

TECH41 MILL

Where innovation meets inspiration.

105 40TH STREET





Discover TechMill 41

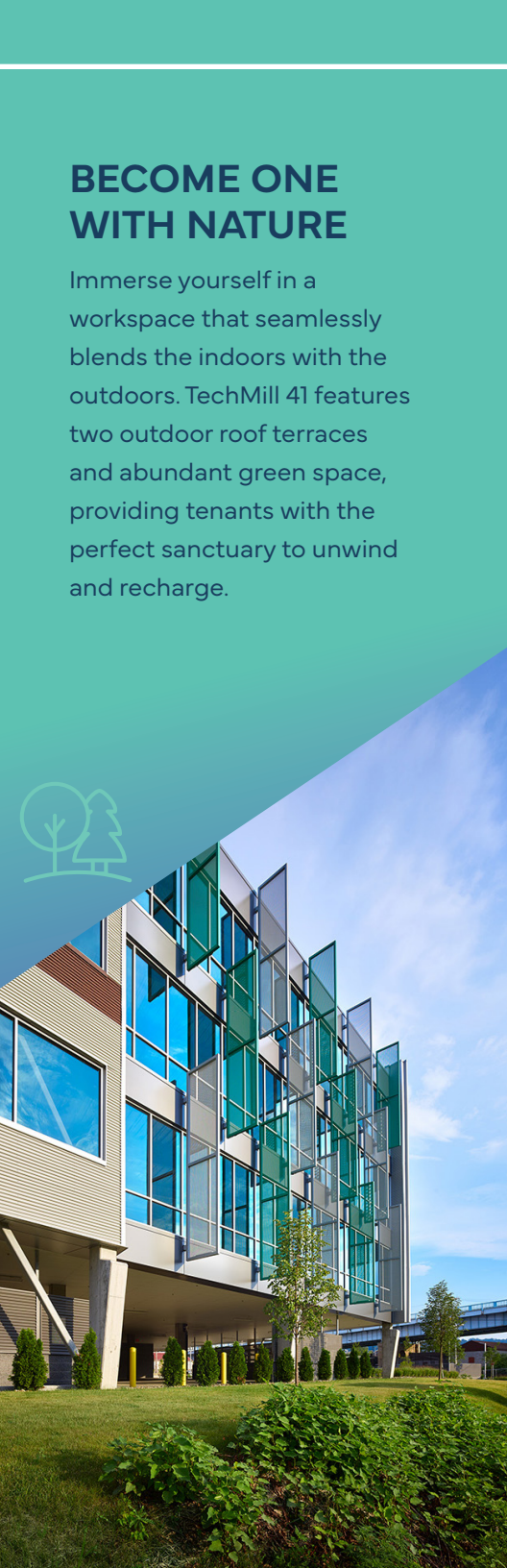
Experience the next generation of office space at TechMill 41, a 4-story office building nestled in the heart of Lawrenceville. Just 10-minutes from Downtown Pittsburgh, TechMill 41 offers 87,000 square feet of Class A office space with on-site parking. This unique development is surrounded by a vibrant community of forward-thinking companies, entrepreneurs, and corporations. Embracing the changing dynamics of work, this cutting-edge property caters to the needs of today's flexible and tech-driven, collaborative workforce. Join the movement and unlock the potential of your business at TechMill 41, where creativity, productivity, and innovation thrive.

Property highlights



BECOME ONE WITH NATURE

Immerse yourself in a workspace that seamlessly blends the indoors with the outdoors. TechMill 41 features two outdoor roof terraces and abundant green space, providing tenants with the perfect sanctuary to unwind and recharge.



EMBRACE YOUR COMMUTE

With safe sidewalks, easily accessible public transportation options, designated parking areas, and ample on street parking, TechMill 41 ensures that your employees have a seamless, stress-free commute.



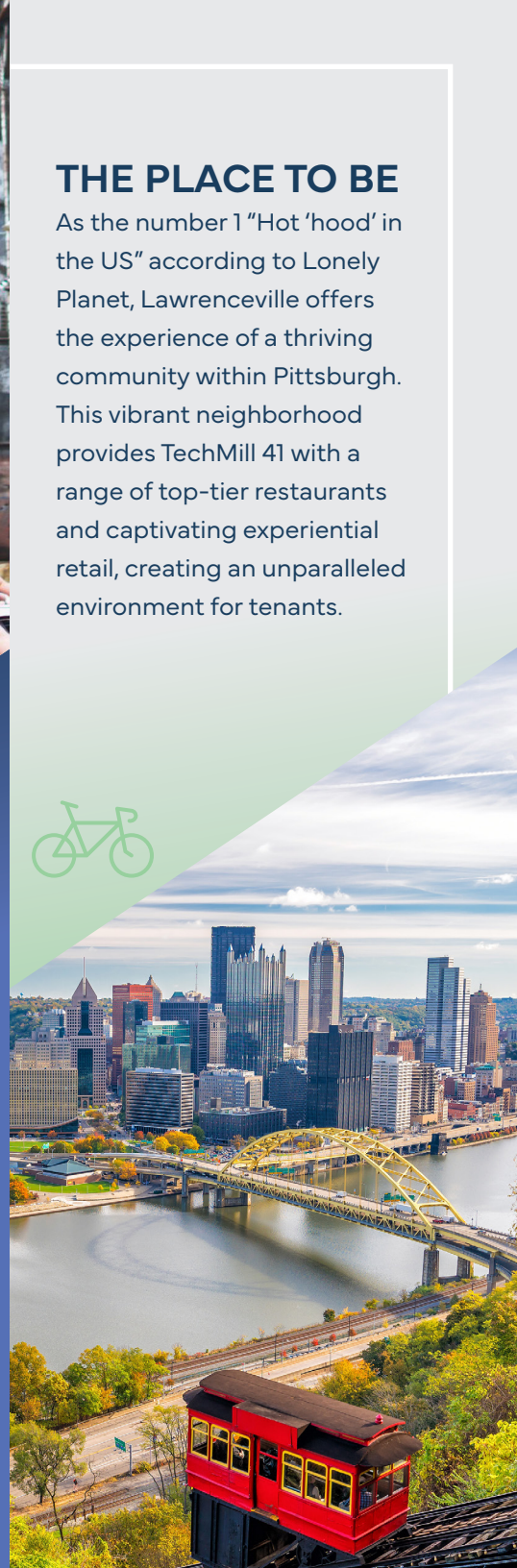
CULTURAL EXPERIENCES AWAIT

Walk out your office door and surround yourself with a vibrant community of food, music, weekly farmers markets, and arts festivals at Bay 41, an exceptional outdoor amenity available to TechMill 41 tenants. Bay 41 provides a dynamic and engaging atmosphere, fostering connections within the TechMill 41 community via the neighboring businesses and residents.



THE PLACE TO BE

As the number 1 "Hot 'hood" in the US" according to Lonely Planet, Lawrenceville offers the experience of a thriving community within Pittsburgh. This vibrant neighborhood provides TechMill 41 with a range of top-tier restaurants and captivating experiential retail, creating an unparalleled environment for tenants.



Building features



165 on-site parking spaces, electric car charging stations, and 40 secure, on-site bicycle parking spaces



Class A office building comprised of 86,632 RSF



Expansive and flexible floor plans offering 24,000 SF



Prominent signage and branding opportunity with visibility from the 40th street bridge



Continuous glass window-line offer excellent natural light



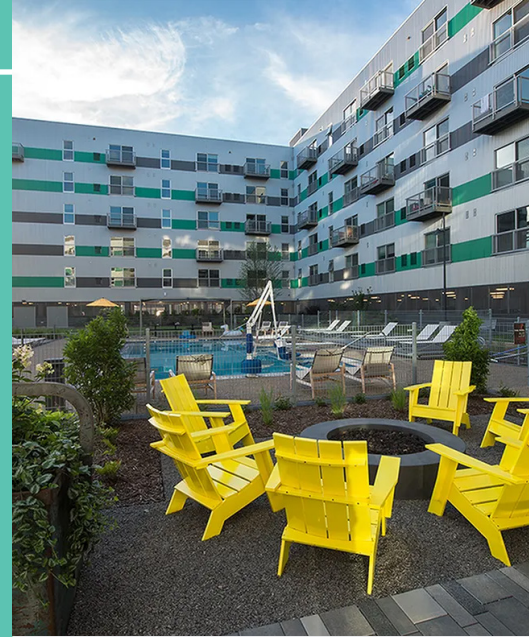
Two open air private balconies on the 4th floor



On-site management and maintenance office with 24-hour security



EASILY
ACCESSIBLE
BY BUS, CAR,
OR BIKE



EASY ACCESS TO
THE RIVERFRONT
TRAIL AND DOG
PARK LOCATED
ON THE 3 RIVERS
HERITAGE TRAIL

50+
RESTAURANTS
WITHIN A 2-MILE
RADIUS



20+
MULTIFAMILY
COMPLEXES
WITHIN 5-MILES



Your Gateway to Growth:

LAWRENCEVILLE

Join the thriving ecosystem of innovation that defines Lawrenceville; a neighborhood embraced by some of Pittsburgh's brightest minds. This strategic location is not only at the heart of Lawrenceville's dynamic Robotics Row but also offers seamless connectivity to the universities within Oakland, a talent hub for the next generation.

TechMill 41's location provides unparalleled accessibility from all directions and sits directly off the 40th Street Bridge – just seconds from Route 28. Tenants can also enjoy the convenience of being within walking distance to the vibrant Butler Street, where they can visit the city's top dining options, coffee shops, and boutiques.



Apartments

1. The Foundry at 41st
2. Arsenal 201 Apartments

Food

- | | |
|----------------------------------|-----------------------------|
| 1. Rear End Gastropub | 9. Bar Botanico |
| 2. Lawrenceville Distilling Co. | 10. Condado Tacos |
| 3. Pusadee's Garden | 11. Piccolo Forno |
| 4. Mediterra Cafe Lawrenceville | 12. William Penn Tavern |
| 5. Iron Born Pizza | 13. Driftwood Oven |
| 6. The Abbey on Butler Street | 14. Burghers Brewing Co. |
| 7. La Gourmandine | 15. Lawrenceville Tap House |
| 8. Walter's BBQ Southern Kitchen | 16. Morcilla |
| | 17. Senti Restaurant |
| | 18. Redfin Blues |
| | 19. Lawrence Hall |

Breweries

- | | |
|-----------------------------|------------------------------------|
| 1. Hitchhiker Brewing | 7. Strange Roots Experimental Ales |
| 2. Dancing Gnome Beer | 8. Grist House Craft Brewery |
| 3. CoStar Brewing | 9. Eleventh Hour Brewing |
| 4. Hop Farm Brewing Company | |
| 5. Lolev Beer | |
| 6. Coven Brewing | |

Bus Stops

- | | |
|-----------------------|----------------------|
| 1. Main St + 15th St | 6. Butler St + 46th |
| 2. Main St + Canal St | 7. Butler St + 44th |
| 3. Butler St + 50th | 8. Butler St + 43rd |
| 4. Butler St + 48th | 9. Butler St + 41st |
| 5. E. Ohio St + Grant | 10. Butler St + 40th |

Other

1. UPMC Children's Hospital of Pittsburgh
2. Washington's Landing Marina
3. TRYP by Wyndham | 108 rooms
4. National Robotics Engineering Center
5. Lawrenceville Three Rivers Heritage Trail
6. Bernard Dog Run



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JESSE AINSMAN

Jesse.Ainsman@jll.com

+1 412 208 8414

JASON STEWART

Jason.Stewart@jll.com

+1 412 208 1402