

DRIVING THE FUTURE
OF INNOVATION

PREMIER RETAIL SPACE AVAILABLE

THE
ASSEMBLY
PITTSBURGH



350,000+ SF MIXED USE DEVELOPMENT
LEASING AVAILABLE IN DECEMBER 2021



WATCH THE VIDEO

THE ASSEMBLY

PREMIUM RETAIL SPACE LOCATED ON THE BORDER OF BLOOMFIELD AND SHADYSIDE COMMUNITIES



1 Entry Plaza / Main Entry

2 Restaurant

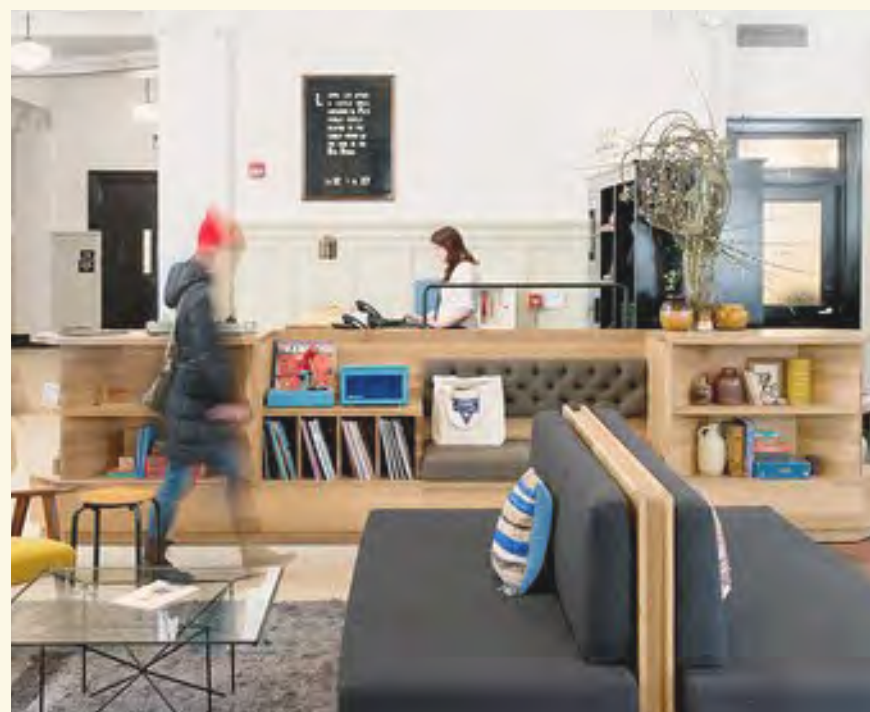
3 Lobby

4 Auditorium

5 Gathering / Event Space

6 Conference Space

7 Parking



THE PROJECT

The historic building that once housed the Ford Motor Company in Pittsburgh's Bloomfield neighborhood is getting new life as a world-class hub that combines research, innovation and entrepreneurship.

Driven by a collaboration between the University of Pittsburgh and Wexford Science+Technology, the property at the corner of Baum Boulevard and Morewood Avenue will encourage collaboration between researchers and entrepreneurs to advance their discoveries into patient treatment. The results could reinvent the way health care is delivered in such areas as transplantation, cancer, aging and chronic diseases.

Tenants will include researchers supported by the Immune Transplant and Therapy Center (ITTC), which focuses on cutting-edge medical research for the latest immunotherapies.



WATCH THE VIDEO

A TRACK RECORD OF TRANSFORMATION

ABOUT THE BUILDING

Built in 1915 by Ford Motor Company and designed by famed architect John Graham, the historic building on the corner of Baum Boulevard and Morewood Avenue was originally a one-stop shop for the iconic Model T, which went from assembly line to showroom floor all in this building.



+200,000 S.F.



Listed on the National Register of Historic Places

THE FUTURE | THE ASSEMBLY

Historic redesigned 350,000 SF world-class hub by ZGF Architects, which creates a knowledge community for researchers, inventors and entrepreneurs. Driven by a strategic collaboration between University of Pittsburgh and Wexford Science + Technology.

AMENITIES INCLUDE:



3 premiere retail storefronts on Centre Ave. and Baum Blvd.



325-space parking garage with secure bike parking room

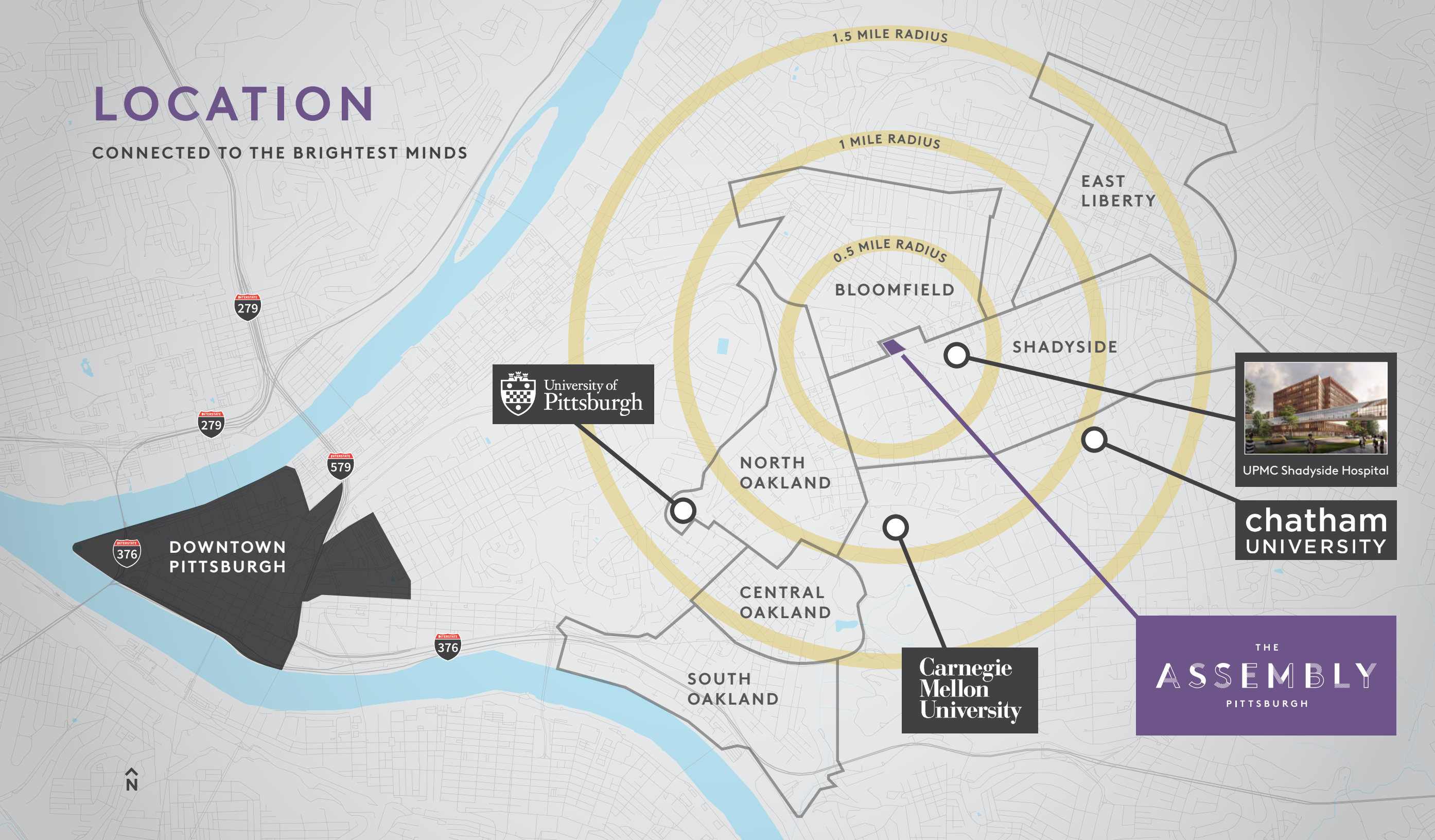


250+ seat capacity auditorium for lectures, presentation and symposium



LOCATION

CONNECTED TO THE BRIGHTEST MINDS



BLOOMFIELD - PITTSBURGH'S LITTLE ITALY

EAST PITTSBURGH NEIGHBORHOOD IN ALLEGHENY COUNTY WITH A POPULATION OF 7,549

Bloomfield is a neighborhood with deep-rooted history and a wide-ranging dining scene that includes pizzerias and old-school Italian spots, as well as global eateries, hip cafes and burger joints. Lively taverns host bands and DJs, and classic dive bars buzz after dark. Liberty Avenue also has independent shops selling records, books and boutique clothing retailers.

SHADYSIDE: A WALKABLE MIX OF SPECIALTIES


EAST PITTSBURGH NEIGHBORHOOD IN ALLEGHENY COUNTY WITH A POPULATION OF 10,653

Quaint Shadyside is a walkable residential area known for its wide-ranging shopping scene, with a mix of upscale boutiques, big-name brand shops and specialty grocers, plus vintage, antiques and home decor stores. The lively bar scene features boisterous late-night pubs, a popular gay club and chilled craft beer spots, joined by tapas restaurants, American eateries, noodle bars and brunch spots.

LOCATION HIGHLIGHTS


14,186 residential units in a 1-mile radius


57,305 students enrolled across 5 local universities


Property will support 500 researchers and staff


Walk Score® Walker's Paradise (91)


Multipurpose atrium and event space


Transit Score® Excellent Transit (70)

SURROUNDING NEIGHBORHOOD

SURROUNDING 1.5 MILES FROM CENTRE AVE



THE ASSEMBLY PITTSBURGH

UPMC Shadyside
17th largest hospital in US
9,000+ employees

WALNUT STREET
 L'OCITANE EN PROVENCE | J.CREW | SEPHORA | APPLE
 RITE AID | lululemon | GAP | BRUEGGER'S
 BANANA REPUBLIC | WILLIAMS-SONOMA
 COACH | FIRST NIAGARA | TALBOTS

West Penn Hospital
 FRESNIUS KIDNEY CARE
 KFC
 Pop Days
 UPMC LUNA GARAGE
 PARKING DECK
 BAUM BLVD - 19,659 annual avg daily traffic
 UPMC HILLMAN CANCER CENTER
 CENTRE PLAZA
 PAPA JOHN'S
 DENN STATION
 EMILIANO'S
 verizon | SUPERCUTS
 FAMILY HOUSE

ALDI
 RITE AID
 WHOLE FOODS MARKET
 TANA
 ACE HOTEL
 hotel INDIGO
 CVS
 target
 THE VILLAGE AT EASTSIDE
 Tuesday Morning
 TRADER JOE'S
 STAPLES
 GIANT EAGLE
 EASTSIDE PETSMART
 TREK
 Starbucks
 Walgreens
 MARKET DISTRICT
 PATRICK
 BRGR
 SPOON
 EASTSIDE II
 NOODLES & COMPANY
 corner bakery CAFE
 PIZZOVIO
 BAKERY SQUARE 2.0
 BAKERY SQUARE
 Panera BREAD
 LAIFITNESS.
 ANTHROPOLOGIE
 west elm | Learning Express
 SPRINGHILL SUITES MARriott

DEMOGRAPHICS

KEY FACTS within a 2-mile radius

- Population: **106,045**
- Households: **47,145**
- Average Household Income: **\$75,976**

BUSINESS within a 1-mile radius

- Total Businesses: **3,238**
- Total Employees: **33,931**
- Pittsburgh ranked **#2** highest city in the country for amount of money spent on takeout

EMPLOYMENT within a 1-mile radius

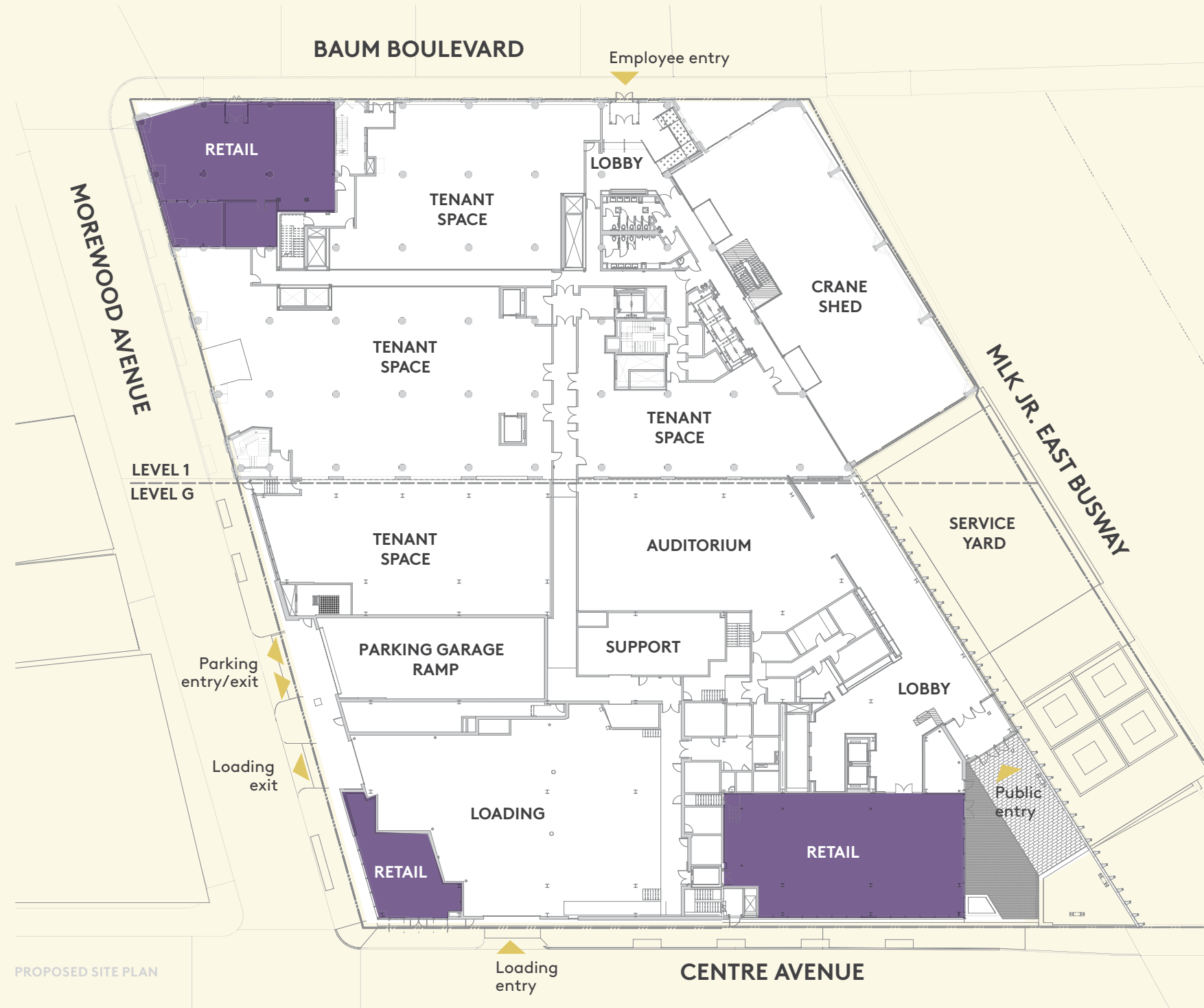
- Health care & social assistance businesses: **1,756**
- Health care & social assistance employees: **12,426**

EDUCATION

- University of Pittsburgh Named **#1** Public University in the Northeastern US
Wall Street Journal / Times Higher Education College Rankings, 2020
- Carnegie Mellon University is ranked as the **#1** college in America for Information Technology
Niche 2021
- Pittsburgh, PA - **#1** Emerging Life Sciences Cluster
- Carnegie Mellon University is ranked **#1** Graduate Program for Artificial Intelligence in the US
U.S. News & World Report, 2018
- Pittsburgh is **#1** city that appeals to Millennials

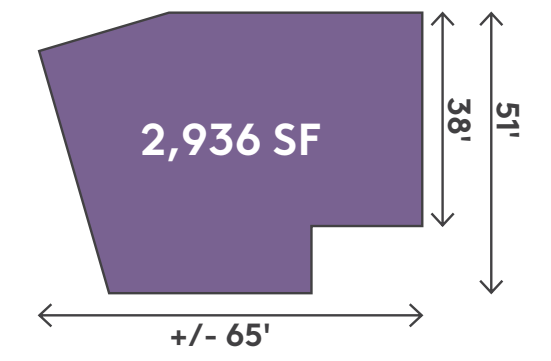
PITTSBURGH'S FAST FACTS

- Tech Firms' Contribution to Overall Workforce: **23.4%**
- Annual R&D Spending: **\$3B**
- Tech firms that have a foothold in Pittsburgh: **1600+**
- Accelerators, education organizations and eco system leaders: **400+**

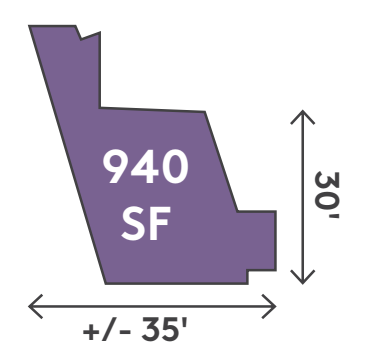


CONCEPTUAL FLOORPLANS

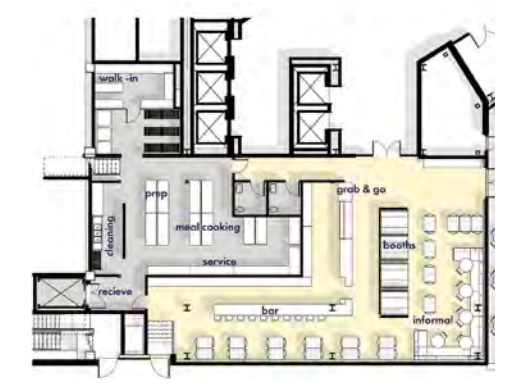
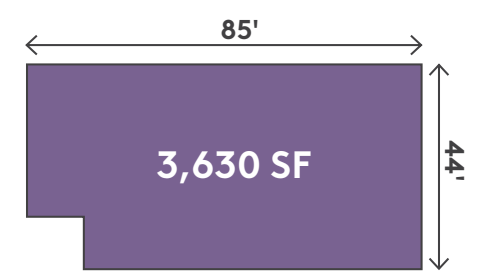
SHOWROOM RETAIL SAMPLE PLAN



CORNER RETAIL SAMPLE PLAN



LOBBY SAMPLE PLAN



THE
ASSEMBLY
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