

FACTORY

26

AT

3 CROSSINGS

211 26TH STREET
PITTSBURGH, PA 15222

AVAILABLE RSF

16,970

SUBLEASE TERM THRU

JUNE 20, 2028

AVAILABLE FOR SUBLEASE



PROPERTY DESCRIPTION

BUILDING SIZE

56,642 RSF

AVAILABLE PREMISES

16,970 RSF - First Floor

SUBLEASE HIGHLIGHTS

- Recently constructed, high-end office and R&D space with modern tech-flex design
- Prime Strip District “Robotics Row” location among leading robotics and tech companies
- Vaulted ceilings with exposed truss system
- 480V and 240V power drops throughout R&D/testing areas
- One (1) 13' x 13' grade-level drive-in door
- Shared loading dock platform
- Prominent exterior signage opportunity
- Drive-thru access to both R&D areas
- Nine (9) on-site parking spaces included; additional parking available on-site and in the HUB Garage
- Walkable location surrounded by premier dining, hospitality, fitness, and entertainment amenities
- Ideal for robotics, AI, engineering, autonomy, and advanced technology users



SUBLEASE TERM

Through June 30, 2028

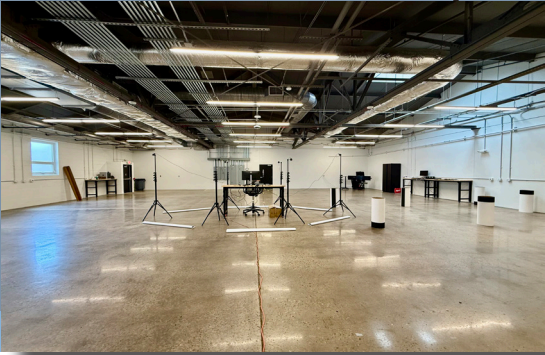
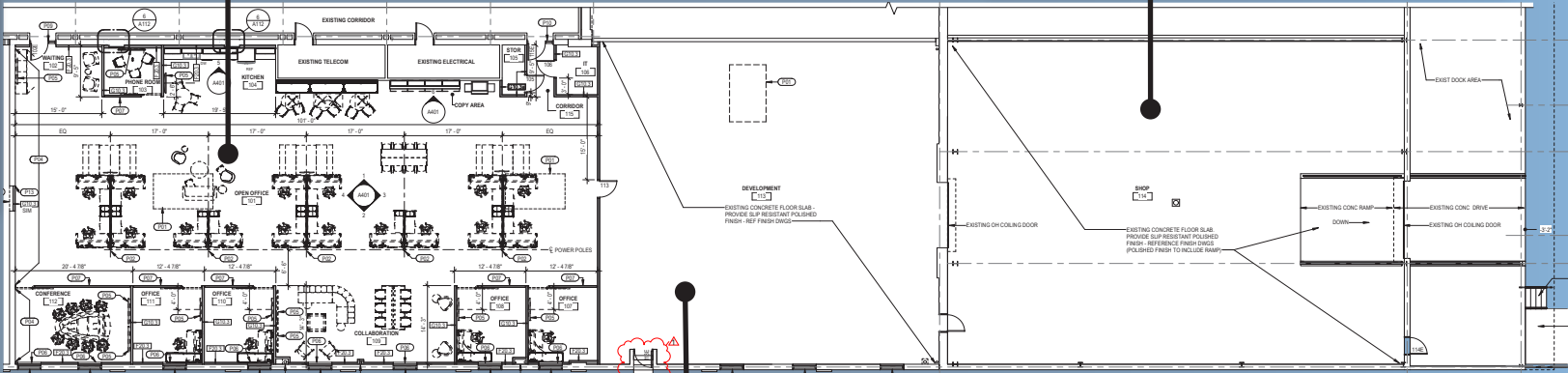
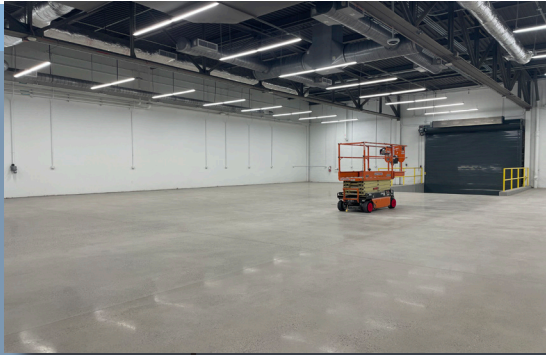
FACTORY 26 SUBLEASE

FLOOR PLAN



OFFICE & COLLABORATION

**TECH | FLEX
18' CLEAR**

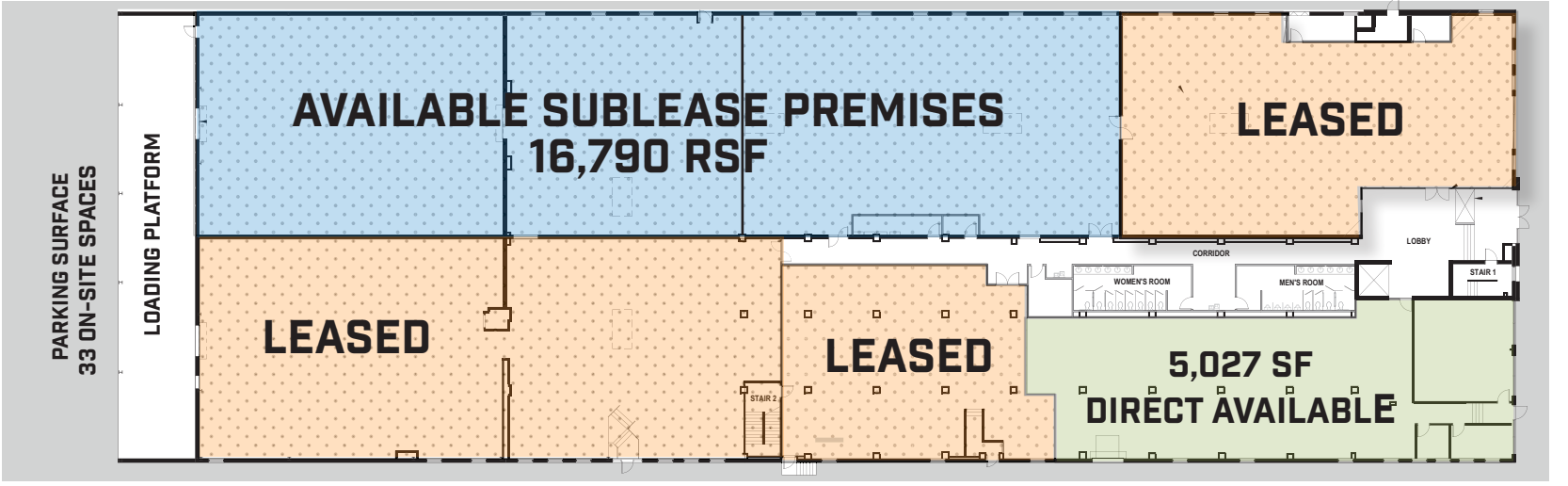


**TECH | FLEX
12' CLEAR**

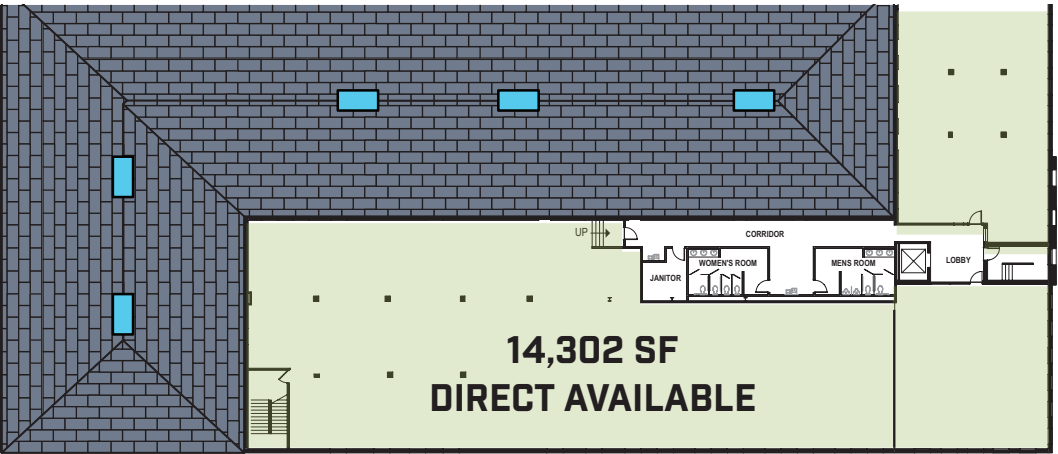
FACTORY 26 SUBLEASE

FLOOR PLAN

1ST FLOOR

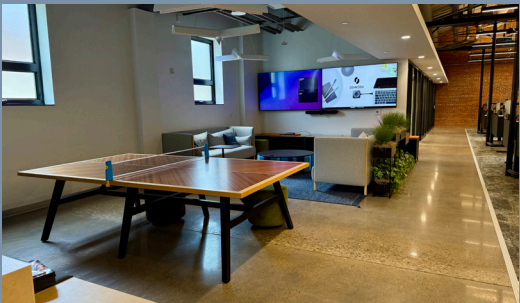


2ND FLOOR



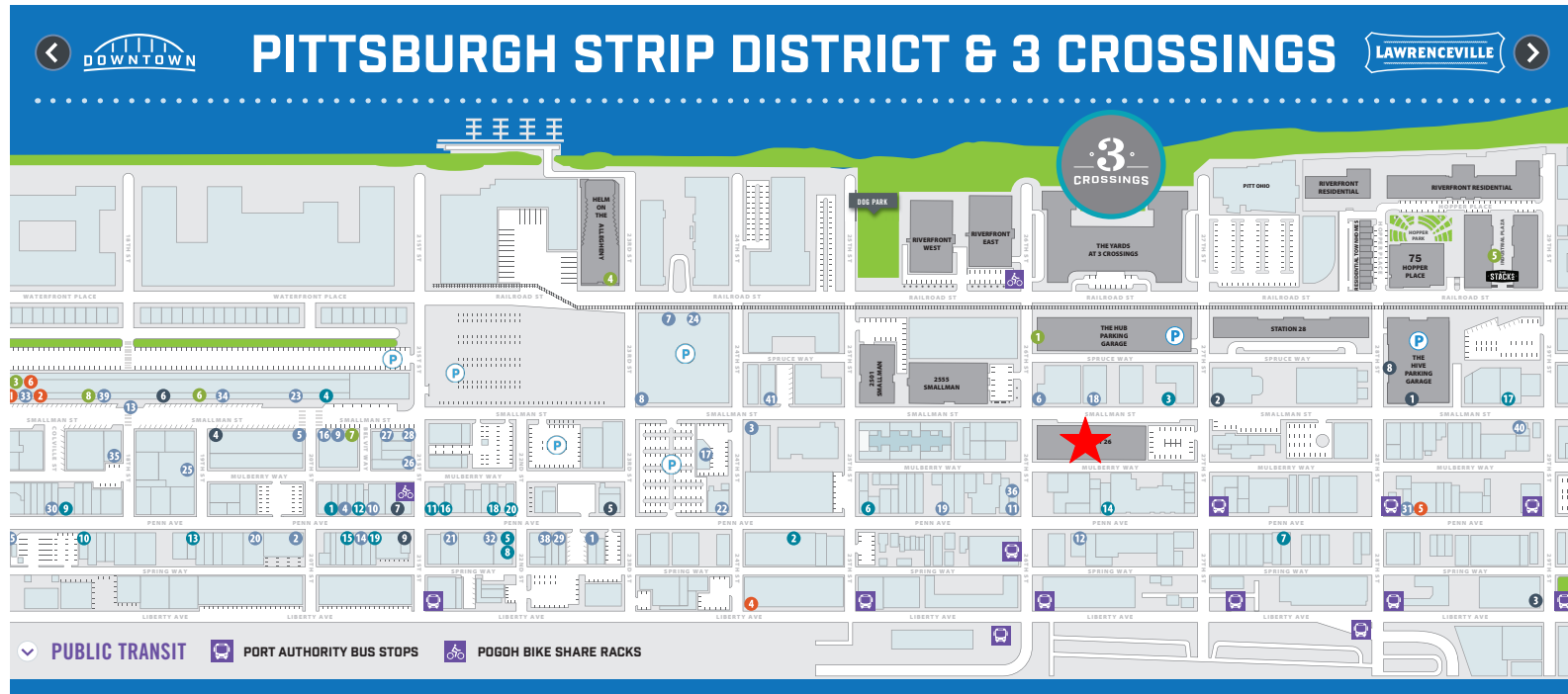
FACTORY 26 SUBLEASE

INTERIOR IMAGES



FACTORY 26 SUBLEASE

THE NEIGHBORHOOD



EATS & DRINKS

- 1 Bar Marco
- 2 Bella Notte
- 3 Cadence Cellars Speakeasy
- 4 Café Raymond
- 5 Cavo
- 6 Cunderlands Wearhouse
- 7 Goppino
- 8 Coop Deville
- 9 De Fer Coffee & Tea
- 10 Deluca's
- 11 DiAnoi's Eatery
- 12 The Dog Penn
- 13 Edgar Tacos
- 14 Enrico Biscotti
- 15 Helltown Brewing
- 16 Kaya
- 17 Kelly O's
- 18 Kingtly
- 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'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
- 36 Pizzeria Davide
- 37 Preet's Pitt
- 38 S&D Polish Deli
- 39 The Shake Shack
- 40 Smallman Deli
- 41 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 Anee Chocolate
- 12 My Sweet Lily
- 13 Novaria Coffee
- 14 Pan e Pronto
- 15 Pennsylvania Macaroni Co.
- 16 Pennsylvania Libations
- 17 Perora Leather
- 18 Roxanne's Dried Flowers
- 19 Stamouli Brothers
- 20 Vinzers 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 Stads 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



Recent/Planned Developments



Office Space
2.9M SF¹



Retail Space
282,900 SF²



Residential Units
2,297¹



Parking
6,302¹ spaces



Hotel
427¹ keys

FACTORY 26 SUBLEASE

THE NEIGHBORHOOD

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.



FACTORY 26 SUBLEASE

For more information please contact:

Taylor N. Iaboni

Vice President

412.261.0200, ext 3493

tiaboni@oxfordrealtyservices.com

Joe Tosi, SIOR

Executive Vice President

412.261.0200, ext 3471

jtosi@oxfordrealtyservices.com

Oxford Realty Services, Inc.

2865 Railroad Street, Suite 202

Pittsburgh, PA 15222

www.oxfordrealtyservices.com

