FOR LEASE

OXFORD REALTY SERVICES, INC.

FACTORY 26
AT 3 CROSSES

LANDLORD REPRESENTATION | ACQUISITIONS & DISPOSITIONS | CORPORATE SERVICES | SITE SELECTION | CONSULTING SERVICES | MARKET RESEARCH
Factory 26 is located in the heart of 3 Crossing at 211 26th Street.

Factory 26 is within walking distance to the restaurants and retail center of Pittsburgh's historic Strip District.

The renovated building is a mix of flexible office and warehouse space. Loading dock access is provided through the private surface parking area.

**BUILDING/PROPERTY SIZE**
- 55,552 SF
- 38,766 SF First Floor
- 13,786 SF Second Floor
- 1.33 Acres

**AVAILABLE PREMISES**
- Suites Available from 5,000 SF to 52,000 SF for Full Building

**LEASE RATE**
- Negotiable. Subject to Use, Space Requirements and Delivery Condition
PROPERTY HIGHLIGHTS

- Factory 26 at 3 Crossings is centrally located in Pittsburgh’s vibrant new Robotics Row, Ideal for Robotics, Biotech, and R&D.
- 52,552 Square Feet Available Over Two Stories
- Highly Adaptable & Efficient Design
- Open warehouse and tech spaces with sections of temperature controlled warehouse and finished office spaces
- Warehouse Ceiling - 20’ to deck and 14’ to bottom of truss
- Flex Area - 11’8” clear to underside of trusses
- New roof installed in 2015
- Zoned RIV-IMU (Industrial Mixed-Use)
- New Garage Door Facade for Easy Outdoor Access
- Visitor Parking along Smallman Street
FLOOR PLANS & AVAILABILITY

SECOND FLOOR
TOTAL: 13,786 RSF

1st Floor
TOTAL: 38,766 RSF

1. OFFICE SPACE 14,924 SF
2. TECH FLEX SPACE 9,345 SF
3. TECH FLEX SPACE 8,659 SF
4. OFFICE SPACE 2,748 SF

TECH Flex Space 14,924 sf
Office Space 5,525 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

**Recent/Planned Developments**
- **Office Space**: 2.2M SF
- **Residential Units**: 1,200
- **Retail Space**: 282,900SF
- **Parking**: 2,385 spaces
- **Hotel**: 283 keys

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019
Friendly and welcoming. Comfortable in its city skin. High heels or flip flops, business suit or bathing suit.


**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.

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**YOU CAN GET EVERYWHERE FROM HERE**
