

260 INDUSTRY DRIVE

OXFORD
REALTY SERVICES, INC.

CLASS "A" FLEX OFFICE CAMPUS

NEW CONSTRUCTION

44,000 SF AVAILABLE

PITTSBURGH PARKWAY WEST CORRIDOR

100% EFFICIENCY

5/1,000 RATIO FREE PARKING

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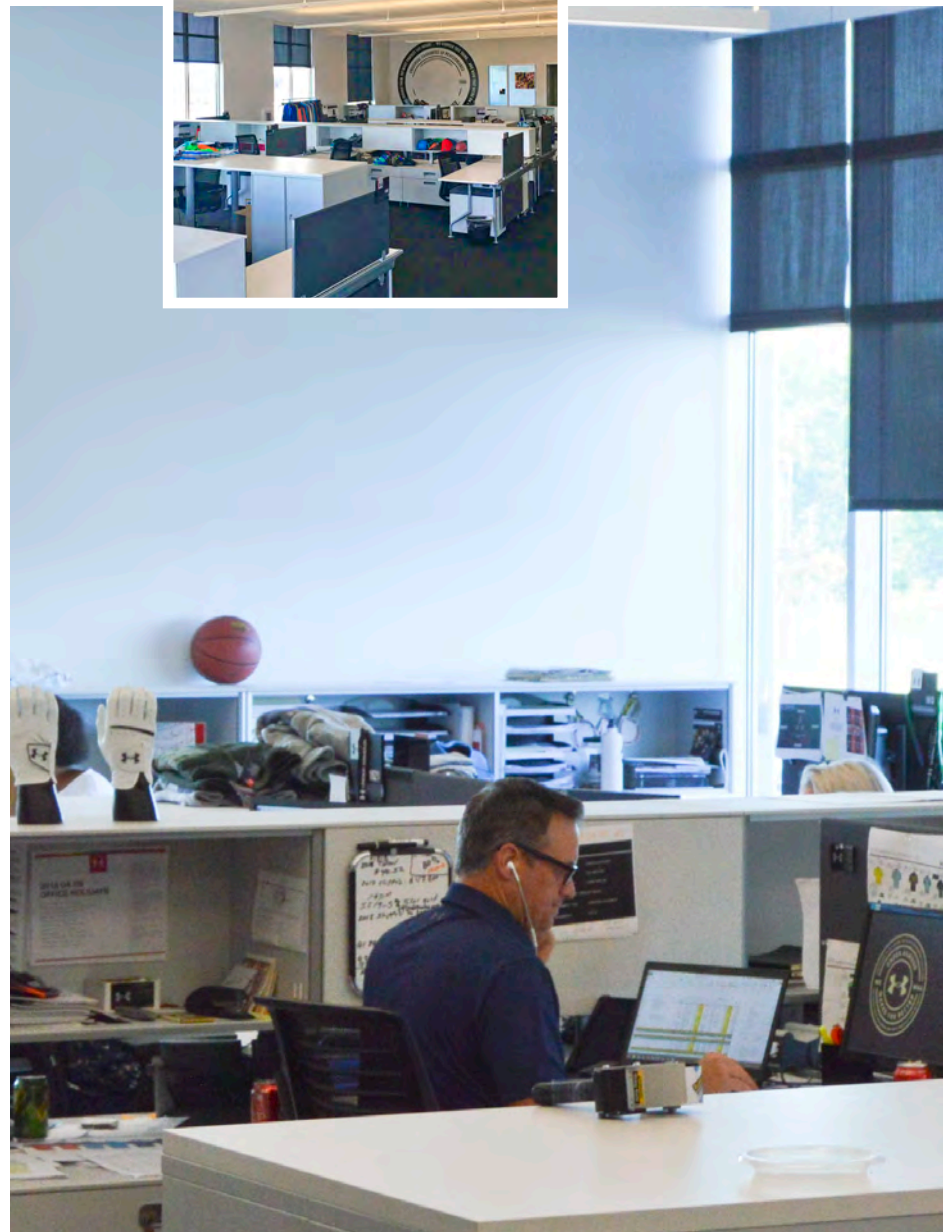
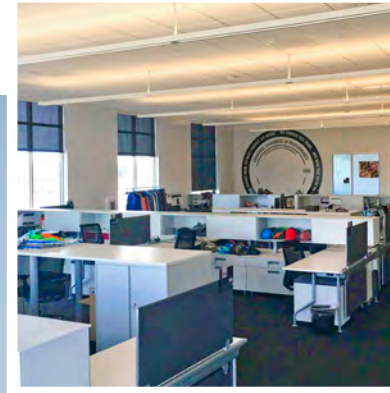
Is Flex Office Space Right for you?

Modern Flex Office is the perfect solution for companies that are continuously evolving in today's business climate.

Flex office spaces offer the ability to configure your space to match your workflow. From open floorplan design with modular conference rooms and collaborative spaces to warehousing and light manufacturing or a more traditional office layout or a combination of all three.

Adaptable spaces can place your corporate headquarters and your warehouse arm under one roof providing benefit to employees and the bottom line.

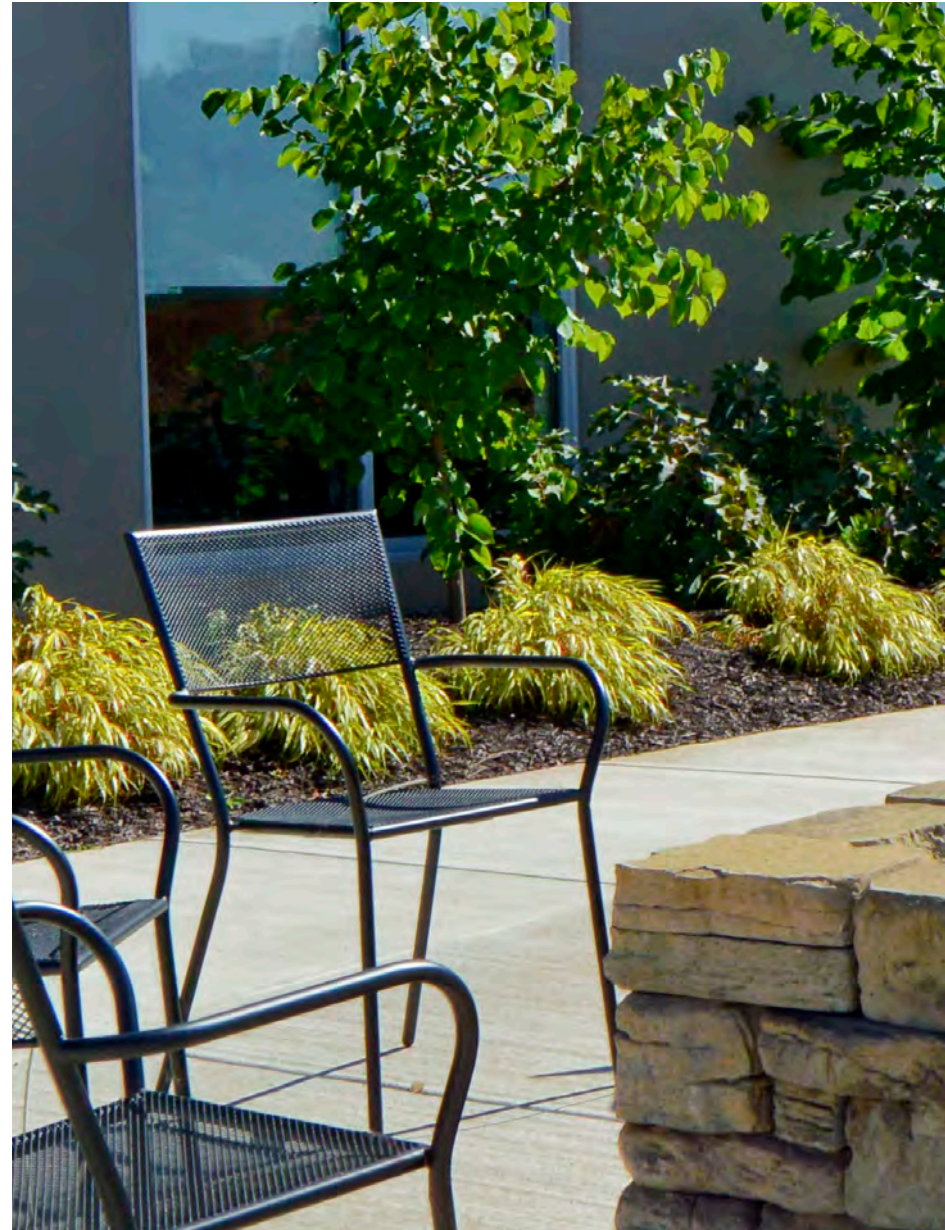
260 Industry Drive provides the opportunity to mold your real estate to your business plan.





Property Highlights

- Class "A" Flex Office Campus
- 43,900 SF — Can be Subdivided
- Prominent Location in Pittsburgh's Parkway West Corridor
- Building and Monument Signage Available
- 100% Efficiency — Useable Equals Rentable
- On-Site Free Parking at 5/1,000 SF
- Modern Flex Exposed and Easily Adaptable
- 17' High Exposed Ceilings with Cloud Ceiling Design Capabilities
- Grade Level Access with Potential for Dock Height
- Outdoor Courtyard with Fire Pit





Modern Flex Concepts

TENANT A

- 22,000 SF
- Fitness Center with Locker Room Facilities
- Open Space Concept
- Ample Breakout and Meeting Rooms
- Modern Lunch / Break Rooms
- Maximized Day-Lighting

TENANT B

- 22,000 SF
- Overhead Garage Door
- Temperature Controlled Warehouse
- Ample Breakout and Meeting Rooms
- Modern Lunch / Break Rooms
- Mix of Tech, Office and Warehouse Facilities

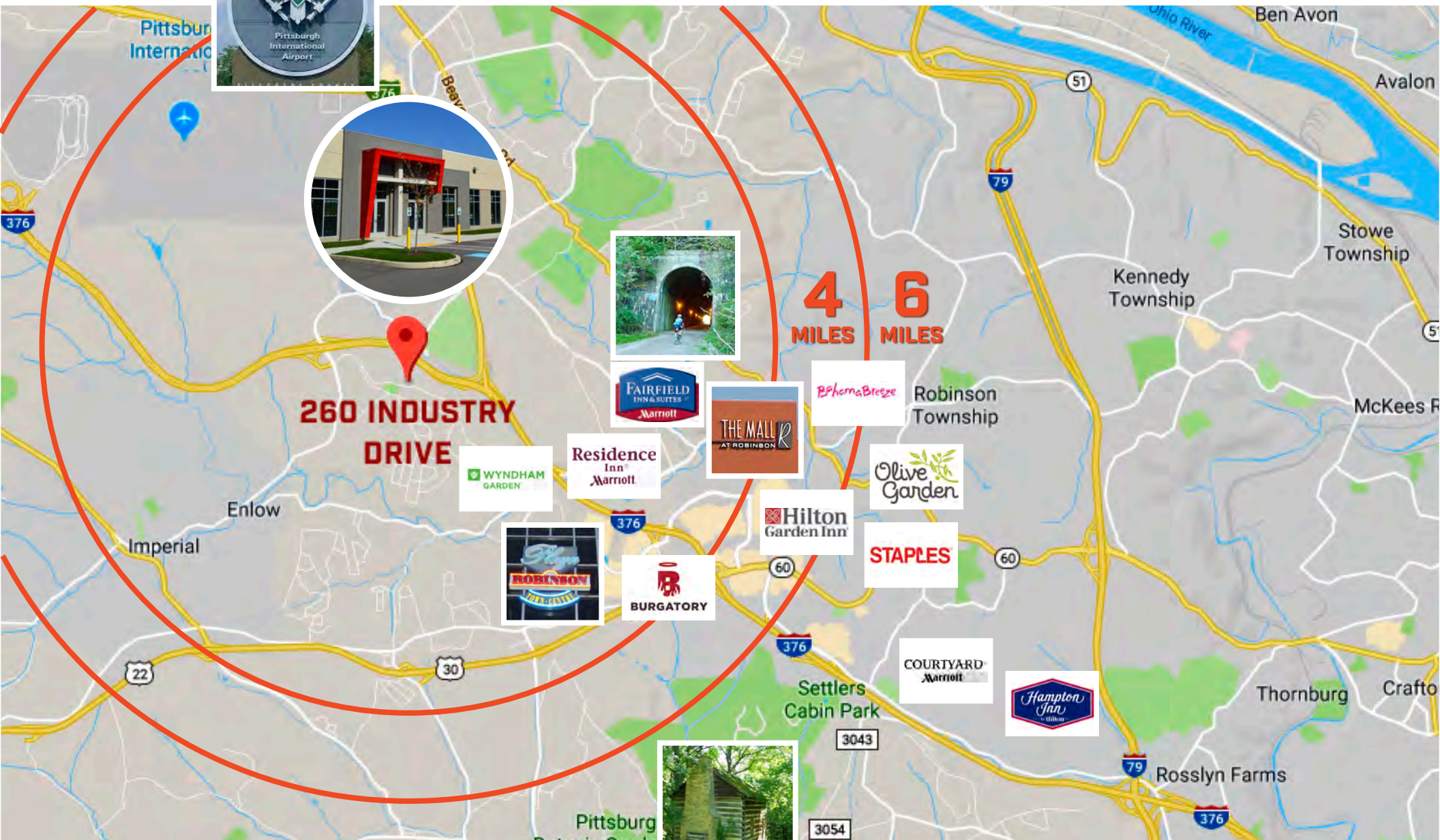
Actual tenant layout will be designed to fit their exact size and configuration







Minutes from the
Pittsburgh International Airport

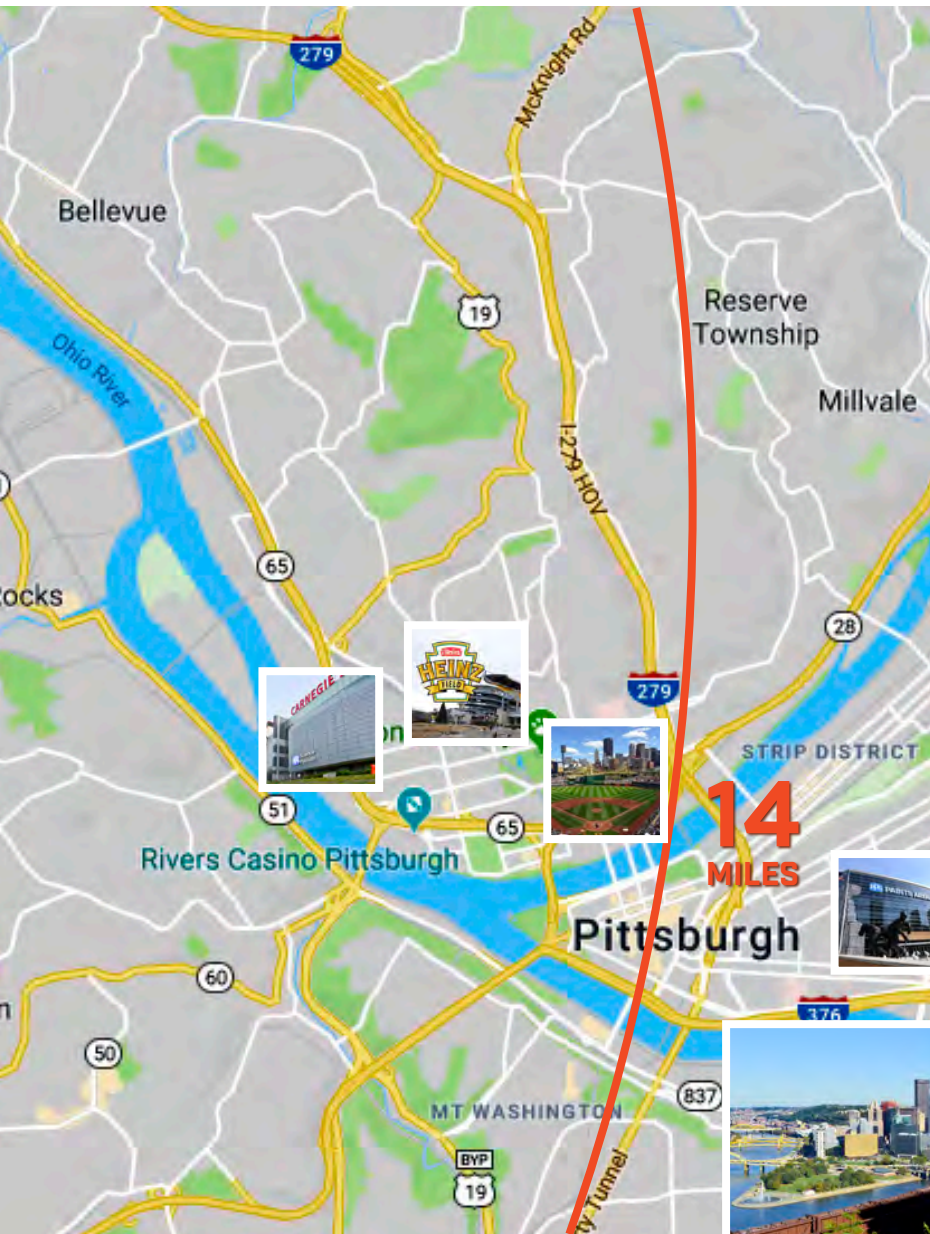


**260 INDUSTRY
DRIVE**

4 MILES
6 MILES

Only 6 miles to the
I-79 Interchange

Location Highlights



Travel

- 4 miles to Pittsburgh International Airport
- 6 miles to I-79
- 14 Miles to Downtown Pittsburgh

Recreation

- 2 miles to Montour Run bike/walking trail
- 6 miles to Settlers Cabin Park

Shopping

- The Mall at Robinson
- Robinson Town Centre
- Barns & Noble
- Best Buy
- Costco
- Dick's
- Home Depot
- Home Goods
- Ikea
- JC Penny
- Kohls
- Lowe's
- Macy's
- Marshalls
- Staples
- Target
- TJ Maxx
- Walmart

Restaurants

- Bahama Breeze
- Burgatory
- Chick-fil-e
- IHOP
- Olive Garden
- Panera
- PF Chang's
- Red Robin
- TGI Fridays

Hospitality

- Comfort Inn
- Courtyard by Marriott
- Days Inn
- Hampton Inn
- Hilton Garden Inn
- Homewood Suites
- Residence by Marriott
- Wyndham Garden

Approximately 15 minutes or
14 miles from Downtown Pittsburgh

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