

LAUNCHPAD



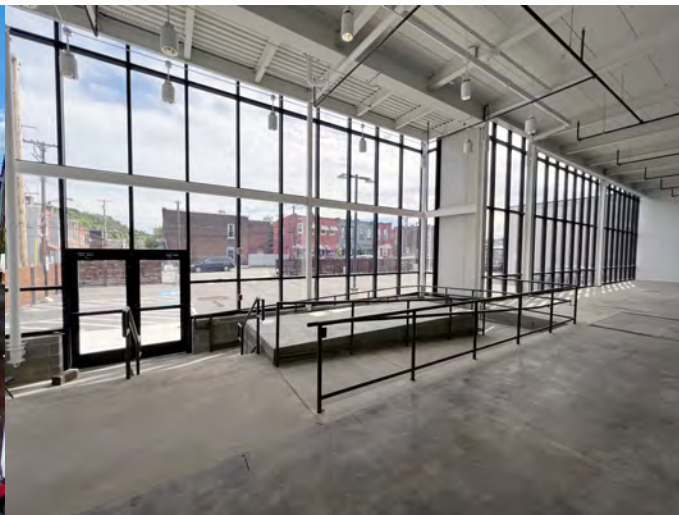
desmone

304 JUMONVILLE STREET, PITTSBURGH, PA

AN ELEVATED WAY OF CREATING, INNOVATING & WORKING IN **PGH'S FINEST CORPORATE R&D SPACE**

Filled with an abundance of natural light and an enviable river view, 304 Jumonville is a unique, flexible redevelopment project in Pittsburgh's Uptown neighborhood, blending modern space design with efficient, flexible space ideal for engineers, technical, research, industrial and other users.

[!\[\]\(0f848bbd71cef6b345273b16f905912a_img.jpg\) Click to learn more about 304 Jumonville](#)



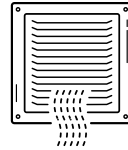
READY FOR OCCUPANCY

304 JUMONVILLE



CEILING HEIGHT

1st floor, 17' below joist & 19' to deck
2nd floor, 14' below joist & 17' to deck



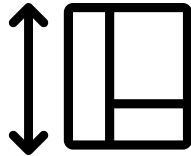
HVAC

Full installed
with UV filtration



KEYSTONE INNOVATION ZONE (KIZ)

tax credit program



62,620± RSF AVAILABLE

45,805± RSF 1st floor
16,815± RSF 2nd floor



DRIVE-IN

1 oversized drive-in door (23' x 14')



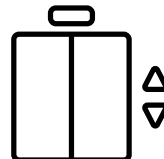
DOCKS

2 dock high doors (8' x 10')



POWER

3 phase; 480V; 1600 AMP



ELEVATOR

3,500 lbs capacity
10' Interior cab height



PARKING

1:1,000 RSF; Additional parking available

LAUNCHPAD

304 JUMONVILLE



PROPERTY FLOOR PLANS – FIRST FLOOR

various sub-division options available

LAUNCHPAD

304 JUMONVILLE



**62,620± RSF
AVAILABLE**

16,815± RSF 2nd floor

PROPERTY FLOOR PLANS – SECOND FLOOR

walkway & penthouse subject to TIA

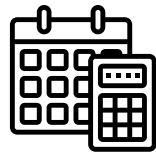
UPTOWN AT A GLANCE



KEYSTONE INNOVATION ZONE



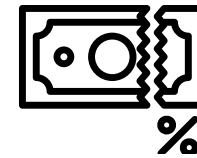
Up to \$100,000/yr tax credit to qualifying entity



Carry forward any unused portion of a tax credit up to 4 years



Pass unused tax credits to owner of LLC or S-Corp to apply to their personal liability



Apply for DCED approval to sell all or a portion of the remaining tax credits to an identified buyer

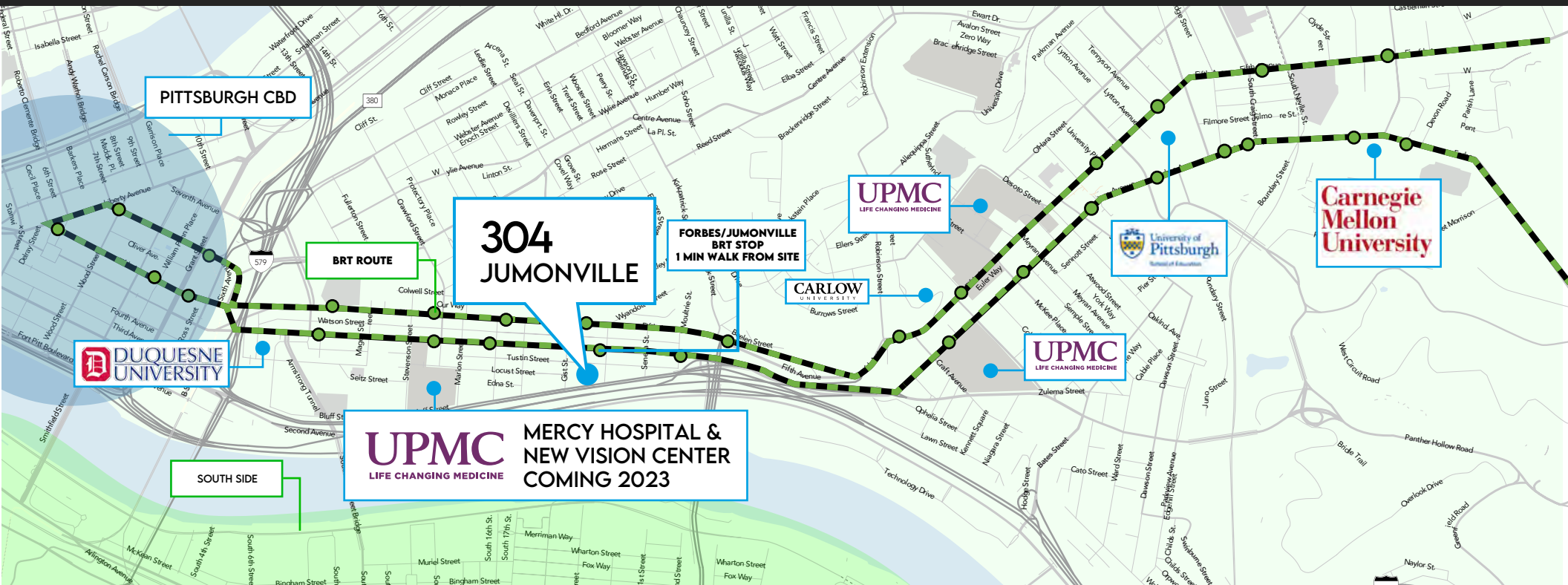


UNDER CONSTRUCTION BRT SERVICE LINE

Currently under construction, the upcoming Bus Rapid Transit (BRT) transit line will feature more reliable, energy efficient and faster transportation options for surrounding city goers, tenants, and residents. The BRT line will include battery electric buses, new stations, protected bike paths, unbeatable speed to surrounding universities and institutions.

NEARBY POINTS OF INTEREST

- PITTSBURGH BUSINESS DISTRICT 1.0 MILE
- UPMC MAGEE 1.0 MILE
- UNIVERSITY OF PITTSBURGH 1.0 MILE
- UPMC MERCY 0.5 MILES
- DUQUESNE UNIVERSITY 0.7 MILES
- CMU 2.1 MILES
- UPMC PRESBYTERIAN 1.4 MILES
- CARLOW UNIVERSITY 1.0 MILE



BRT LINE MAP

for leasing info, contact

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UPMC
NEW VISION CENTER
COMING 2023

**PITTSBURGH CENTRAL
BUSINESS DISTRICT**

PPG PAINTS ARENA

Bldv of the Allies



304 JUMONVILLE

Forbes Ave

BRT STATION STOP



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