



# ELMHURST INNOVATION CENTER

743 TECHNOLOGY DRIVE | PITTSBURGH | PA 15219



## 80,000 SF NEW CONSTRUCTION

INNOVATIVE FLEX R&D AND OFFICE SPACE  
HIGH-BAY SPACE | 2-ACRE ADJACENT LOT  
INTEGRATED COVERED PARKING  
PRIME VISIBILITY FROM I-376

OWNED BY:



LEASING BY:



# NEW R&D BUILDING URBAN PAD-READY LAND



ELMHURST  
INNOVATION CENTER  
80,000 SF BUILDING  
FOR LEASE

URBAN PAD READY LAND  
Controlled by Elmhurst Group

2-Acre  
Lot



The **2-Acres of Pad Ready Land** can be used for **Building Expansion, Build-to-Suit Development** or **Additional Development Projects**. The above rendering shows a potential 1st floor expansion of +30,000 SF of High-Bay Space.



**Integrated Covered Parking**  
*(plus 250 dedicated spots in adjacent parking garage)*



**Flexible High-Bay Space**  
*(20'9" - 28'6")*



**Abundant Natural Light**  
**Large Open Spaces**



**2<sup>nd</sup> Floor Windows Overlook 1<sup>st</sup> Floor High-Bay Space**



**Panoramic Exterior Riverfront Views & Large Bays**

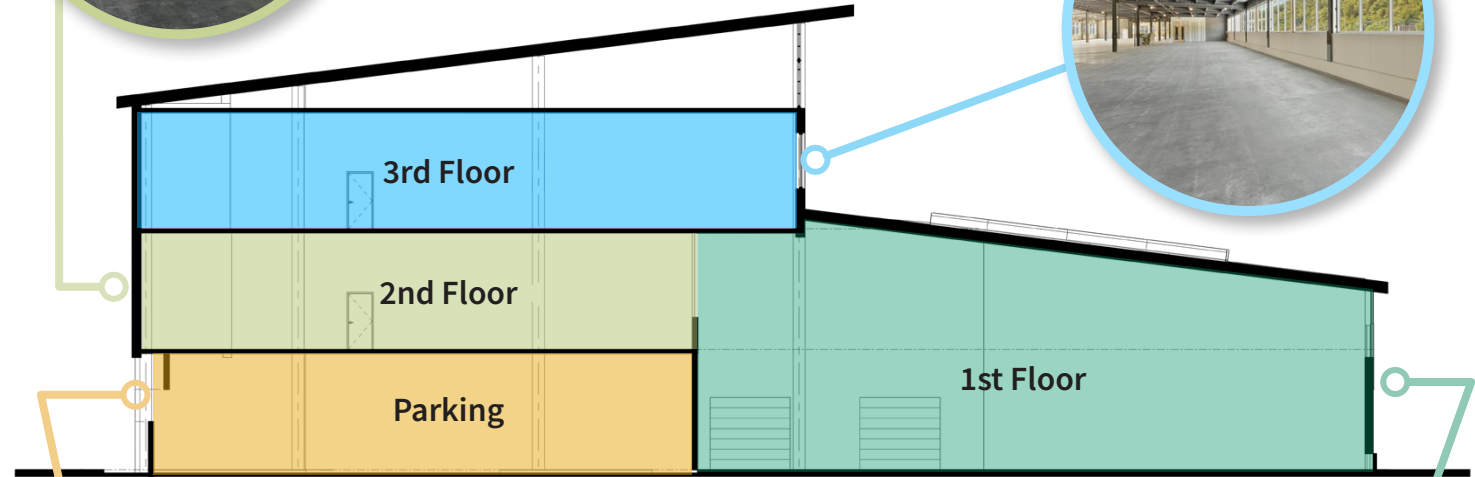


**Prime Visibility & access to I-376**



**Fully Customizable Interior Space**

# NEW CLASS 'A' CONSTRUCTION UNIQUE PHYSICAL FEATURES



# CUSTOMIZABLE SPACE CREATING BIG POSSIBILITIES

- Tenant spaces available from 40,000 SF - 80,000 SF+
- The 1<sup>st</sup> floor offers a flexible high-bay area with functional clear heights (20'9" - 28'6") & loading access
- Potential to expand the 1<sup>st</sup> floor by up to ± 30,000 SF into the adjacent 2-acre lot for a total of 110,000 SF
- Interior windows from the 2<sup>nd</sup> floor overlook the high-bay area
- The 2<sup>nd</sup> & 3<sup>rd</sup> floors offer expansive, open spaces with plentiful natural light; ideal for R&D, Office, & Flexible Uses
- Abundant Parking - 63 integrated ground level spots, plus 250 dedicated spots in adjacent garage, with additional nearby garages



# PREMIER LOCATION AMENITIES AT YOUR DOORSTEP



## AMENITIES

### ON-SITE & ON-CAMPUS

- **Parking** - 63 integrated ground level spots, plus 250 dedicated spots in the adjacent garage, & additional nearby garages
- **Bus Stops** servicing multiple lines
- **Coffee & Tea Shop** and **Hotel**, with **Bar & Bistro** (on-campus)
- **Prime Visibility** & access to I-376 offers iconic signage & branding opportunities
- **Spectacular Riverfront Views**
- **Walking & Biking Trails** – Three Rivers Heritage Trail / Great Allegheny Passage

## AMENITIES & PROJECTS

### LOCAL & NEARBY

(3 min. drive / 15 min. walk to the SouthSide Works & adjacent to Hazelwood Green)

- Quick access to the **Hot Metal Bridge** & the **SouthSide Works**, directly across the river.
- **SouthSide Works** – an energetic & rejuvenated lifestyle center with restaurants, entertainment, retail, apartments, hotels, & more.
- Outdoor Activities including, the **South Side Marina**, **Southshore Riverfront Park**, & the **Three Rivers Heritage Trail / Great Allegheny Passage**.
- The **Heart of Oakland** lies just above EIC & boasts two **Tier 1 research universities**, **six major hospitals/medical centers**, & is considered a **major cultural center**. (5 min. drive / 20 min. walk to Oakland)
- Nearby projects underway include Pitt's new \$250 million **Bio Manufacturing Center** & Carnegie Mellon's new **Robotics Innovation Center**.

# RARE OPPORTUNITY IN THE HEART OF INNOVATION



Elmhurst Innovation Center (EIC) is centrally located between Downtown Pittsburgh, Oakland & Hazelwood Green.

Pitt's new \$250 million BioForge Biomufacturing Center & Carnegie Mellon's new Robotics Innovation Center are under development at the Hazelwood Green Site.



# ADVANCED ACADEMIC & CORPORATE TECHNOLOGY RESEARCH

Located at the **Pittsburgh Technology Center (PTC)** in South Oakland, **Elmhurst Innovation Center** offers unparalleled access to world-renowned universities including **Carnegie Mellon** and **Pitt**, and pioneering medical institutions such as **UPMC**.

A **highly-skilled talent pool** right at your doorstep puts the EIC site in a **league of its own**.



## CORPORATE & INSTITUTIONAL TENANTS

UPMC HILLMAN CANCER CENTER

Carnegie Mellon University

University of Pittsburgh  
CENTER FOR BIOTECHNOLOGY AND BIOENGINEERING

Novasenta

CenturyLink®

Braskem

neubase

BLUESPHERE BIO

NCFTA

SDI Steel Dynamics®

McGOWAN INSTITUTE FOR REGENERATIVE MEDICINE  
Regeneration Through Innovation™

HITACHI

ThermoFisher SCIENTIFIC

# BUILT ON A LEGACY FORGING INTO THE FUTURE



Built on the site of the former J&L Steel Hot Strip Mill, the Pittsburgh Technology Center is a **PREMIER RIVERFRONT BUSINESS PARK & REGIONAL CENTER** for **RESEARCH & DEVELOPMENT**. This site holds significant history in Pittsburgh's industrial heritage and is now an established high-tech, **ADVANCED MANUFACTURING HUB**.

Elmhurst Innovation Center offers an **UNIQUE OPPORTUNITY** for a newly constructed, **FULLY CUSTOMIZABLE, R&D BUILDING** in the City of Pittsburgh; along with the **2 ACRE ADJACENT PAD**, available for additional parking, building expansion, build-to-suit projects, or future development. This property offers the possibility to **ELEVATE YOUR BUSINESS TO A NEW LEVEL**.



# BUILDING SPECS & TECHNICAL HIGHLIGHTS

## BASE BUILDING I SHELL DELIVERY SPECS

<b>BUILDING I SIZE:</b>	<u>BUILDING I</u>	79,726 RSF
	Level 1: High-bay Space	26,610 RSF
	Level 2: Flexible Space	23,789 RSF
	Level 3: Flexible Space	27,276 RSF
	Level 1: Lobbies	1,295 RSF
	Level 1: Mechanical	759 RSF
<b>MIN SUBDIVISION:</b>	± 20,000 SF	
<b>EXPANSION:</b>	First Floor High-bay Space has the potential to be expanded by up to ± 30,000 SF	
<b>CLEAR HEIGHT:</b>	Level 1: 20'9" - 28'6" Level 2: 12'2" Level 3: 12'6"	
<b>LOADING:</b>	Four (4) Drive-In Doors on Level 1 Door Dimensions: 10' w x 12' h	
<b>COLUMN SPACING:</b>	Varies throughout Level 1: 70' Clear Span Level 2 & 3: 30' x 27' typically	
<b>ELECTRIC:</b>	1600 AMPS, 480V, 3 Phase Service	
<b>PARKING:</b>	63 integral surface spots at market rates; 250 additional spots available at an adjacent garage at market rates	
<b>ZONING:</b>	SP-1 Pittsburgh Technology Center	
<b>BUILDING ENVELOPE / EXTERIOR:</b>	Metal Panels, Translucent Panels, Glass, CIP Concrete, R-Value is R19	

<b>STRUCTURAL SYSTEM:</b>	Structural Steel, Slab on deck
<b>ROOF:</b>	Metal ribbed panels, R30 composite, R-19
<b>FLOOR LOAD:</b>	Level 1: 100 PSF Slab on Grade Level 2 & 3: 81 PSF Slab on Deck
<b>ELEVATORS:</b>	Up to three (3) per phase One (1) in the Base Building Delivery
<b>FIRE PROTECTION:</b>	Hazard System - NFPA 1 Max Flow - 450 GPM
<b>HVAC/MECHANICAL:</b>	Lobbies are split system forced air. Tenant areas TBD based on need. Shell is cold and all HVAC will be Tenant specific. Fully secured and demised space for each tenant with no shared utilities or air (fully discrete tenant controlled space and air handling systems) Fourth Floor mezzanine in place to house mechanical units
<b>TELCO PROVIDERS:</b>	<ul style="list-style-type: none"><li>• Comcast – 35 Mbps upload Coax &amp; 10 gig fiber</li><li>• Verizon – Fiber up to 100 gig upload &amp; download</li><li>• DQE – Fiber up to 100 gig upload &amp; download</li></ul>
<b>UTILITY PROVIDERS:</b>	<ul style="list-style-type: none"><li>• Electric: Duquesne Light</li><li>• Gas: Peoples</li><li>• Water/Sewer: PWSA</li></ul>
<b>LAND:</b>	2 Acre Adjacent Parcel is controlled by Elmhurst Group and is available for Building Expansion, Build-To-Suit Projects or Additional Development

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OWNED BY:



LEASING BY:



Please contact the leasing team for more information:

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