

BLD 2563

2563 BRANDT SCHOOL ROAD



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OFFICE FOR LEASE



CUSHMAN &
WAKEFIELD



GRANT STREET
ASSOCIATES, INC.



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Sprouting from the fertile earth of historic Soergal's Orchards, BLD 2563 has been organically designed to foster creativity and adventure in a serene setting that will allow your team's cooperative efforts to bear fruit. Every worthy endeavor is only as good as the effectiveness of its workforce, and a workforce is only effective when its collective well-being is prioritized by its leadership. An inspired and inspiring workplace is essential in recruiting top talent, particularly in the today's rigorously competitive hiring environment. BLD 2563's thoughtful design combines the comfort and elegance of a modern residential dwelling with the logistical advantages of a 21st Century industrial feel. The natural setting and a contextual design provide an exciting escape to a productive destination that will inspire your best efforts and engineer your best results. BLD 2563 sets a new standard for office environs in the North Pittsburgh area.

WELCOME TO YOUR NEW OFFICE SPACE

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Currently under construction for a 20,000 SF multi-tenanted office building in the North Pittsburgh/Route 19 submarket in Wexford, PA.

Brand new office building with all the modern amenities you need. The ultimate work environment in Wexford!

- 9,600 SF Class A office space available
- Two-story building with typical floors of 8,000 SF
- Top-tier amenities include: Professional grade kitchen appliances, fitness room with Peloton Bikes, steam room, billiard/ping pong table, fireplace lounge, outdoor patio with firepit
- Abundant on-site parking
- Completion **July 1, 2020!**
- Picturesque lot on a hill with views of Soergel's orchards
- Convenient intersection of I-79 and 910
- Natural, industrial chic design elements create a one-of-a-kind office experience with deluxe amenities
- Unique office product, unlike anything else in North Pittsburgh



A workspace created to engender not simple productivity but meant to foster the grand ideas that change the world.

EXPERIENTIAL DESIGN

BLD 2563 offers 9,600 square feet of leasable space, an atypically small portion of the building's total of 20,000, and intentioned to create an informal and "home-like" milieu that breaks with office tradition in innovative ways. Like a home and unlike a staid office building, BLD 2563 eschews the formal reception area or package receiving location, and instead offers expanded shared amenity space that will encourage cross-team collaboration and the opportunity to escape the standard office constraints in an inviting and flexible space. Enter BLD 2563 through the covered bridge walkway and be inspired by the thoughtfulness and function of a workspace re-imagined.

The interior also features ample space for concentration, brainstorming, meetings, or "work-adjacent" gatherings. The heart of a campsite is its fire, and BLD 2563 boasts a comfy soft-seating area arranged around a cozy fireplace—perfect for diving into the biggest problems and surfacing with the greatest solutions. The intimate Library Lounge—with its Restoration

Hardware lamps and cigar chairs made with cognac-tone leather and natural hide skin—is tucked away and ideal for a quiet retreat or detail laden information-gathering sessions. And all of BLD 2563's uncommon common space can be repurposed for office celebrations and entertaining, as the building features a full kitchen with a commercial six-burner oven and stove to allow for professional-level culinary talent to work and cater for the denizens of BLD 2563.

The indoor-outdoor experience is made manifest by opening the custom garage door and exiting to The Bivouac: an inviting outdoor space complete with fire pit and grill, patio tables and chairs, and playful swings hanging from the ancient oak tree that was preserved throughout construction... just because. The Bivouac is covered by a custom-built pergola for shade, and is intended as the cure for Spring Fever that regularly inflicts a winter-weather workforce when the first green sprouts from the earth after the thaw.

AMENITY RICH OFFICE SPACE

The two-story entry chandelier cascades like rain, an indoor reminder of the natural and wild setting that BLD 2563 inhabits. The amenities are listed like those of a rustic spa retreat: the wellness of your workforce an apparent priority and a clear advantage in attracting only the best. BLD 2563 boasts a fitness center with Peloton Bikes, a rowing machine, and equipment used for strength, balance, and agility—all encouraging your team to exercise the body and exorcise the spirit. A billiards/ping pong table challenges your team to inject levity into an arduously long day of work, and a full shower and accompanying steam room round out the wellness set, uncommon amenities further setting BLD 2563 apart.



AMENITY ZONE ENTRY FROM BOTH FLOORS



COMMERCIAL GRADE KITCHEN WITH FAMILY-STYLE SEATING

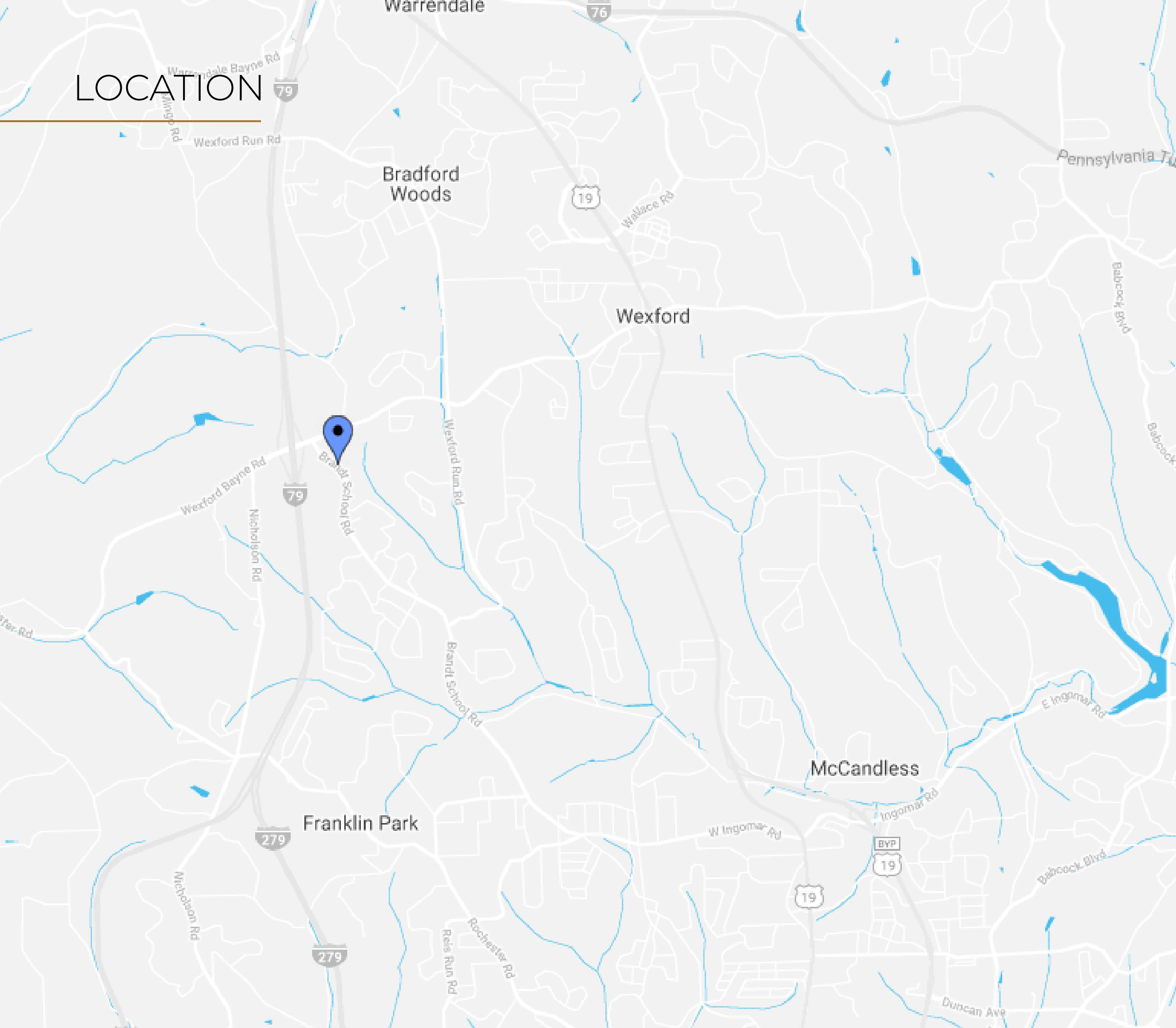


TENANT LOUNGE WITH FIREPLACE AND SOFT SEATING



UPPER FLOOR CONFERENCE ROOM AND LOUNGE SPACE

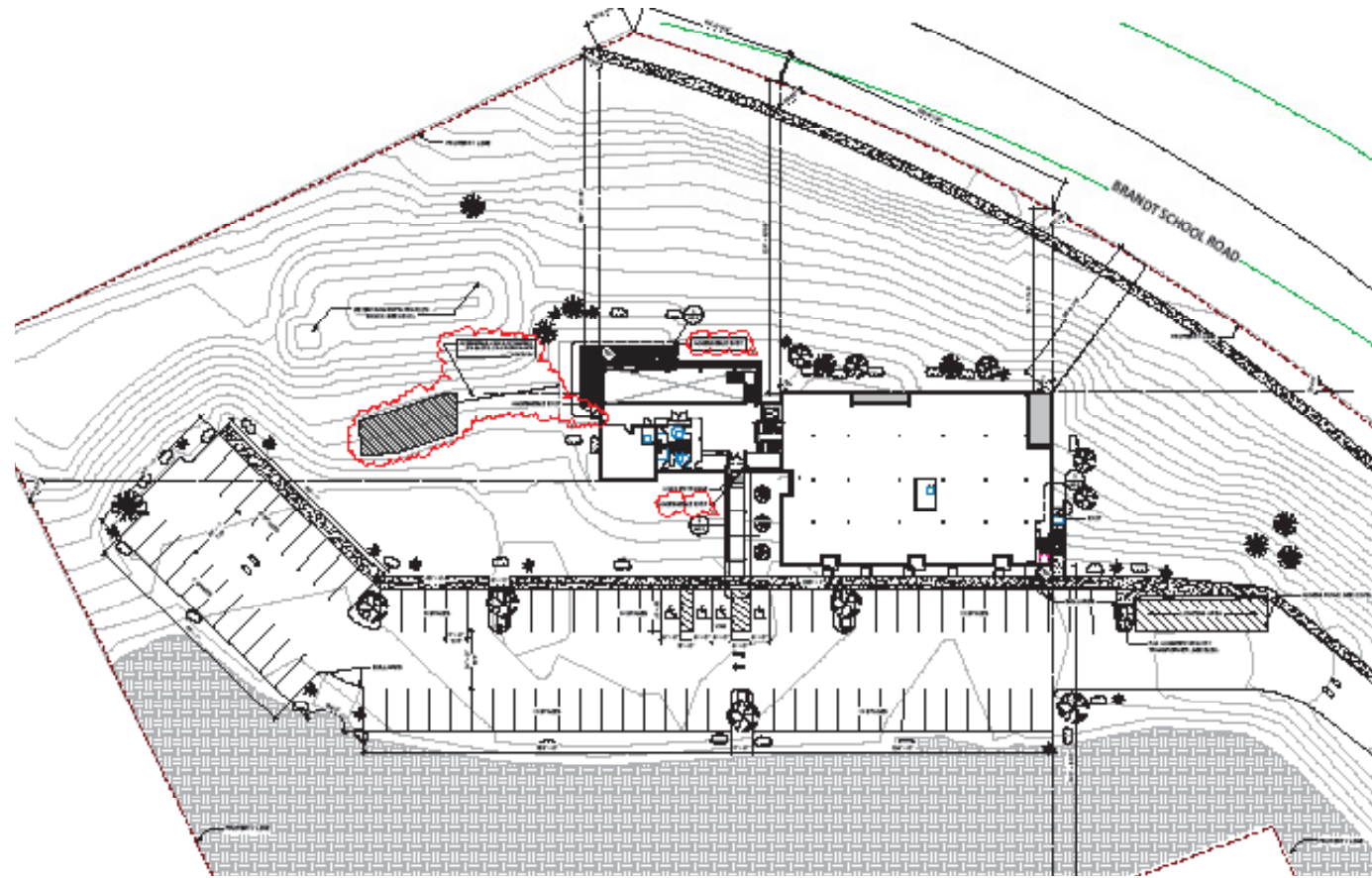
LOCATION



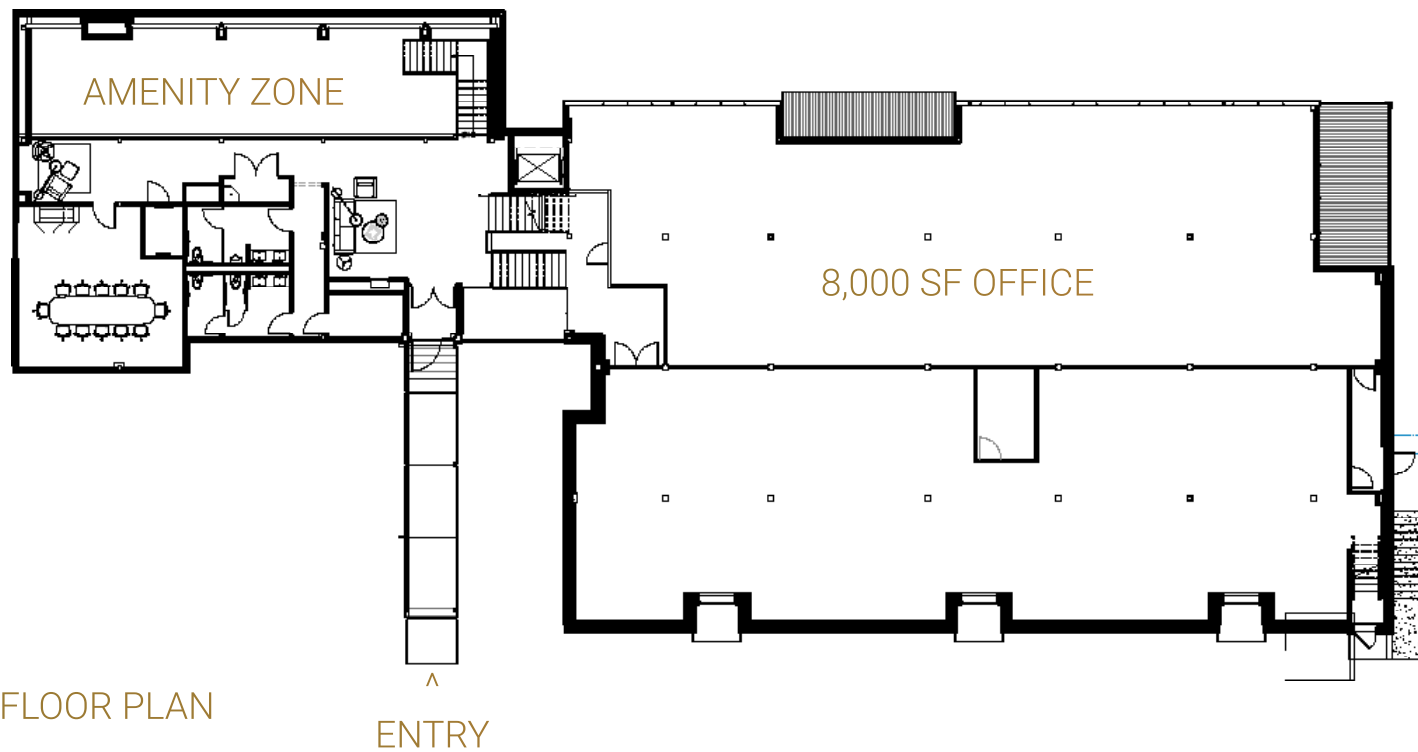
WEXFORD, PITTSBURGH, PENNSYLVANIA

Wexford, which is situated within the North Pittsburgh submarket, is an affluent suburb that is consistently ranked amongst the best places to live in the state of Pennsylvania. The population is roughly 24,000, with median incomes and home prices well above the regional average, and unemployment below the regional average.

Wexford boasts a wide array of retail options and has a desirable mix of chains and small businesses within the busy Route 19 corridor. Local staples like Soergel Orchards and Franklin Inn are very popular amongst members of the community. The area also has one of the best public parks in the Pittsburgh region. North Park is a 3,075 acre park just 15 miles north of the city, and features a 65 acre lake with fishing and kayaking, a golf course, pool, ice rink, ballfields, a nature center, hockey rink and hiking trails. Wexford's close proximity to the city, high-end suburban feel, and some of the best public schools in western Pennsylvania make the area particularly attractive.



SITE PLAN



FLOOR PLAN



EXTERIOR AMENITY ZONE



INTERIOR OFFICE SPACE

DETAILS IN THE DESIGN

Even the building materials and the specifics of their use were implemented purposefully, artistically, and environmentally to inspire and to engage. Utilizing ample Cor-Ten and judiciously placed Shou Sugi Ban wood, BLD 2563 can be thought of having been grown rather than built. Cor-ten, a material favorite of Frank Lloyd Wright, is as beautiful as it is impenetrable, meant to patina with age, and evoking the steel town roots of the local community. Shou Sugi Ban is a method of charring wood to create a unique burnt finish, and blends gorgeously into the woody surroundings rather than competing with the beauty of the orchard. The trees on and around the BLD 2563 construction site provided not only architectural inspiration, but also bona fide resources, as much of the wood from the site was harvested and preserved to create furniture and finishes in the building and the outdoor areas, a special reminder of the unique nature of the location and the building.

Sitting on a steeply pitched hillside, proudly overlooking the orchard and yet respectfully beckoning to nature, BLD 2563 is much more than office building, and its privileged tenants will find that the fruits of their own efforts are inevitable in such an astoundingly thoughtful and purposeful location.



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JOHN JACKSON

Senior Vice President
412 697 1661
jjackson@gsa-cw.com
Lic. # RS321621

DARIN SHRIVER

Vice President
412 391 2602
dshriver@gsa-cw.com
LIC #RS321512