



U-PARC

William Pitt Way, Pittsburgh, PA 15238



LOCAL AMENITIES

RESTAURANTS/ FOOD

Giant Eagle Express
Primanti Brothers
Emilia's Garden
Bob Evans, Kings, Denny's
Subway, Wendy's, KFC
McDonalds, Burger King
Gino Brother's Pizza

HOTELS/MOTELS

Hampton Inn & Suites
Springhill Suites by Marriott - Pittsburgh Mills
Holiday Inn

BANKS

PNC Bank
Citizens Bank
First Niagara Bank
Huntington Bank
First Commonwealth

HEALTH CLUBS

Alexander's Fitness Center
Alpha Tennis & Fitness

HOSPITALS

UPMC Harmarville
UPMC St. Margarets

OTHER

The Galleria at Pittsburgh Mills
Target, Walmart
Bladerunners Iceplex
Bristles Car Wash
Fun Fest

GOLF

Oakmont Country Club
Fox Chapel Golf Club
Pittsburgh Field Club
Hillcrest Country Club
3 Lakes Golf Course
Birdsfoot

For more information please contact:

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OXFORD

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FOR LEASE

Office, Lab & Warehouse Space



U-PARC CAMPUS HIGHLIGHTS



RENOVATED CAFE AND SHARED CONFERENCE AREAS



PARK-LIKE SETTING WITH OUTDOOR COMMON AREAS



24/7 HIGH SECURITY GATED COMMUNITY



ABUNDANT FREE PARKING



EXCELLENT ACCESS TO DOWNTOWN AND OAKLAND



PART OF THE GREATER OAKLAND KEYSTONE INNOVATION ZONE



ON-SITE POWER PLANT



UNDERGROUND BUILDING CONNECTIONS SYSTEM

U-PARC

AVAILABLE PREMISES

- 67,742 SF - OFFICE
- 32,703 SF - LAB
- 17,991 SF - FLEX
- 20,915 SF - WAREHOUSE

SITE FEATURES

- TURN-KEY LAB & OFFICE SUITES
- EXISTING EQUIPMENT AND INFRASTRUCTURE IN PLACE
- ABUNDANT FREE PARKING
- 24/7 GUARDED CAMPUS
- ON-SITE MANAGEMENT AND FACILITY ENGINEERS

LEASE RATES

- FULL SERVICE RATES, NET OF PROCESS UTILITIES, SUBJECT TO TERM AND DELIVERY CONDITION

