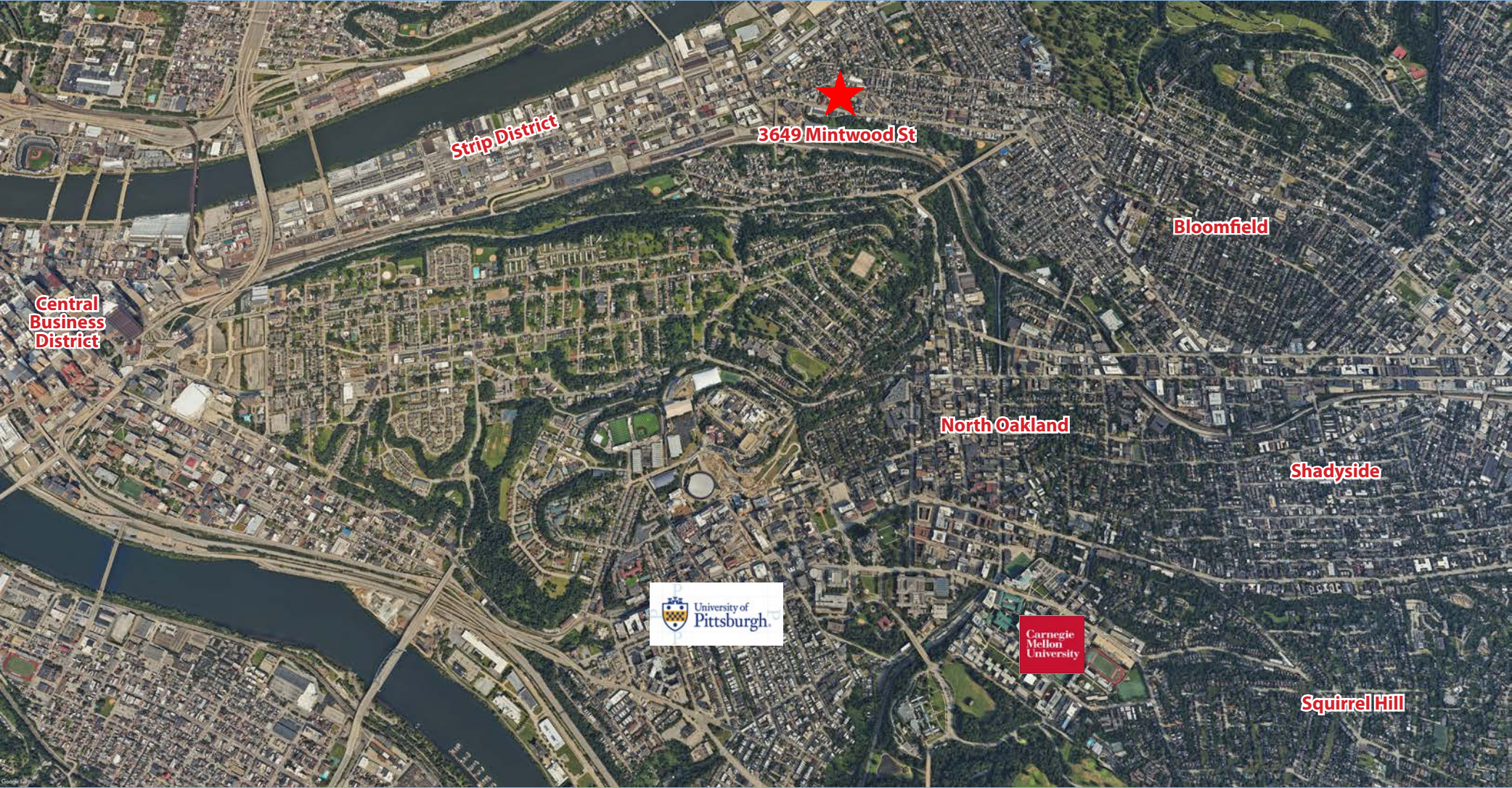
	EATS AND DRINKS	DISTANCE
1	The Church Brew Works	0.2 mi.
2	Arsenal Cider House	0.3 mi.
3	Burghers Brewing	0.3 mi.
4	Driftwood Oven	0.3 mi.
5	Espresso A Mano	0.3 mi.
6	Happenstance Café	0.3 mi.
7	Ineffable Ca Phe	0.3 mi.
8	Brooklyn Bagel	0.4 mi.
9	Millies Ice Cream	0.4 mi.
10	Morcilla	0.4 mi.
11	Piccolo Forno	0.4 mi.
12	Round Corner Cantina	0.4 mi.
13	Umami	0.4 mi.
14	William Penn Tavern	0.4 mi.
15	Los Cabos Mexican	0.5 mi.
16	Senti Restaurant	0.5 mi.
17	Starbucks	0.5 mi.
18	Trams Kitchen	0.5 mi.
19	Oasis Restaurant	0.7 mi.
20	Trace Brewing	0.7 mi.
21	Condado Tacos	0.9 mi.
22	Industry Public House	0.9 mi.

PUBLIC TRANSIT STOPS

	BUS STOP LOCATION	DISTANCE
1	Penn Avenue +36th	4 min. walk - 0.2 mi.
2	Butler Street + Penn Ave FS	7 min. walk 0.3 mi.
3	Penn Ave at 34th St NS	7 min. walk 0.3 mi.
4	Butler Street + Penn Ave	7 min. walk 0.3 mi.
5	Liberty Ave + 34th St	7 min. walk 0.3 mi.

3649 MINTWOOD STREET

PROPERTY LOCATION



3649 MINTWOOD STREET



For more information please contact:

Joe Tosi, SIOR
Executive Vice President
412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Taylor Iaboni
Vice President
412.261.0200, ext 3493
tiaboni@oxfordrealtyservices.com

Oxford Realty Services, Inc.
2545 Railroad Street
Pittsburgh, PA 15222
www.oxfordrealtyservices.com