

TECH-FLEX FOR LEASE

OXFORD
REALTY SERVICES, INC.

TENANT REPRESENTATION | STRATEGIC PLANNING | TRANSACTION MANAGEMENT | RESEARCH & COLLABORATIVE SUPPORT | LEASE ADMINISTRATION

Signage Opportunity

FACTORY 26

AT
3 CROSSINGS

LANDLORD REPRESENTATION | ACQUISITIONS & DISPOSITIONS | CORPORATE SERVICES | SITE SELECTION | CONSULTING SERVICES | MARKET RESEARCH

PROJECT OVERVIEW

Factory 26 is located in the heart of 3 Crossings at 211 26th Street.

Centrally located in Pittsburgh's historic Strip District.

Mix of flexible office and warehouse space with loading dock and garage level access.

BUILDING/PROPERTY SIZE

- 56,642 SF
- 42,340 SF First Floor
- 14,302 SF Second Floor
- 1.33 Acres

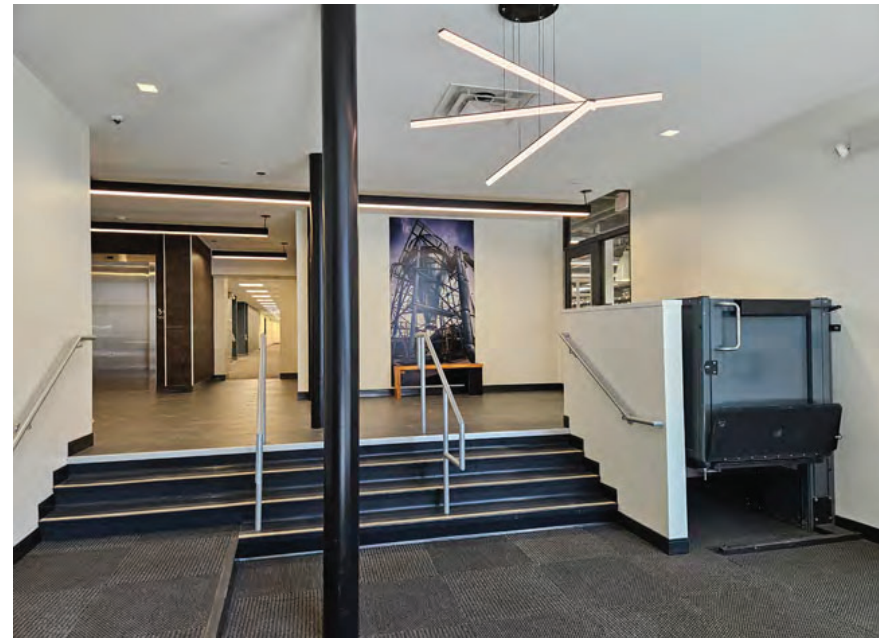
AVAILABLE PREMISES

- 4,853 SF - First Floor
- 14,302 SF - Second Floor



PROPERTY HIGHLIGHTS

- Factory 26 at 3 Crossings is centrally located in the Strip District's Robotics Row, ideal for robotics, life sciences and R&D.
- Highly Adaptable & Efficient Design
- Ceiling Heights - 12' - 20' clear
- Full base building redevelopment
- Ample parking available to lease
 - 35 On-site spaces
 - 600 Car HUB Garage
- New finishes in common areas and restrooms
- Secure access and electronic monitoring
- Exterior signage available



PROJECT HIGHLIGHTS

FIRST FLOOR - 4,853 SF



PROPERTY HIGHLIGHTS



SECOND FLOOR - Up to 14,302 SF

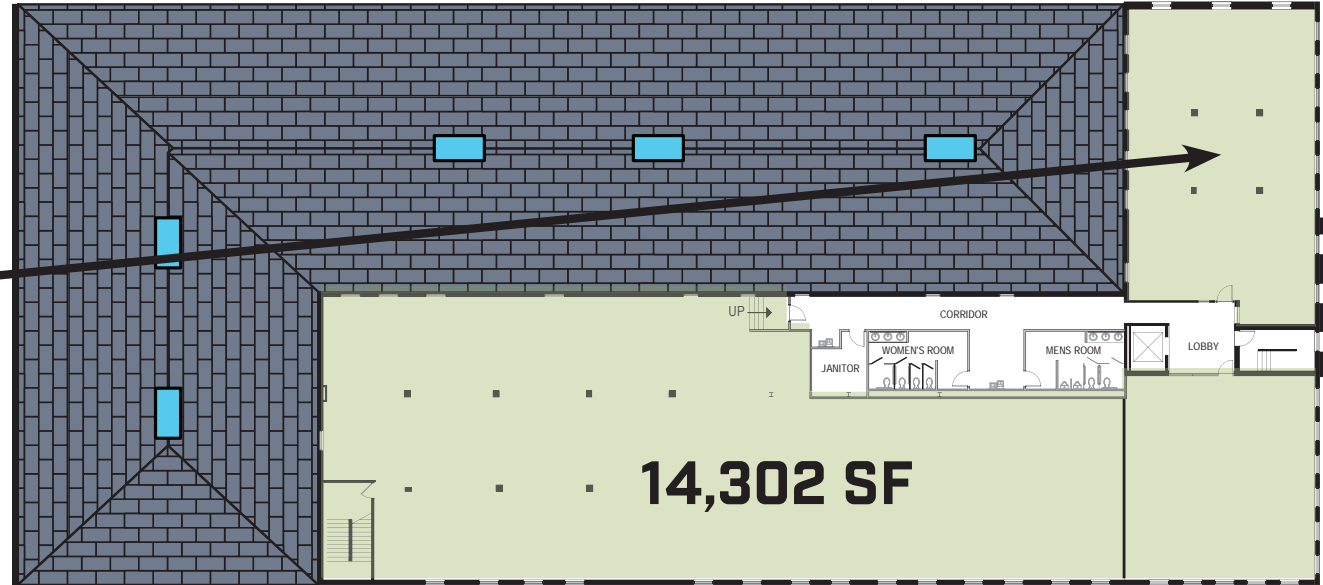


FLOOR PLANS & AVAILABILITY



**SAMPLE
CONCEPTUAL
DESIGN
2,850 SF**

**FULL
SECOND
FLOOR
AVAILABLE:
14,302 RSF**



**FIRST
FLOOR
AVAILABLE:
4,853 SF**



SMALLMAN STREET

26TH STREET

STRIP DISTRICT DEMOGRAPHICS



Average
Household Income

\$127,711



Median
Home Values

\$425,000



Average
Gross Rent

\$1,882



Bachelor's Degree
or Higher

84.3%



Estimated
Daytime Population

42,049

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019



Recent/Planned
Developments



Office Space
2.2M SF



Residential Units
1,200



Retail Space
282,900SF



Parking
2,385 spaces



Hotel
283 keys

STRIP DISTRICT DEMOGRAPHICS

YOU CAN GET EVERYWHERE FROM HERE



DRIVING

Downtown Pittsburgh	4 min.
Lawrenceville	4 min.
PNC Park	5 min.
Heinz Field	5 min.
University of Pittsburgh	8 min.
Duquesne University	8 min.
Carnegie Mellon University	11 min.

WALKING

The Strip District's colorful entertainment district is a 15 minute walk from the heart of 3 Crossings

Diverse food purveyors, hot eateries, and breweries and distilleries are within 1-3 block walk.

PARKING

The HUB @ 3 Crossings 590 spaces

Cork Factory Garage 427 spaces

+ 5 public surface parking lots within 1 mile

BIKING

100 bike stalls at The Hub at 3 Crossings

Healthy Ride Pittsburgh Station on-site and at 3 other Locations

10 blocks of protected bike lanes along Penn Ave.

Three Rivers Heritage Trail Access

MASS TRANSIT

The 54, 86, 87, 88, and 91 travel through the Strip District with stops on Liberty and/or Penn Avenue.

STRIP DISTRICT / 3 CROSSINGS NEIGHBORS



EATS & DRINKS

- 1 ART'S TAVERN
- 2 BAR MARCO
- 3 BELLA NOTTE
- 4 CAFÉ RAYMOND
- 5 CASA REYNA
- 6 CAVO
- 7 CHICKEN LATINO
- 8 CINDERLANDS
- 9 CIOPPINO
- 10 DELUCA'S
- 11 DIANOLA'S EATERY
- 12 EDGAR TACOS
- 13 ENRICO BISCOTTI
- 14 JOSEPH LABRIOLA SAUSAGE
- 15 KAYA
- 16 KELLY O'S
- 17 KLAVON'S ICE CREAM
- 18 LITTLE BANGKOK
- 19 LUKE WHOLEY'S
- 20 HARP & FIDDLE
- 21 MY SWEET LILLY
- 22 PAMELA'S DINER
- 23 PEACE, LOVE, AND LITTLE DONUTS
- 24 PENN AVENUE FISH
- 25 PA MACARONI CO.
- 26 PHO VAN
- 27 PITTSBURGH WINERY
- 28 OSTERIA 2350
- 29 ROLAND'S SEAFOOD GRILL
- 30 S&D DELI
- 31 SAVOY
- 32 SMALLMAN GALLEY
- 33 STAMODIS BROS
- 34 WIGLE WHISKEY
- 35 EAST END BREWING CO
- 36 PIZZERIA DAVIDE
- 37 CHOPPIN' BLOCK
- 38 EL LAYALI HOOKAH
- 39 PREETI'S PITT
- 40 SMALLMAN DELI



SHOPPING

- 1 PITTSBURGH POPCORN CO.
- 2 BW WHOLESALE FLORIST
- 3 GUARDIAN STORAGE
- 4 HAIR BY DESIGN
- 5 HENS & CHICKS
- 6 PERLORA LEATHER
- 7 THE DOG STOP
- 8 MON AIMEE CHOCOLATE
- 9 ZERRER'S ANTIQUES



RECREATION

- 1 FREEDOM FITNESS FACILITY
- 2 STOUT TRAINING
- 3 INTREPIDUS FITNESS
- 4 MERAKI STUDIO
- 5 ATTACK THEATRE
- 6 PITTSBURGH BALLET THEATRE/ALLEGHENY
- 7 PITTSBURGH OPERA
- 8 SOCIETY FOR CONTEMPORARY CRAFT
- 9 MADABGLIC



AVE. DAILY TRAFFIC VOLUME

- LIBERTY AVENUE - 19,306
- PENN AVENUE - 5,899
- SMALLMAN STREET - 8,792



PUBLIC TRANSIT

- PORT AUTHORITY BUS STOPS
- HEALTHY RIDE, BIKE SHARE RACKS

PARKING

- STREET PARKING, LOTS AND GARAGES ARE AVAILABLE THROUGHOUT THE STRIP DISTRICT

3 CROSSINGS



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