

NEW 80,000 SF HIGH-BAY FLEX/OFFICE BUILDING WITH BUILD-TO-SUIT EXPANSION OPPORTUNITY



**ELMHURST
INNOVATION CENTER**
743 TECHNOLOGY DRIVE | PITTSBURGH | PA 15219

OWNED &
DEVELOPED BY:



LEASING BY:

GENFOR
REAL ESTATE

UNIQUE OPPORTUNITY

PREMIER LOCATION & VISIBILITY



Located in South Oakland, the Elmhurst Innovation Center (EIC), offers a unique opportunity – an 80,000 SF newly constructed, fully customizable building located in Pittsburgh Technology Center (PTC), a premier riverfront business park. The additional 2-acre adjacent pad is available for build-to-suit projects, building expansion, added parking, or future development.

EXISTING BUILDING & LOT

80,000 SF building in shell condition with three (3) levels of spec-to-suit space. Highlights include functional high-bay space with drive-in access, flex/office space configurations, a 2-acre urban pad ready lot, integrated parking, riverfront views, abundant natural light, high-quality materials, and modern amenities.

STATE-OF-THE-ART HIGH-BAY FLEX/OFFICE BUILDING

AND 2-ACRE LOT READY FOR EXPANSION



Existing Building – 80K SF New Construction

80,000 SF building in shell condition, a state-of-the-art R&D building with spec-to-suit space. The building has three (3) levels: a high-bay space with drive-in access; flexible space configurations with views of the lower level, and an open modern office space/finished space. There is integral covered parking at ground level, as well as two adjacent public parking garages. The building design offers high-quality materials with the mixing of metals, wood and brick, a translucent wall, efficient space planning, riverfront views and modern amenities.

2-Acre Lot – Custom BTS High-Bay Expansion

This rare opportunity (flat, pad-ready urban land) on Second Avenue in South Oakland allows for customization of the final high-bay building configuration, loading and parking. Depending on tenant needs, the 2-acre pad is available for build-to-suit projects, building expansion, added parking, or future development. The lot is controlled by Elmhurst Group and is ready for vertical construction.

Existing Building **HIGH-BAY SPACE**

1st Floor
26,610 SF



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



**4 Drive-In Doors
at Grade Level**
(10' w x 12' h)



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



Exterior View from Second Avenue



Drive-In Doors via the Covered Parking Area



R&D Use Conceptual Rendering

Existing Building **FLEX/OFFICE SPACE**

2nd Floor
23,789 SF



2nd Floor Windows
Overlook 1st Floor
High-Bay Space



Abundant
Natural Light



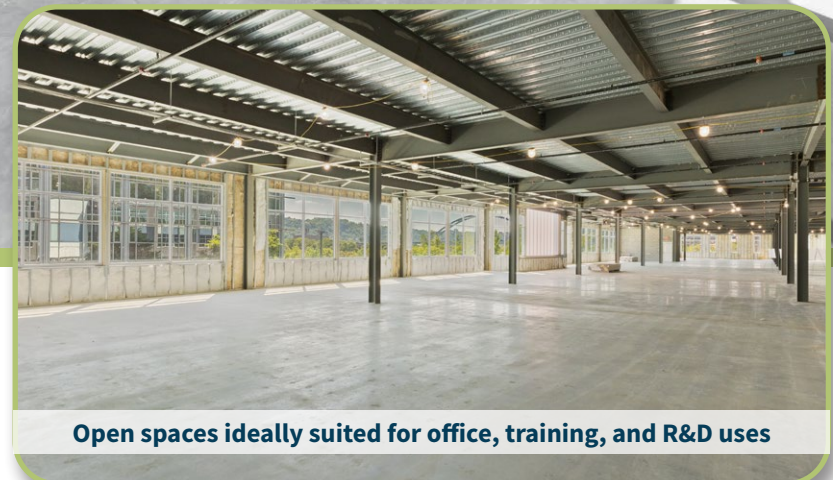
Expansive open spaces
& large bays



2nd Floor Windows
Overlook 1st Floor High-Bay Space



2nd floor Rendering



Open spaces ideally suited for office, training, and R&D uses

Existing Building **FLEX/OFFICE SPACE**

3rd Floor
27,276 SF



Premier Location



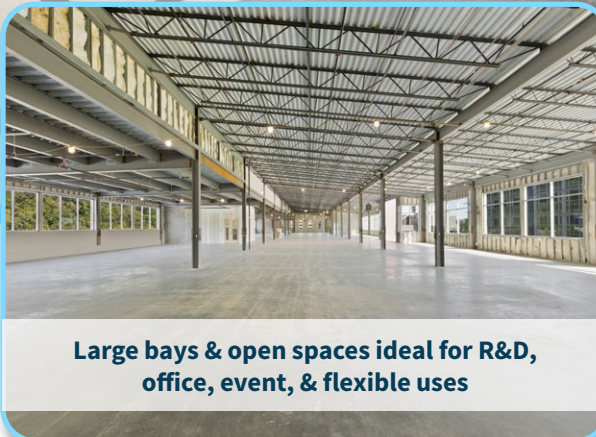
Panoramic Views



Fully Customizable
Interior Space



Spectacular panoramic and riverfront views



Large bays & open spaces ideal for R&D,
office, event, & flexible uses



Prime visibility from I-376 offers
iconic signage & branding opportunities

HIGH-BAY EXPANSION CONCEPTS

The team at Elmhurst Group and Desmone Architects designed various options to expand the current 80,000 SF building. These renderings represent conceptual design concepts and are not intended for construction documentation, as specific details may change during the design development process.

CONCEPT A: 120,000 SF Building

40,264 SF HIGH-BAY EXPANSION

CONCEPT A

Existing Building: Flex/Office Space

- 51,065 SF (2nd and 3rd floors)

Existing Building: High-Bay Space

- 26,610 SF (1st floor)
- 20'9" – 28'6" clear height
- 4 drive-in doors

CONCEPT A (as seen here) adds 40,264 SF of high-bay space to the current building and additional parking using the adjacent 2-acre lot.

Expansion: High-Bay Space

- 40,264 SF (1st floor)
- 28' clear height minimum
- 6 dock-high doors
- 1 drive-in door
- Additional surface parking

Building with Expansion: 119,993 SF Total

- 51,065 SF Flex/Office Space
- 66,874 SF High-Bay Space
- 2,054 SF Mechanical/Lobby Space



CONCEPT B: 110,000 SF Building

30,000 SF HIGH-BAY EXPANSION

CONCEPT B

Existing Building: Flex/Office Space

- 51,065 SF (2nd and 3rd floors)

Existing Building: High-Bay Space

- 26,610 SF (1st floor)
- 20'9" – 28'6" clear height
- 4 drive-in doors

CONCEPT B (as seen here) adds 30,000 SF of high-bay space to the current building and additional parking using the adjacent 2-acre lot.

Expansion: High-Bay Space

- 30,000 SF (1st floor)
- 28' clear height minimum
- Dock high & drive-in loading to-suit
- Additional surface parking

Building with Expansion: 109,729 SF Total

- 51,065 SF Flex/Office Space
- 56,610 SF High-Bay Space
- 2,054 SF Mechanical/Lobby Space



PREMIER LOCATION & AMENITIES

EIC's South Oakland location places companies in the heart of innovation and offers an abundance of amenities easily within walking distance or within a few minutes' drive; including renowned universities, medical facilities, cultural centers, recreational activities, dining, retail, residential, among others.

PREMIER LOCATION AMENITIES AT YOUR DOORSTEP



AMENITIES

ON-SITE & ON-CAMPUS

- **PARKING** +/- 50 integrated ground level spots, plus 250 dedicated spots in the adjacent garage, & additional nearby garages
- **PRIME VISIBILITY & ACCESS** to I-376 offers iconic signage & branding opportunities
- **WALKING & BIKING TRAILS** – Three Rivers Heritage Trail / Great Allegheny Passage
- **BUS STOPS** servicing multiple lines
- **COFFEE & TEA SHOP** and **HOTEL**, with **BAR & BISTRO** (on-campus)
- Spectacular **RIVERFRONT VIEWS**

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.
- **MEDICAL, EDUCATIONAL, & CULTURAL HUB** – Oakland lies just above ETC & 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.

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.

The EIC building and lot offer excellent access and visibility to I-376 East, a central location that is highly accessible to attract a broad pool of candidates in the City of Pittsburgh and across the region.



CORPORATE & INSTITUTIONAL TENANTS

UPMC | HILLMAN
CANCER CENTER

Carnegie
Mellon
University

University of
Pittsburgh
CENTER FOR BIOTECHNOLOGY
AND BIOENGINEERING

CenturyLink®

HITACHI

NCFTA

Novasenta

SDI Steel Dynamics®

McGOWAN INSTITUTE
FOR REGENERATIVE MEDICINE
Regeneration Through Innovation™

Braskem

ThermoFisher
SCIENTIFIC

BUILDING SPECIFICATIONS

BUILDING SPECS & TECHNICAL HIGHLIGHTS

BASE BUILDING I SHELL DELIVERY SPECS

BUILDING I SIZE:	<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
CLEAR HEIGHT:	Level 1: 20'9" - 28'6"	
	Level 2: 12'2"	
	Level 3: 12'6"	
LOADING:	Four (4) Drive-In Doors on Level 1 Door Dimensions: 10' w x 12' h	
COLUMN SPACING:	Varies throughout Level 1: 70' Clear Span Level 2 & 3: 30' x 27' typically	
ELECTRIC:	1600 AMPS, 480V, 3 Phase Service	
PARKING:	50 integral surface spots at market rates; 250 additional spots available at an adjacent garage at market rates	
ZONING:	SP-1 Pittsburgh Technology Center	
BUILDING ENVELOPE / EXTERIOR:	Metal Panels, Translucent Panels, Glass, CIP Concrete, R-Value is R19	

STRUCTURAL SYSTEM:	Structural Steel, Slab on deck
ROOF:	Metal ribbed panels, R30 composite, R-19
FLOOR LOAD:	Level 1: 100 PSF Slab on Grade Level 2 & 3: 81 PSF Slab on Deck
ELEVATORS:	Up to three (3) per phase One (1) in the Base Building Delivery
FIRE PROTECTION:	Hazard System - NFPA 1 Max Flow - 450 GPM
HVAC/MECHANICAL:	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
TELCO PROVIDERS:	<ul style="list-style-type: none">• Comcast – 35 Mbps upload Coax & 10 gig fiber• Verizon – Fiber up to 100 gig upload & download• DQE – Fiber up to 100 gig upload & download
UTILITY PROVIDERS:	<ul style="list-style-type: none">• Electric: Duquesne Light• Gas: Peoples• Water/Sewer: PWSA
LAND/EXPANSION:	2-Acre Adjacent Parcel is controlled by Elmhurst Group and is available for Building Expansion, Build-To-Suit Projects, Parking, or Additional Development

ELMHURST INNOVATION CENTER

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OWNED BY:



LEASING BY:

GENFOR
REAL ESTATE

Please contact the leasing team for more information:

RICH GASPERINI

rgasperini@genforrealestate.com

Direct: 412.564.0752

Cell: 412.651.6888

MATEO VILLA

mvilla@genforrealestate.com

Direct: 412.564.0754

Cell: 412.715.3454

CONNOR JANGRO

cjangro@genforrealestate.com

Direct: 412.564.0776

Cell: 412.805.7064

GENFOR REAL ESTATE

One Altoona Place, Suite 2A

Pittsburgh, PA 15228

Office: 412.564.0750

www.genforrealestate.com

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