

**FACTORY**

**26**

AT

**3 CROSSINGS**

211 26TH STREET  
PITTSBURGH, PA 15222

AVAILABLE RSF

**16,970**

SUBLEASE TERM THRU

**JUNE 20, 2028**

AVAILABLE FOR SUBLEASE



# PROPERTY DESCRIPTION

## BUILDING SIZE

56,642 RSF

## AVAILABLE PREMISES

16,970 RSF - First Floor

## SUBLEASE TERM

Through June 30, 2028

## SUBLEASE HIGHLIGHTS

- High-end finishes with modern tech-flex
- Central Strip location in Robotics Row
- Vaulted ceilings with exposed truss system
- 480V and 250V power drops through out R&D/testing spaces
- One (1) 13' x 13' grade level access (drive-in capability)
- Shared loading dock platform
- Prominent exterior signage
- Grade level access to both R&D areas
- On-site parking nine (9) subleased spaces available; additional spaces available on site and in the HUB Garage



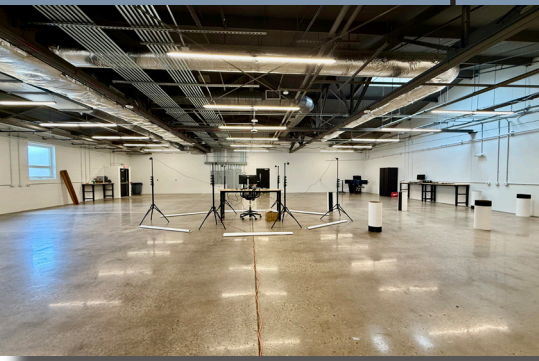
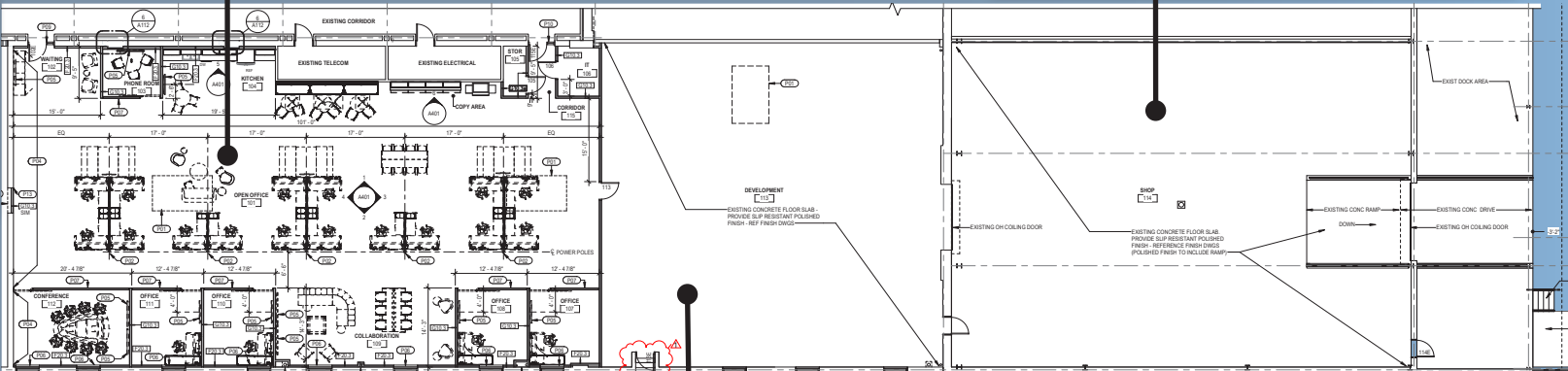
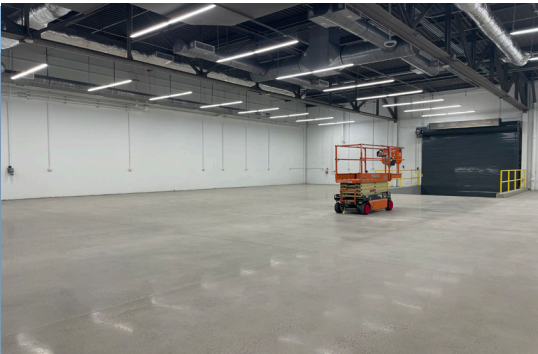
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# FLOOR PLAN



**OFFICE & COLLABORATION**

**TECH | FLEX  
18' CLEAR**

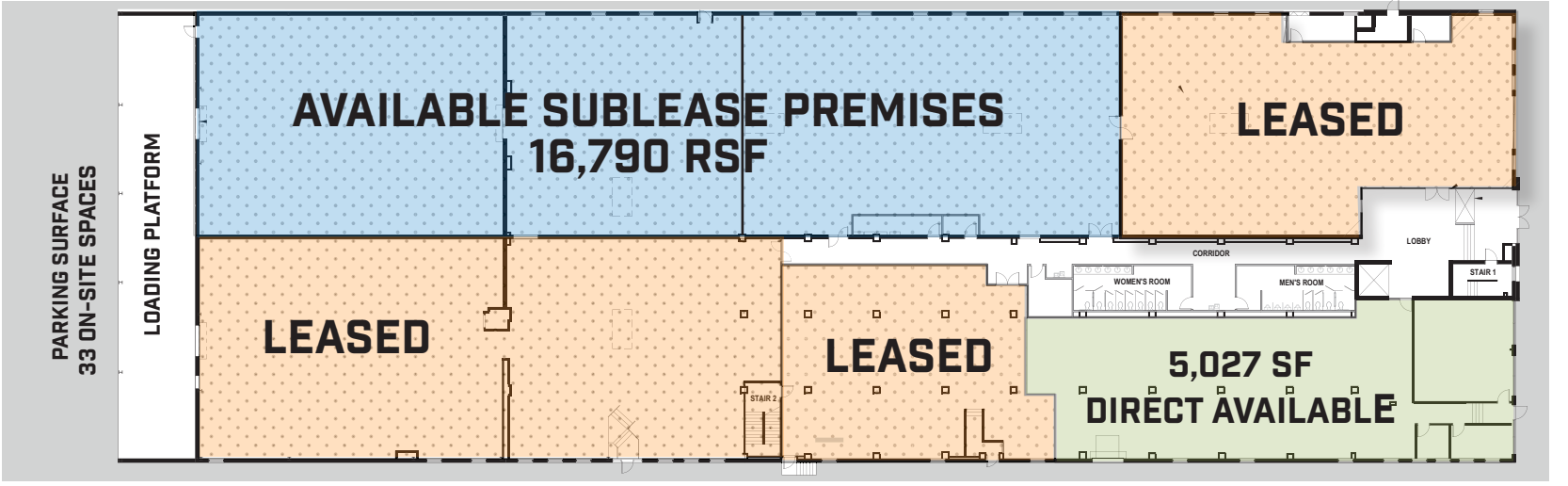


**TECH | FLEX  
12' CLEAR**

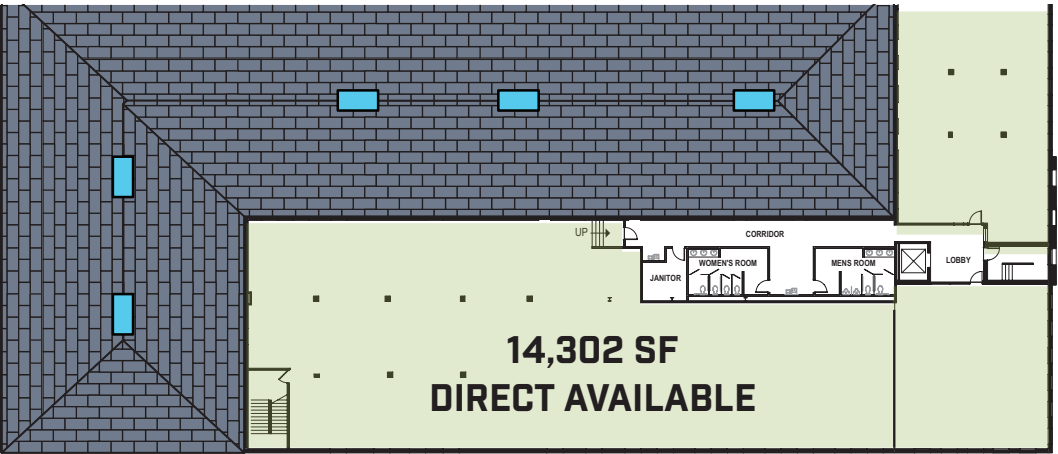
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# FLOOR PLAN

1ST FLOOR

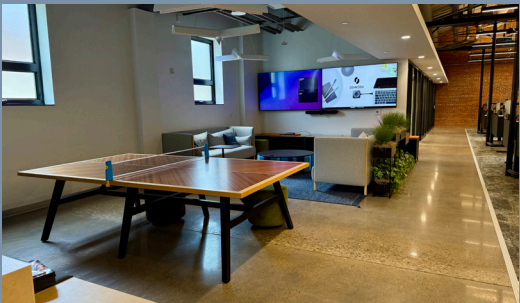


2ND FLOOR



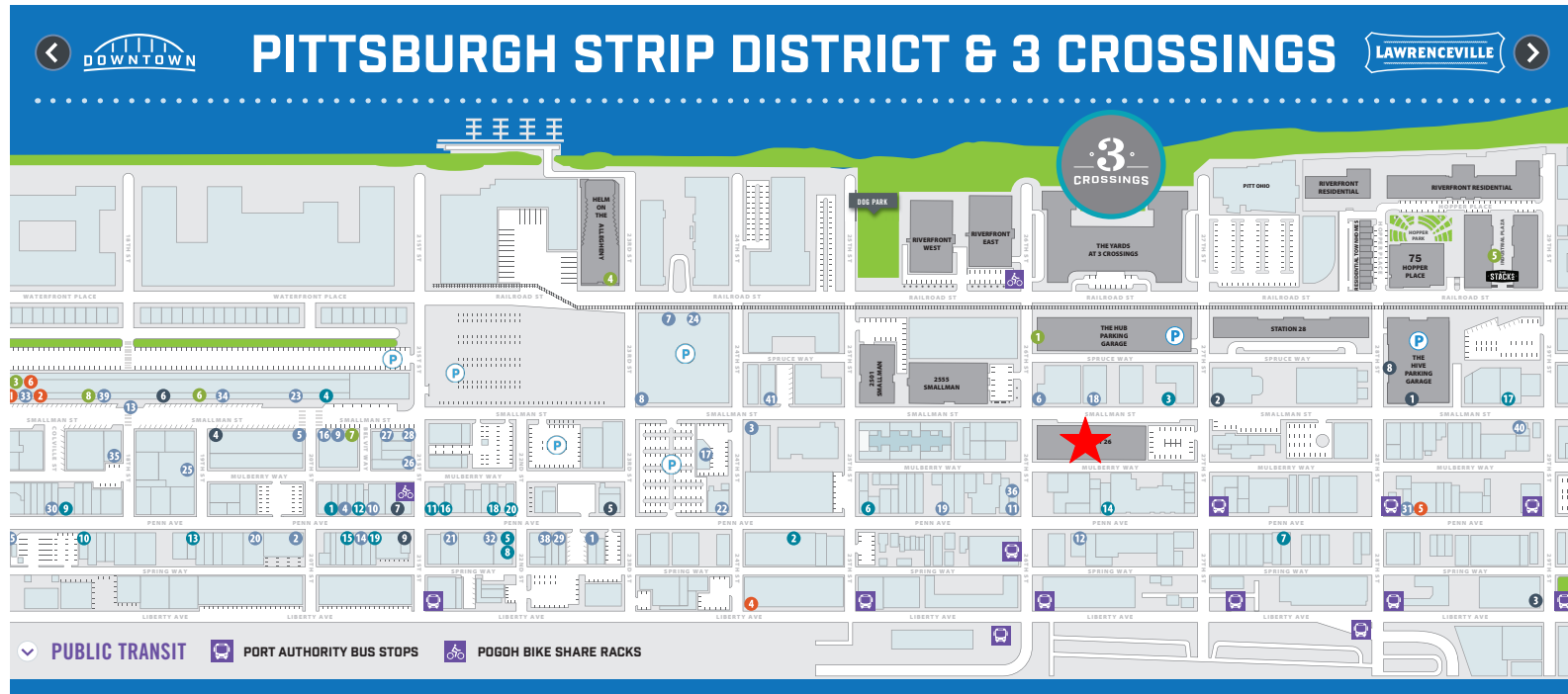
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# INTERIOR IMAGES



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# THE NEIGHBORHOOD



## EATS & DRINKS

- 1 Bar Marco
- 2 Bella Notte
- 3 Cadence Cellars Speakeasy
- 4 Café Raymond
- 5 Cavo
- 6 Cunderlands Wearhouse
- 7 Goppino
- 8 Coop Deville
- 9 De Fer Coffee & Tea
- 10 Deluca's
- 11 DiAnoi's Eatery
- 12 The Dog Penn
- 13 Edgar Tacos
- 14 Enrico Biscotti
- 15 Helltown Brewing
- 16 Kaya
- 17 Kelly O's
- 18 Kingtly
- 19 Layali Cafe & Restaurant
- 20 Little Bangkok
- 21 Luke Wholey's
- 22 Harp & Fiddle
- 23 Novo Asian Food Hall
- 24 Osteria 2350
- 25 The PA Market
- 26 Pamela's Diner
- 27 PaPa's Twin Plaza
- 28 Peace, Love, & Little Donuts
- 29 Penn Avenue Fish
- 30 Peppi's
- 31 Pittsburgh Winery
- 32 Pho Van
- 33 Playa Bowles
- 34 PrimoHoagies
- 35 Primanti Brothers
- 36 Roland's Seafood Grill
- 37 Pizzeria Davide
- 38 Preet's Pitt
- 39 S&D Polish Deli
- 40 The Shake Shack
- 41 Smallman Deli
- 42 Wigle Whiskey

## SHOPPING

- 1 Allegheny Coffee/Tea Exchange
- 2 AT&T Store
- 3 BW Wholesale Florist
- 4 Fine Wine & Spirits
- 5 Grandpa Joe's Candy Shop
- 6 Hair By Design
- 7 Hen & Chicks
- 8 Hot Haute Hot
- 9 In The Kitchen
- 10 Love, Pittsburgh
- 11 Mon Anee Chocolate
- 12 My Sweet Lily
- 13 Novaria Coffee
- 14 Pan e Pronto
- 15 Pennsylvania Macaroni Co.
- 16 Pennsylvania Libations
- 17 Perora Leather
- 18 Roxanne's Dried Flowers
- 19 Stamouli Brothers
- 20 Vinzers in the Burgh

## ENTERTAINMENT

- 1 City Winery Pittsburgh
- 2 OnPar Now
- 3 Pittsburgh Ballet Theatre
- 4 Pittsburgh Opera
- 5 Pittsburgh Winery
- 6 Sandbox VR

## SERVICES

- 1 Clearview Federal
- 2 The Dog Stop
- 3 Guardian Storage
- 4 Huntington Bank
- 5 Penn Animal Hospital
- 6 PetVet365
- 7 PNC Bank
- 8 Smile Warehouse
- 9 WesBanco Bank

## FITNESS

- 1 Madabolic
- 2 Meka Fitness
- 3 [solidcore]
- 4 Schoolhouse Yoga
- 5 Stads Fitness
- 6 StretchLab
- 7 The Om Lounge Yoga
- 8 Walk Run Lift Studio

1 – Source: Strip District Neighbors 2024 State of the Strip

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



Recent/Planned Developments



Office Space  
2.9M SF<sup>1</sup>



Retail Space  
282,900 SF<sup>2</sup>



Residential Units  
2,297<sup>1</sup>



Parking  
6,302<sup>1</sup> spaces



Hotel  
427<sup>1</sup> keys

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# THE NEIGHBORHOOD

The Strip District has long been home to the City's creative economy with design-based, locally owned shops, galleries, studios, and professional service firms connecting the main streets of the Strip District and Lawrenceville.

Today, this innovation industry is expanding to include all manner of technology firms from robotics and telecommunications to software and medical diagnostics.

Arrive on a bustling Saturday and see why The Strip is one of the biggest draws in Pittsburgh, with its ethnic grocers, street grills, sidewalk merchants and string of small shops.

A neighborhood doesn't get more authentic than this: long blocks of side-by-side stores with old wooden screen doors that still bang shut, hand-lettered signs on produce bays, and tantalizing smells of aged cheese, fresh roasted coffee or just-popped kettle corn.



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