



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:



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**

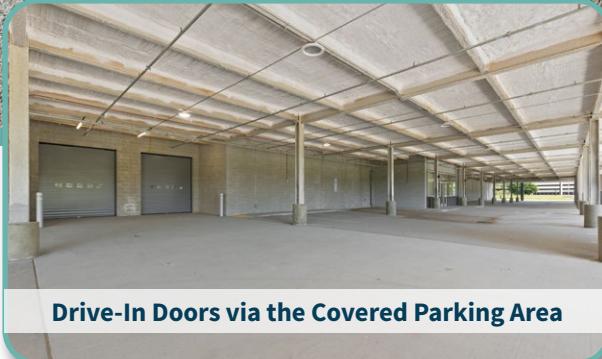
1st Floor
26,610 SF



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



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



Existing Building **FLEX/OFFICE SPACE**

2nd Floor
23,789 SF



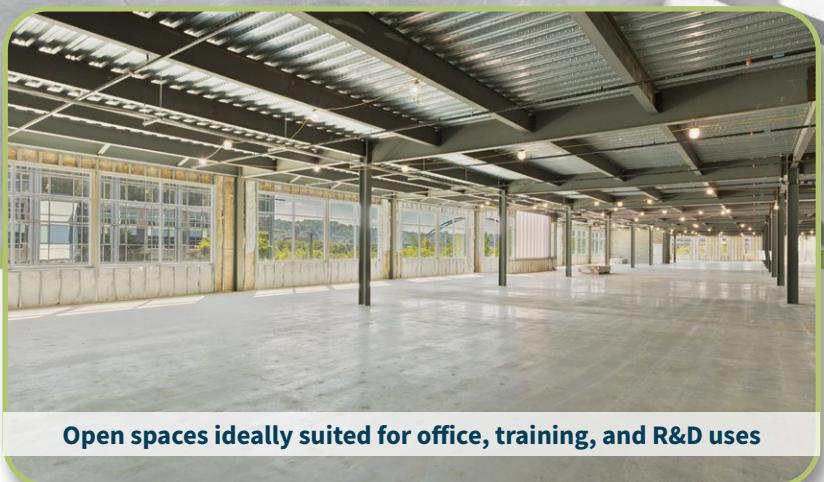
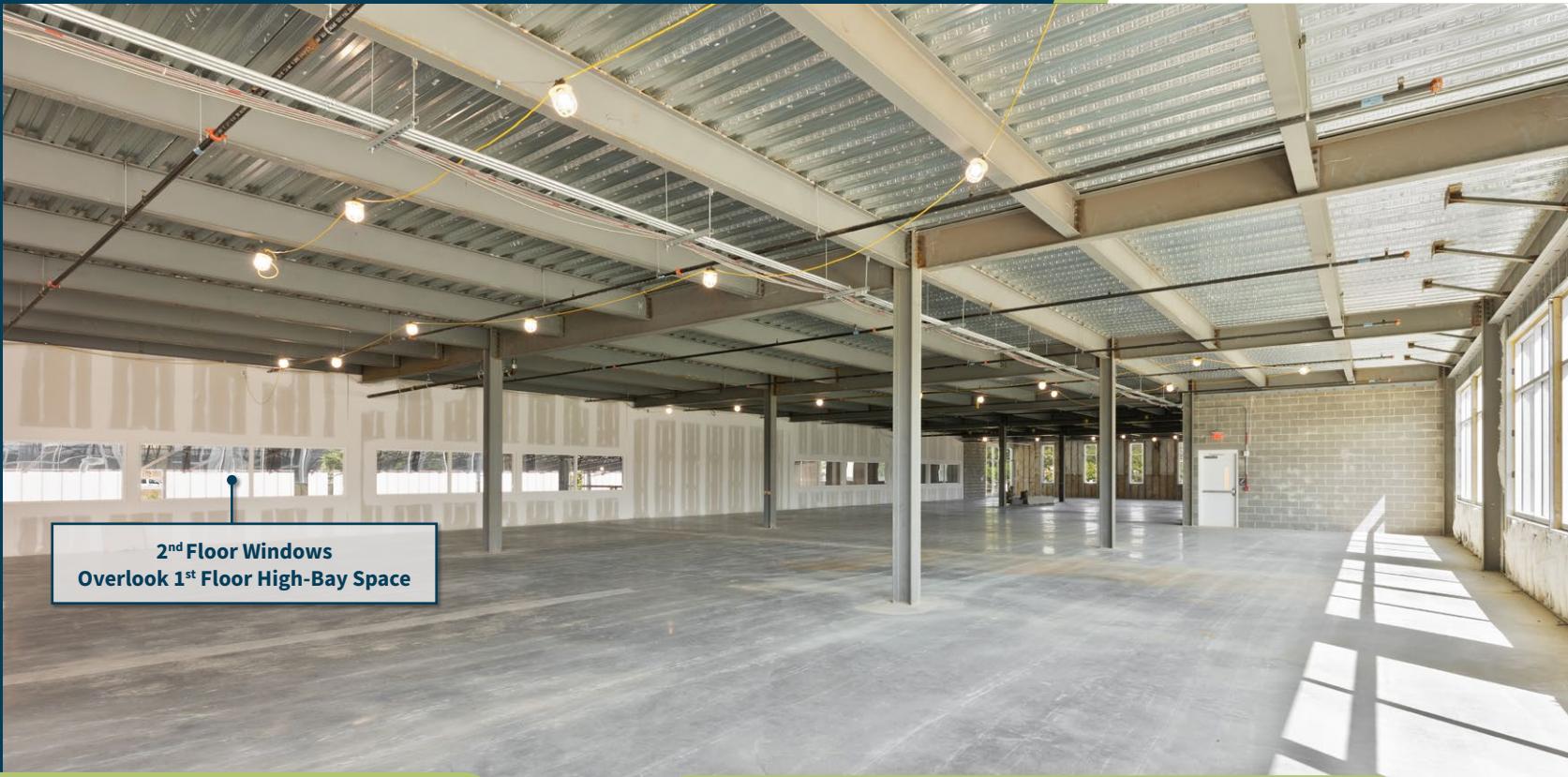
**2nd Floor Windows
Overlook 1st Floor
High-Bay Space**



**Abundant
Natural Light**



**Expansive open spaces
& large bays**



Existing Building **FLEX/OFFICE SPACE**

3rd Floor
27,276 SF



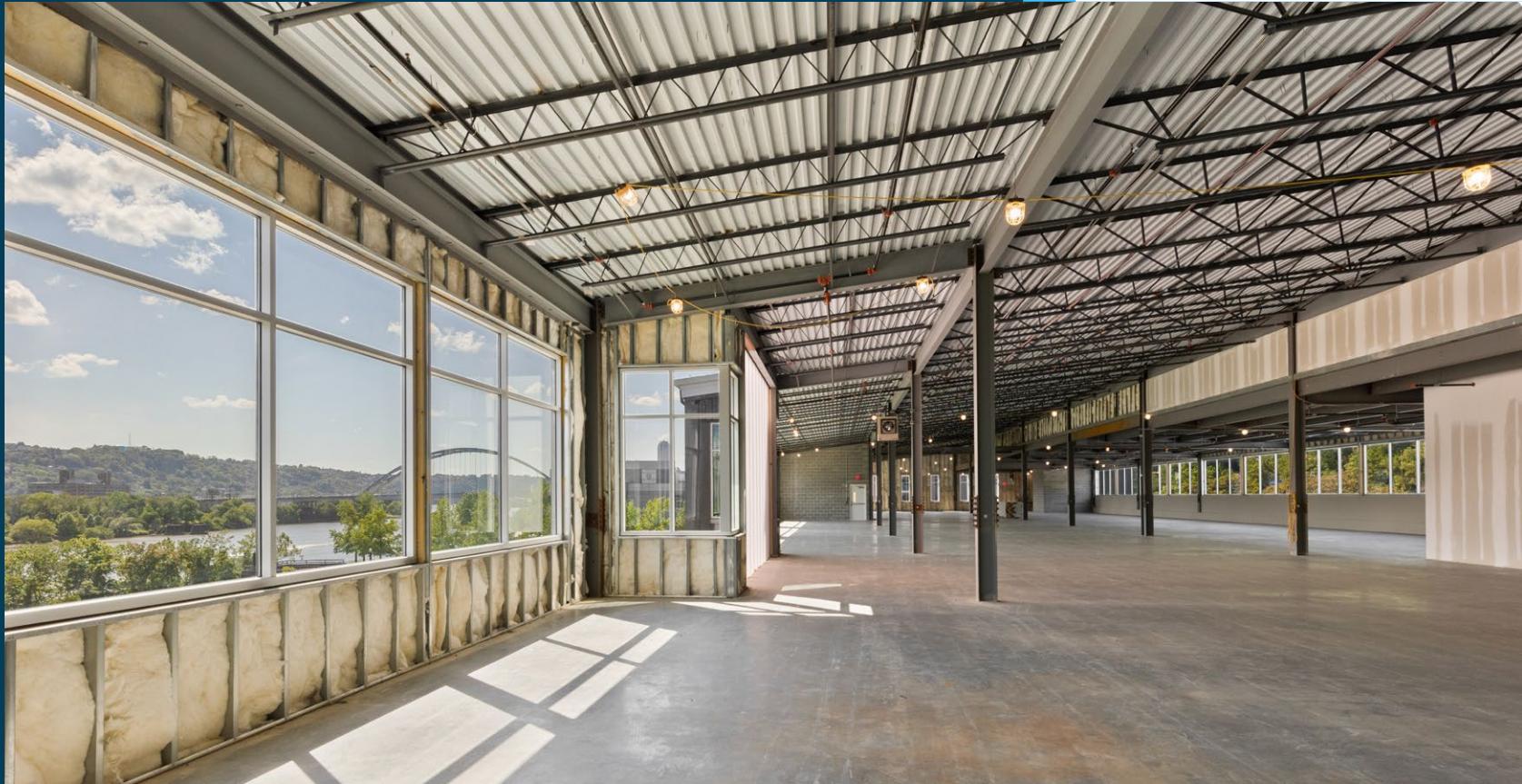
Premier Location



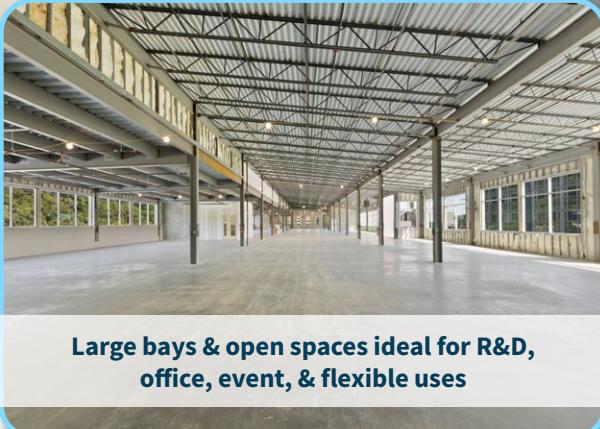
Panoramic Views



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

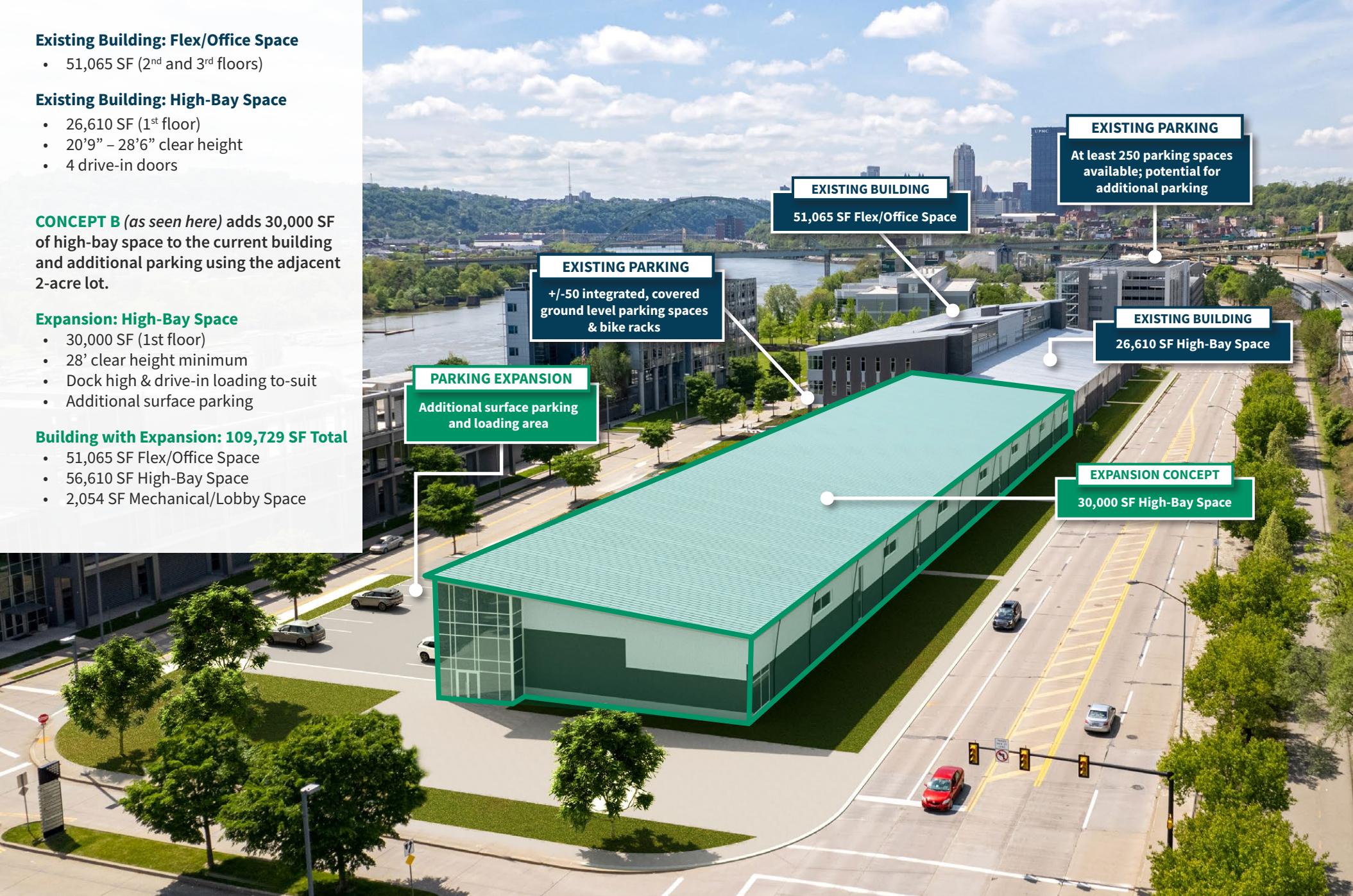
CONCEPT B (as seen here) adds 30,000 SF of high-bay space to the current building and additional parking using the adjacent 2-acre lot.

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 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.

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

HITACHI

SDI Steel Dynamics®

Carnegie
Mellon
University

**University of
Pittsburgh**
CENTER FOR BIOTECHNOLOGY
AND BIOENGINEERING

**McGOWAN INSTITUTE
FOR REGENERATIVE MEDICINE**
Regeneration Through Innovation™

Braskem

CenturyLink

NCFTA

Novasenta

**ThermoFisher
SCIENTIFIC**

BUILDING SPECIFICATIONS



BUILDING SPECS & TECHNICAL HIGHLIGHTS

BASE BUILDING I SHELL DELIVERY SPECS

| | | | | |
|--------------------------------------|---|------------|---------------------------|--|
| BUILDING I SIZE: | BUILDING I | 79,726 RSF | STRUCTURAL SYSTEM: | Structural Steel, Slab on deck |
| | Level 1: High-bay Space | 26,610 RSF | ROOF: | Metal ribbed panels, R30 composite, R-19 |
| | Level 2: Flexible Space | 23,789 RSF | FLOOR LOAD: | Level 1: 100 PSF Slab on Grade |
| | Level 3: Flexible Space | 27,276 RSF | | Level 2 & 3: 81 PSF Slab on Deck |
| | Level 1: Lobbies | 1,295 RSF | ELEVATORS: | Up to three (3) per phase |
| | Level 1: Mechanical | 759 RSF | | One (1) in the Base Building Delivery |
| CLEAR HEIGHT: | Level 1: 20'9" - 28'6" | | FIRE PROTECTION: | Hazard System - NFPA 1 |
| | Level 2: 12'2" | | | Max Flow - 450 GPM |
| | Level 3: 12'6" | | HVAC/MECHANICAL: | Lobbies are split system forced air. Tenant areas TBD based on need. Shell is cold and all HVAC will be Tenant specific. |
| LOADING: | Four (4) Drive-In Doors on Level 1 | | | Fully secured and demised space for each tenant with no shared utilities or air (fully discrete tenant controlled space and air handling systems) |
| | Door Dimensions: 10' w x 12' h | | TELCO PROVIDERS: | Fourth Floor mezzanine in place to house mechanical units |
| COLUMN SPACING: | Varies throughout | | | <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 |
| | Level 1: 70' Clear Span | | UTILITY PROVIDERS: | <ul style="list-style-type: none">• Electric: Duquesne Light• Gas: Peoples• Water/Sewer: PWSA |
| ELECTRIC: | 1600 AMPS, 480V, 3 Phase Service | | 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 |
| 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 | | | |

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OWNED BY:



LEASING BY:



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