



# THE BREWERY WORKSHOP LOFTS



Loft-style  
**workshop**  
spaces to  
*build & create*



**1600 MARYS AVENUE • SHARPSBURG PA • 15215**

**FOR LEASE**  
**31,981 SF BUILDING**

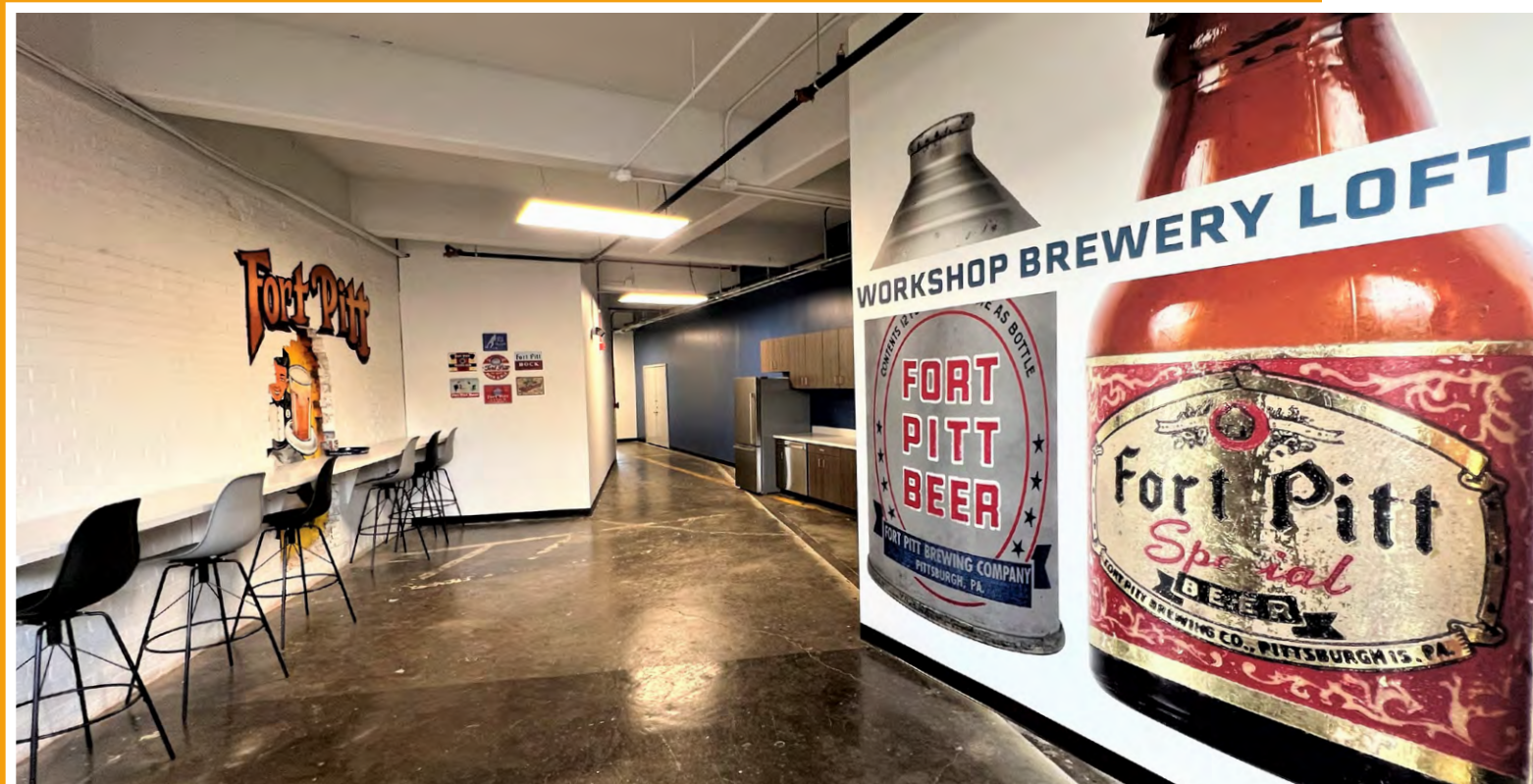
**±4,000 -12,000**  
**AVAILABLE SF**  
**1st Floor**

**&**

**±2,500**  
**AVAILABLE SF**  
**2nd Floor**

**&**

**±3,000**  
**AVAILABLE SF**  
**Storage Space**



# Work. Play. *Create.*

## RENOVATIONS / PROPERTY ATTRIBUTES

- New handicapped accessible entrance with new tenant marquis
- New men's and women's restrooms + unisex restroom with shower
- Common kitchenette with dishwasher, refrigerator, microwave, and plenty of storage
- Tenant areas to be individually metered for electric: 3 phase 120/208V/200 amp panel in each space
- Smooth, stained concrete floors throughout interior
- Dedicated, paved off-street parking + bike racks
- All spaces heated with full HVAC capability, based on Tenant needs
- Secure 24/7/365 access. Exterior cameras + security patrols

## LOCATION / APPEAL

- Exciting mix of artistic, food, beverage, professional, retail, service, and light industrial businesses nearby
- Quick access to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to CMU, UPMC, University of Pittsburgh and "Robotics Row"
- Located adjacent to the Fort Pitt Brewery offices (1601 Marys Avenue)

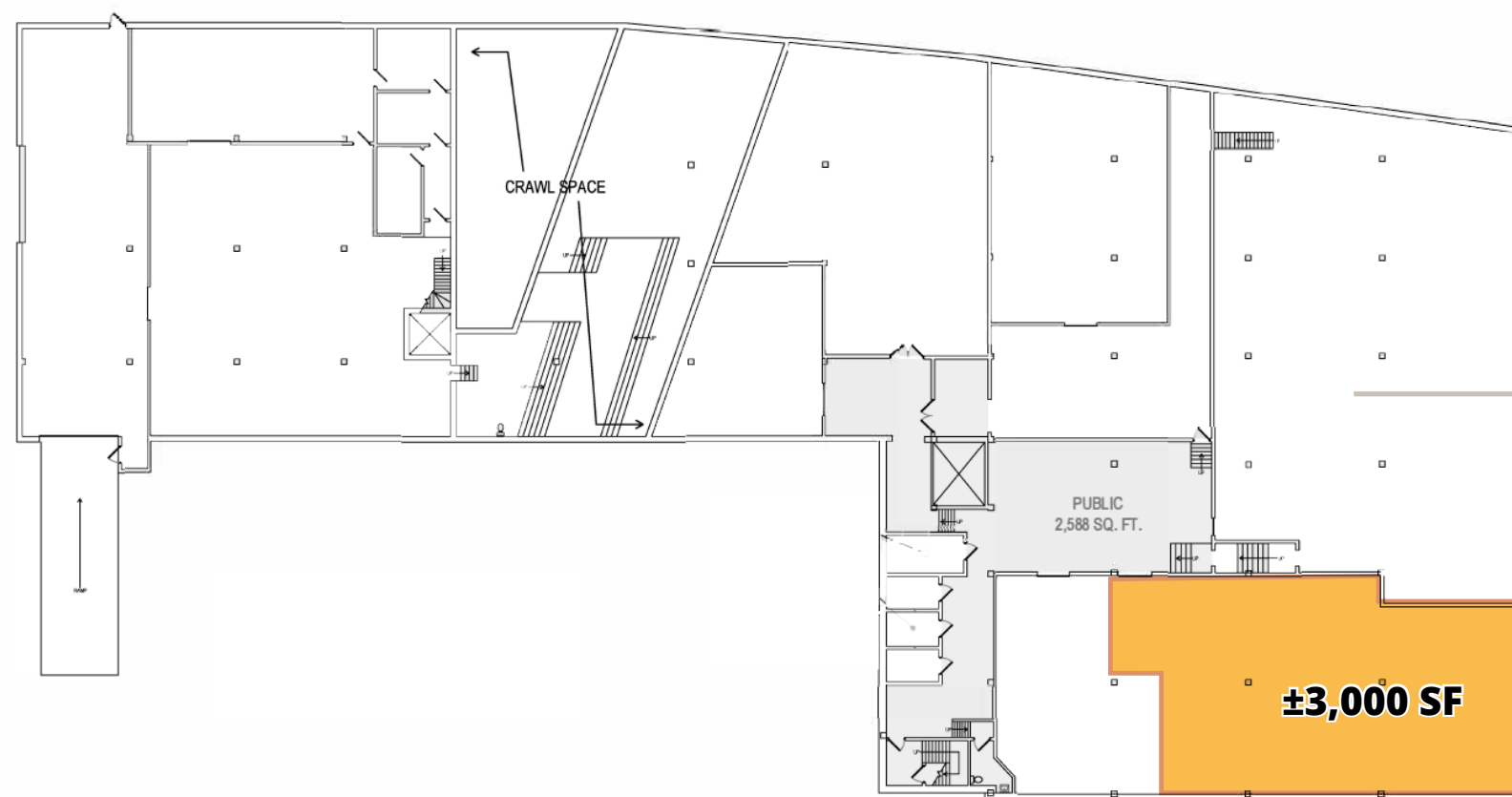
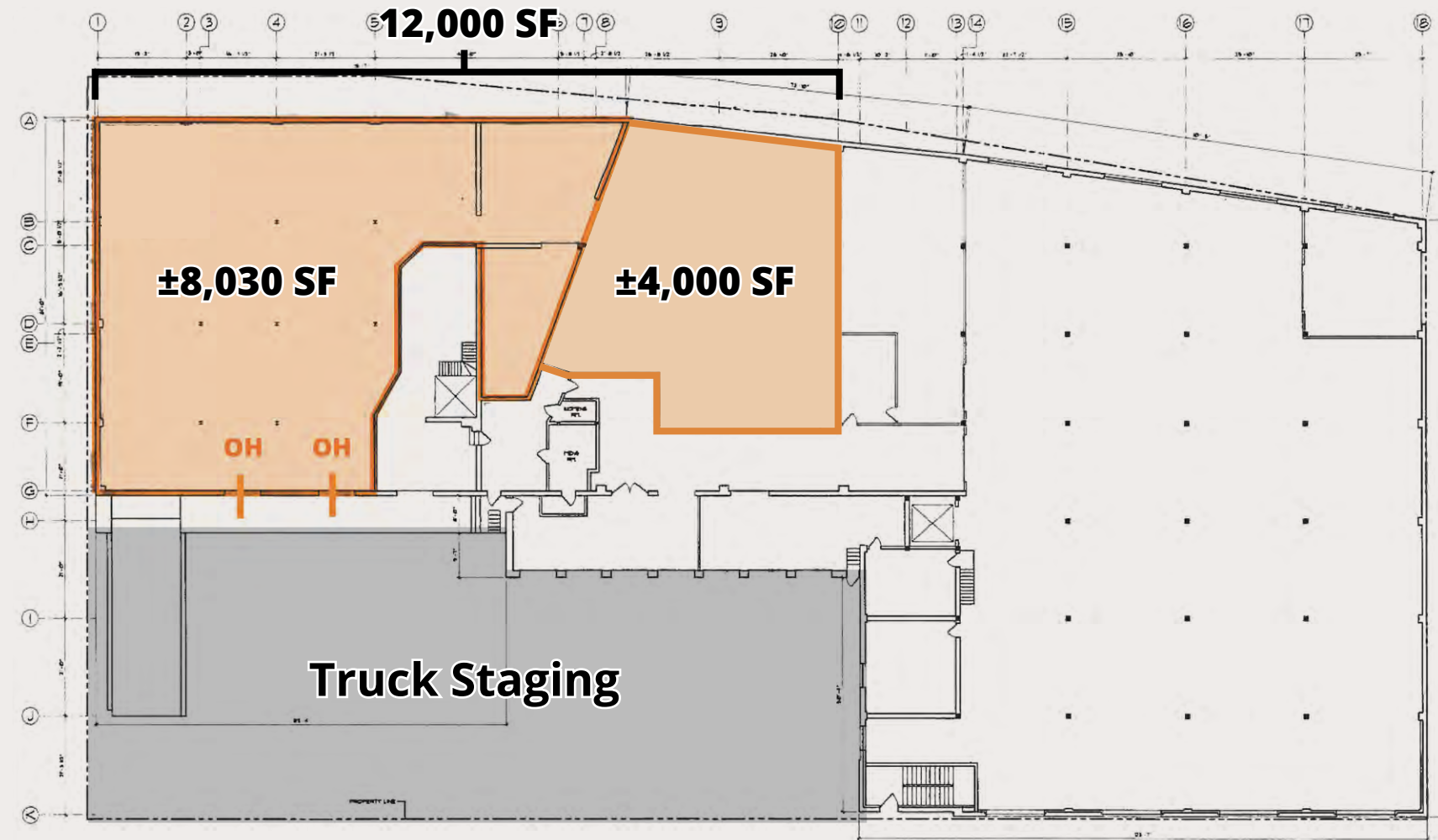
## HUBZONE PROGRAM

- Property is located in an SBA recognized HUBZone

<https://www.sba.gov/federal-contracting/contractingassistance-programs/hubzone-program>

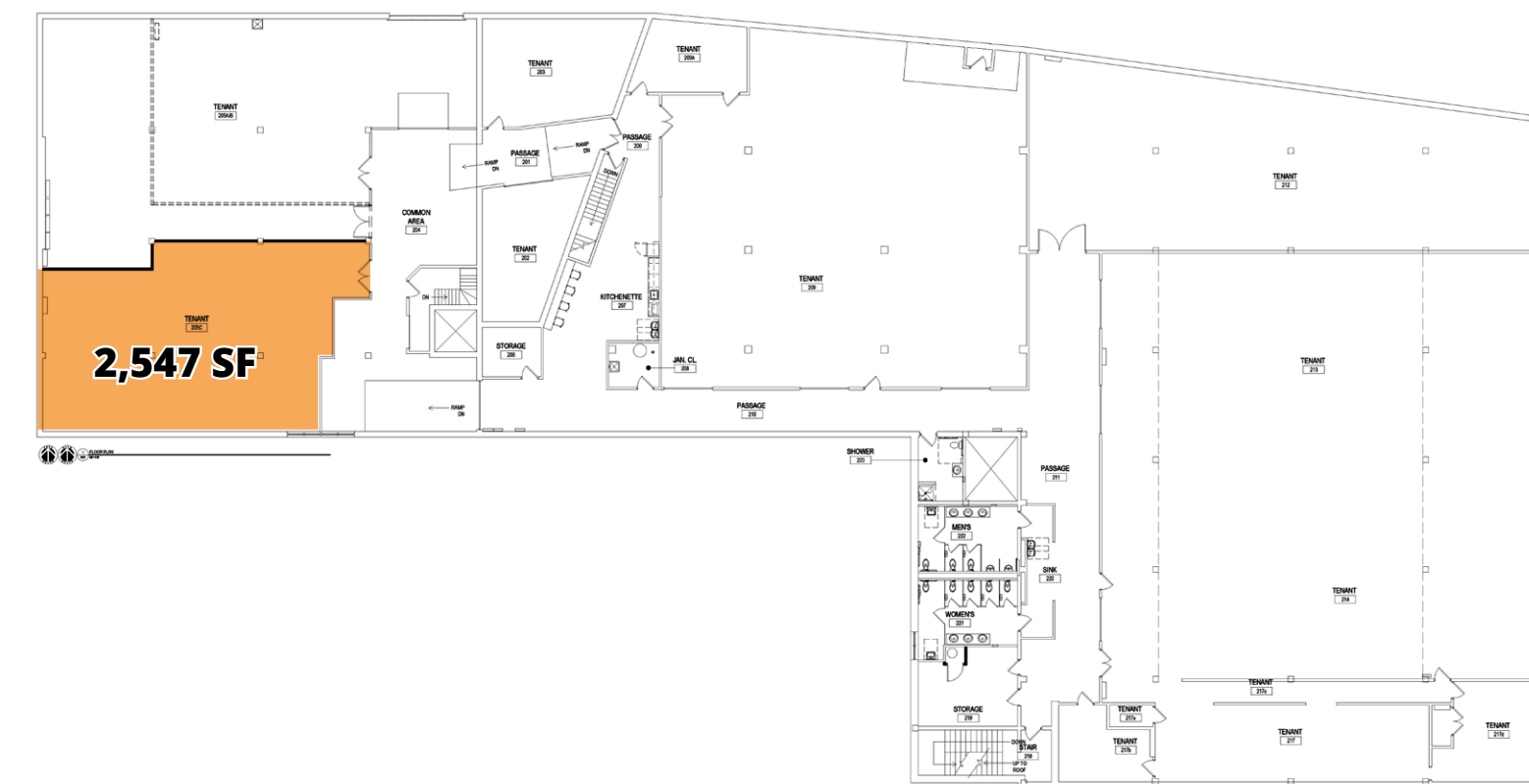
# 1st Floor Availability

- 12,000 SF available, subdividable to  $\pm 8,030$  SF and  $\pm 4,000$  SF suites
- Two (2) dedicated 8'x10' dock high doors with immediate access to space
- Three (3) shared docks



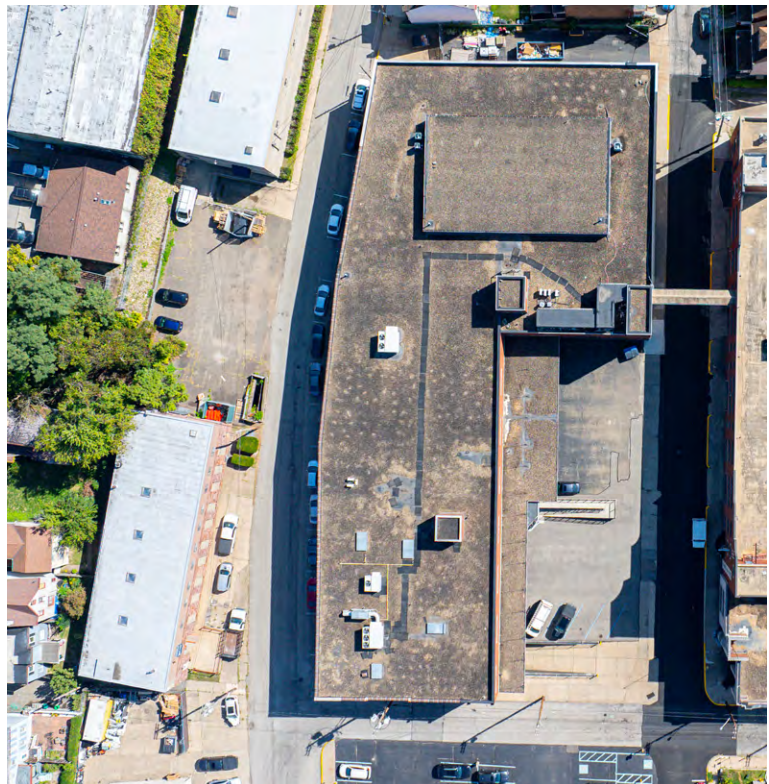
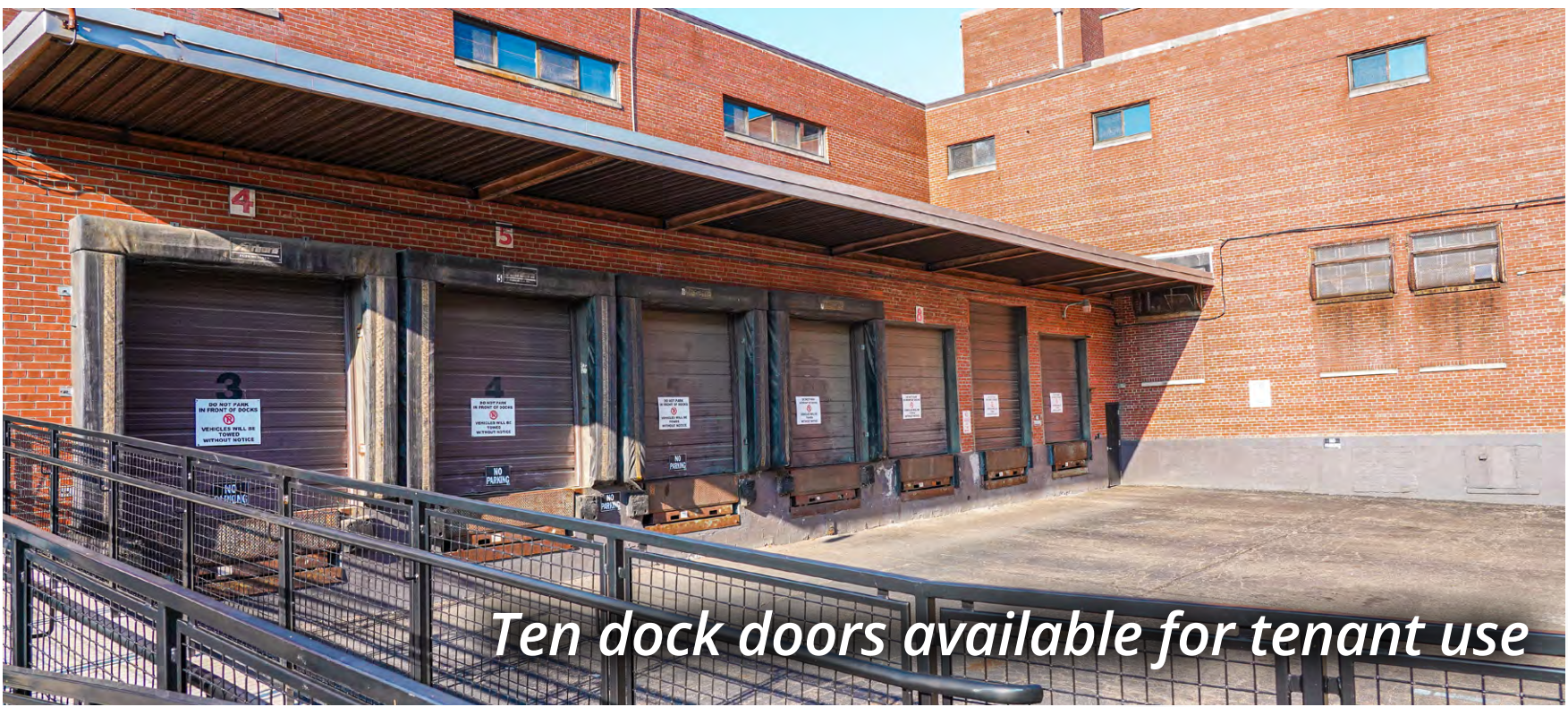
## Lower Level Availability

- $\pm 3,000$  SF of storage space
- Three (3) shared docks
- 6,000 # Freight Elevator
- Smooth concrete floors
- Wide column spacing



## 2nd Floor Availability

- Adjacent to freight elevator
- Access to common kitchen with appliances and storage
- Common unisex restroom with shower facility
- Corner space





## NEARBY AMENITIES



## 3-MILE RADIUS DEMOGRAPHICS REPORT



Population Count  
**95,166**



Average HH Income  
**\$98,808**



Median Home Value  
**\$199,889**



Total Area Employees  
**57,701**



# CONTACT US



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