

NOW LEASING



3649 Mintwood Street | Lawrenceville

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

OXFORD
REALTY SERVICES, INC.

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
- 34 parking spaces (21 indoor and 13 outdoor surface spaces)

ASKING RATE

\$28.75/RSF + Utilities and Cleaning



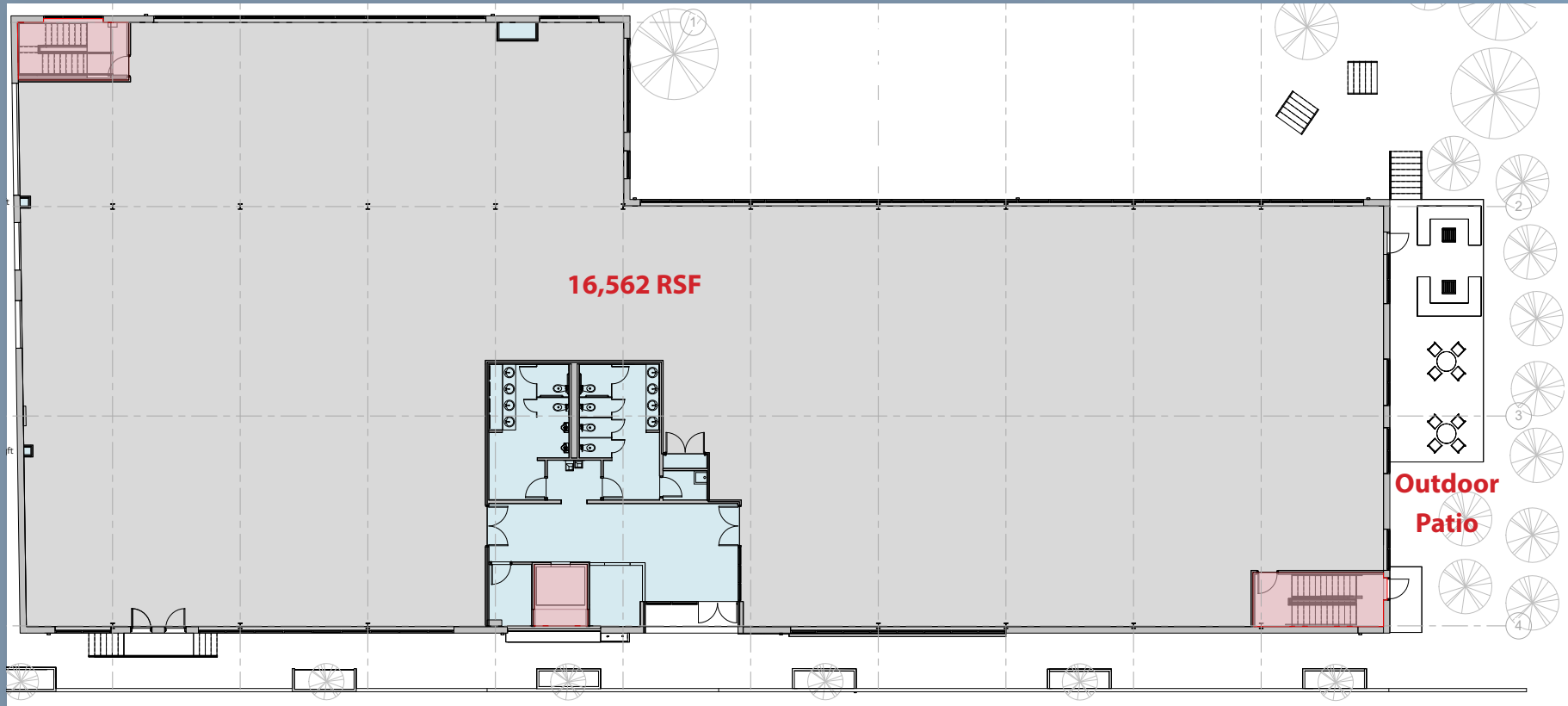
3649 MINTWOOD STREET

LEVEL ONE



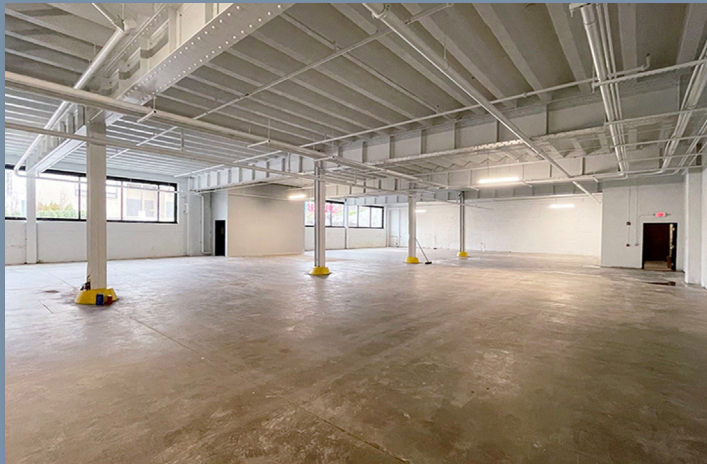
FLOOR PLANS

LEVEL TWO



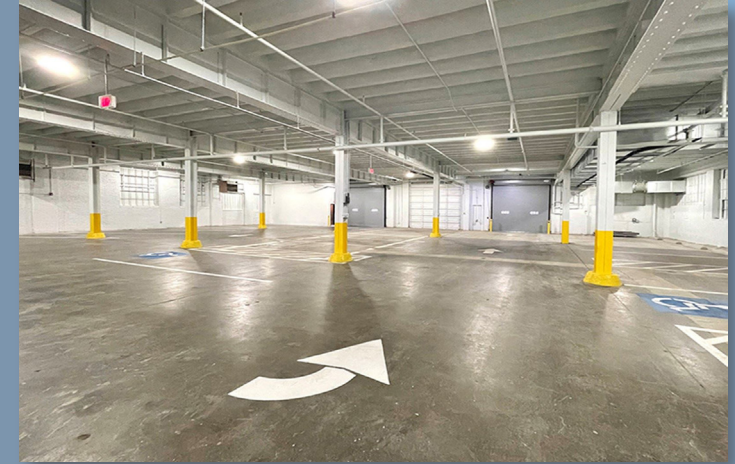
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INTERIOR PHOTOS



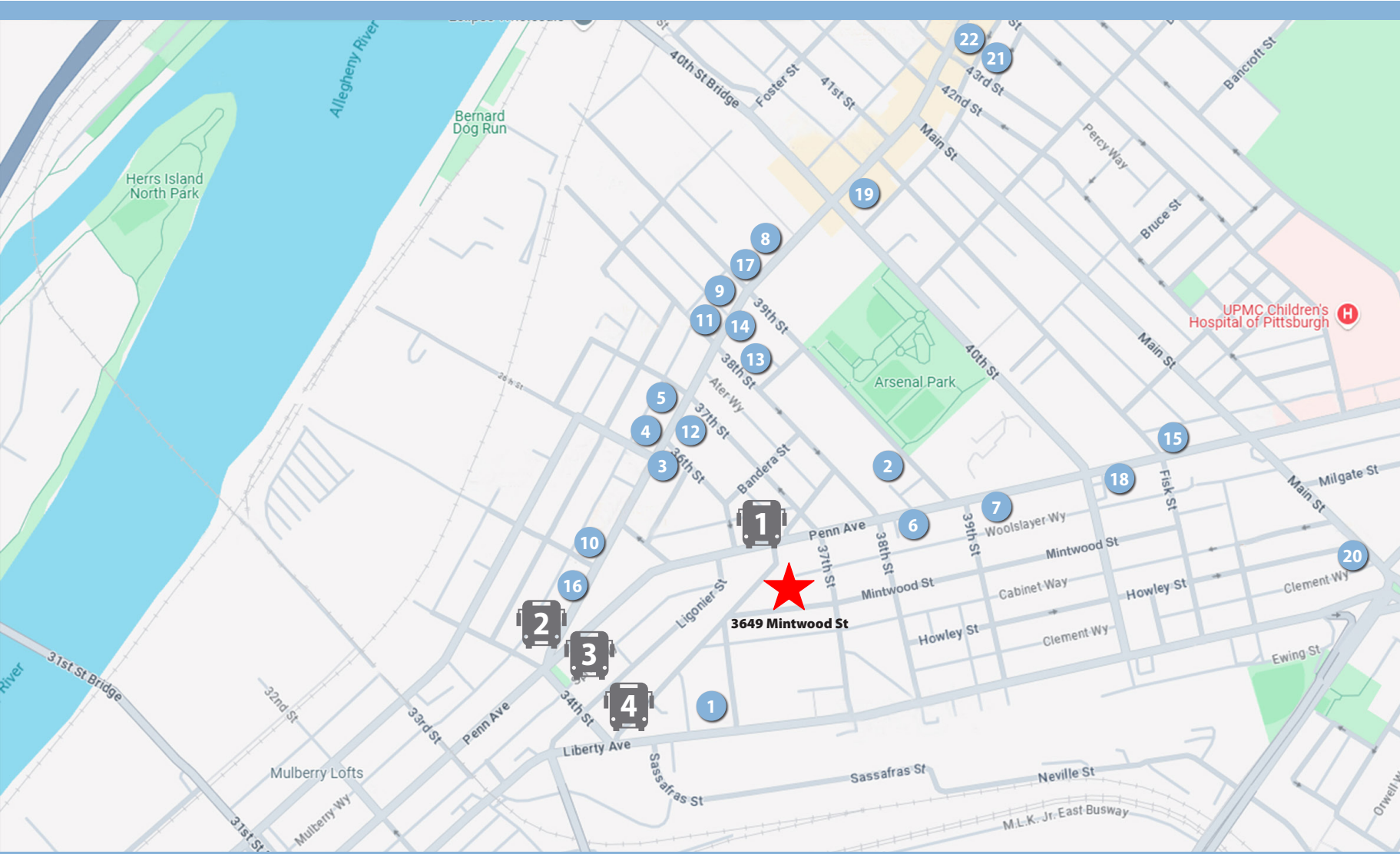
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INTERIOR / EXTERIOR **PARKING**



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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

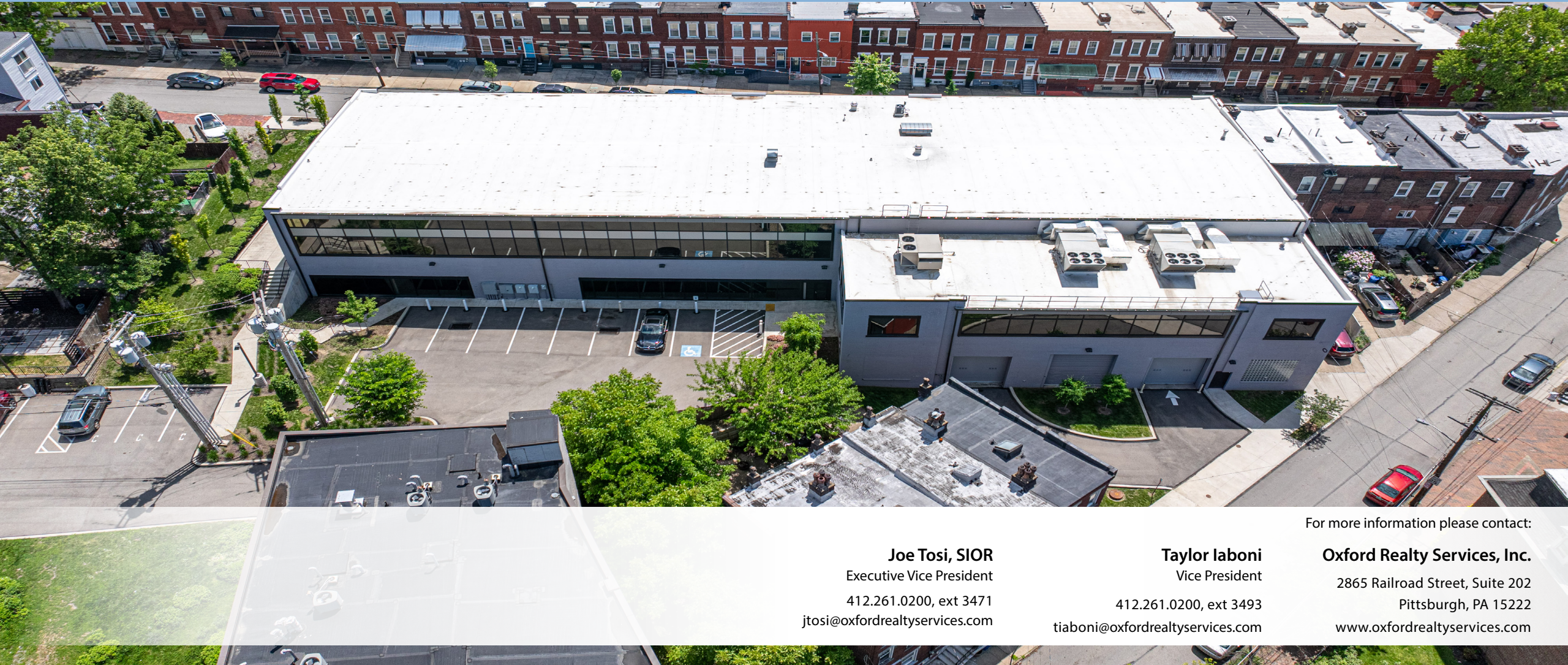
BUS STOP LOCATION	DISTANCE
1 Penn Avenue +36th	4 min. walk - 0.2 mi.
2 Butler Street + Penn Ave FS	7 min. walk 0.3 mi.
3 Penn Ave at 34th St NS	7 min. walk 0.3 mi.
4 Butler Street + Penn Ave	7 min. walk 0.3 mi.
5 Liberty Ave + 34th St	7 min. walk 0.3 mi.

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PROPERTY LOCATION



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