

3440 FORBES

THE CONFLUENCE
OF TALENT,
DISCOVERY, AND
INNOVATION

A Wexford Science + Technology Development



190,000 SF

Total Building Size

25,000 SF

Typical Floor Plate Size

2027

Estimated Delivery Date

FEATURING:



7 Levels of available office and/or laboratory space



In building parking garage on floors 2 and 3 with 113 spaces

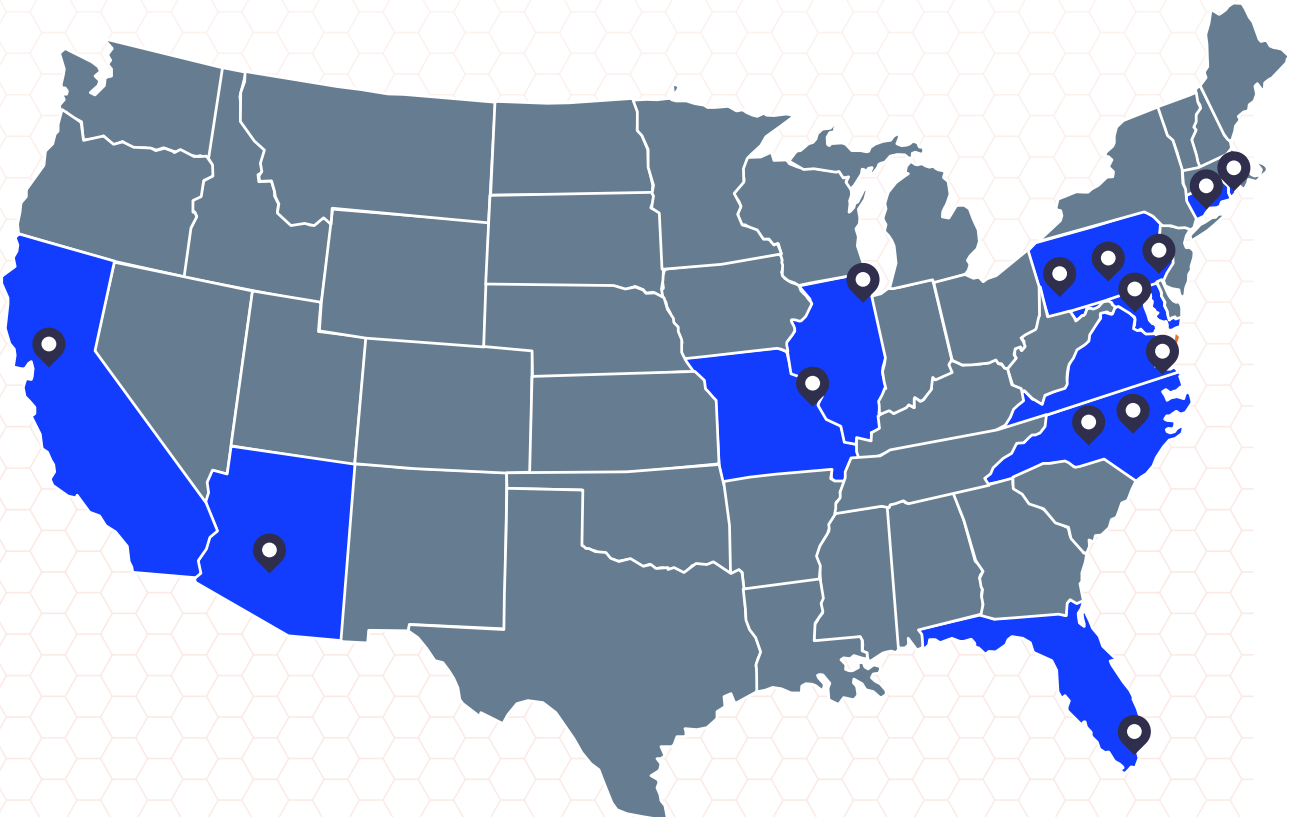


14'8" floor to floor height allowing for ample natural light in the work spaces



Vibrant gathering and programming spaces on the activated ground floor

FAST FACTS



WEXFORD

SCIENCE+TECHNOLOGY

Wexford is a development company exclusively focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use, amenity rich Knowledge Communities that are built on a foundation of research, discovery, entrepreneurial activity, corporate engagement, and community inclusion.

For over seventeen years, Wexford has been the preeminent partner working with universities, academic medical centers, and research institutions, bringing deep financial and real estate expertise to every project, along with a shared ethos of innovation, research, discovery, entrepreneurial activity, corporate engagement, and community outreach.

A National Platform for Talent, Innovation, and Growth

15
Knowledge Communities
Nationwide

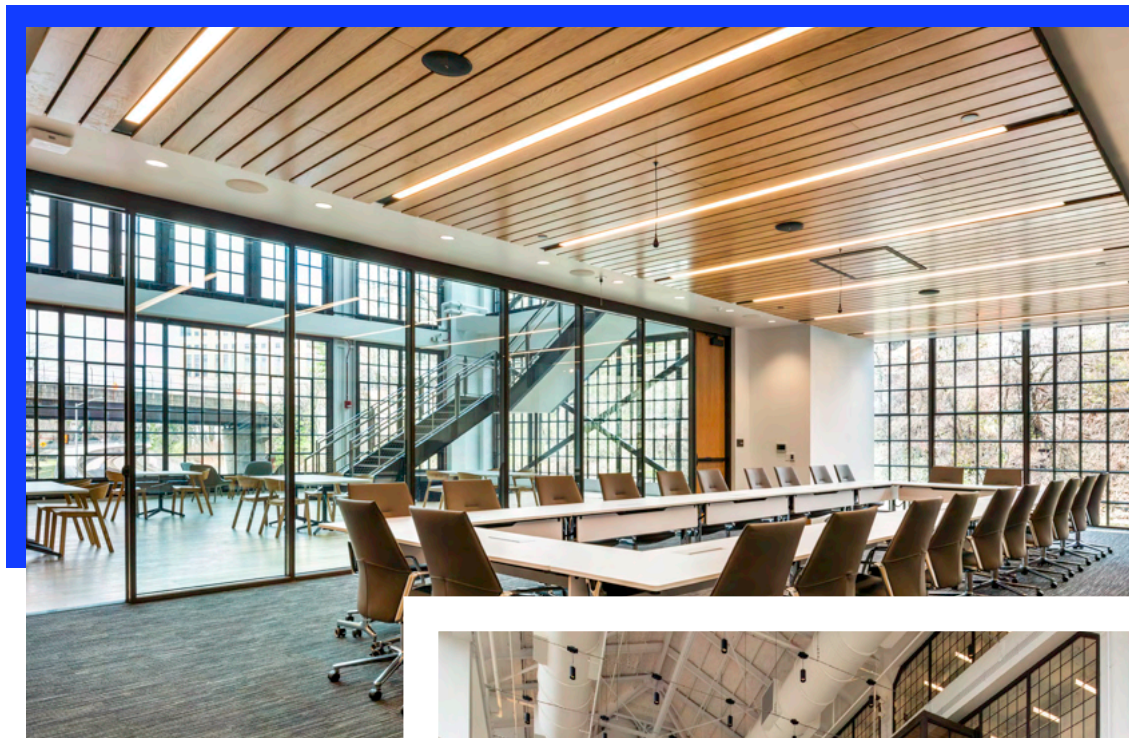
220+
Tenants in their
Knowledge Communities

9.4M+ SF
Developed or
Under Development

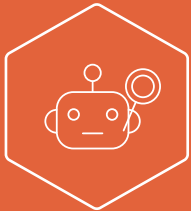
27+
University Institutional
Relationships

Wexford in Pittsburgh

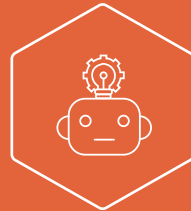
Wexford is no stranger to Pittsburgh. They recently developed and actively manage The Assembly, the first commercial purpose-built lab-office in the city. The Assembly is 100% leased and anchored by the University of Pittsburgh and UPMC researchers with private tenants in both technology and biotechnology.



Pittsburgh and University Accolades for Robotics and AI



CMU robotics research expenditures have nearly **DOUBLED** over the past 10 years and are expected to double again over the next decade.



\$62.7M is being invested in the region's robotics cluster development from the federal Build Back Better Regional Challenge.



CMU is the global pioneer in robotics research and education.



20+ academic and research centers in AI and Robotics.



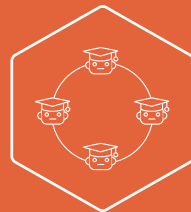
CMU ranks #1 in the U.S. for an AI grad program.



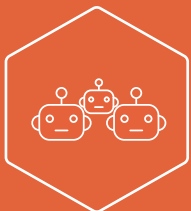
2,443 robotics patents awarded between 2008-2018.



100+ robotics companies in Pittsburgh.



Nvidia establishing its first ever "AI Tech Community" in Pittsburgh in partnership with Carnegie Mellon and the University of Pittsburgh.



7,000+ robotics employment.

In the Heart of Pittsburgh's Innovation District



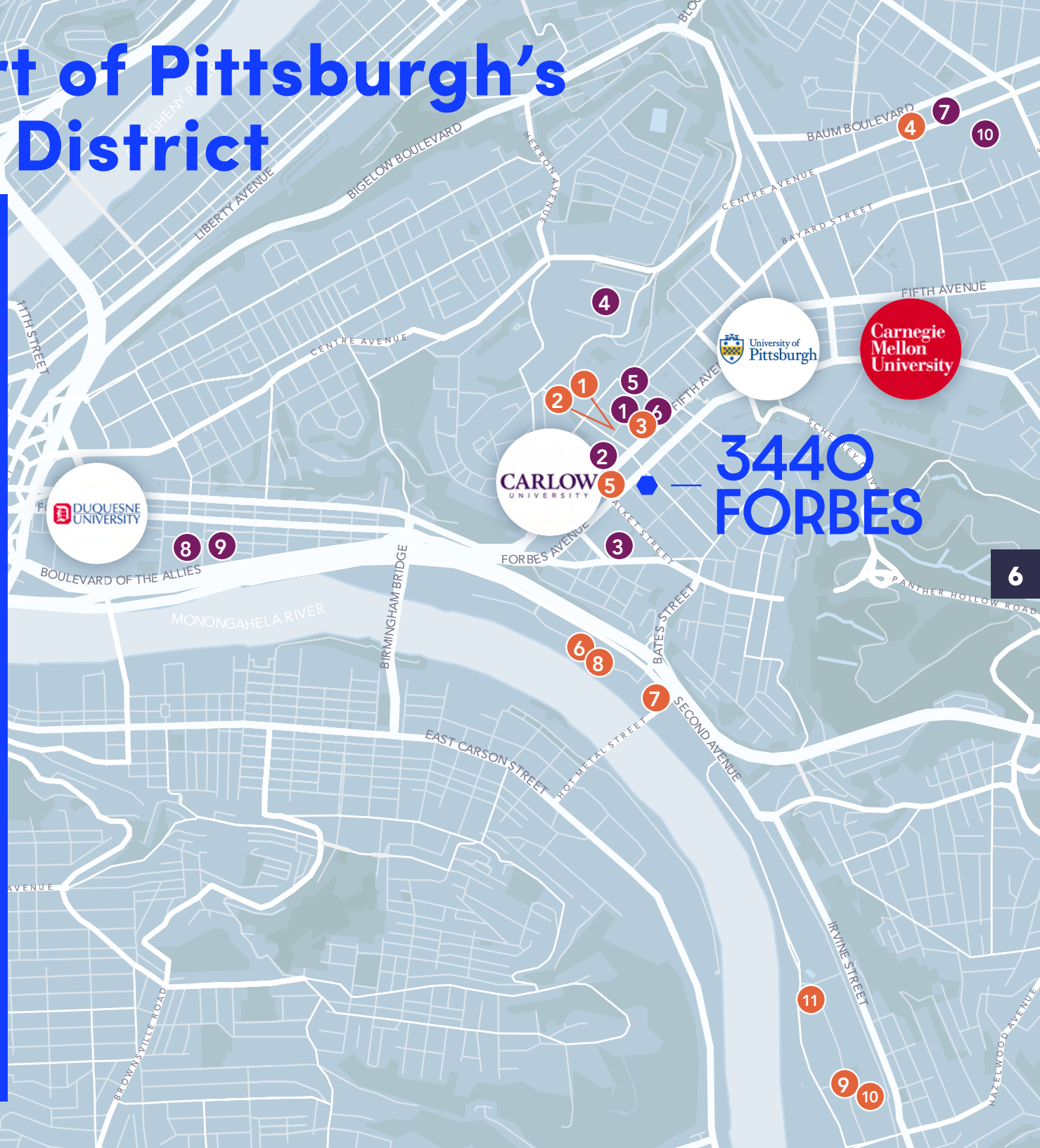
HOSPITALS

1. UPMC Presbyterian
2. UPMC Montefiore
3. UPMC Magee-Womens Hospital
4. Pittsburgh VA Medical Center
5. UPMC Western Psychiatric Hospital
6. UPMC Presbyterian Hospital Tower
7. UPMC Hillman Cancer Center
8. UPMC Mercy
9. UPMC Mercy Pavilion
10. UPMC Shadyside



R&D FACILITIES

1. Biomedical Science Tower 1
2. Biomedical Science Tower 2
3. Biomedical Science Tower 3
4. The Assembly
5. University of Pittsburgh Health & Rehabilitation Sciences
6. Bridgeside II
7. Bridgeside
8. The Riviera in PTC
9. Mill 19
10. Carnegie Mellon University - Robotics Innovation Center
11. Pitt BioForge





Nearby Amenities

5 MINUTE WALK

- Piada Italian Street Food
- Hello Bistro
- Raining Cane's
- Rite Aid
- Primanti Bros
- Fine Wine & Good Spirits
- Roots Natural Kitchen
- CVS
- Einstein Bros. Bagels
- Chipotle
- Five Guys
- Hilton Garden Inn
- Stack'd Oakland
- Residence Inn by Marriott
- Starbucks
- Insomnia Cookies
- Pamela's Diner

5-10 MINUTE DRIVE

- Trader Joe's
- Casbah
- Target
- Alta Via Pizzeria
- LA Fitness
- Market Square
- Aldi
- Bakery Square
- Market District
- Whole Foods

About 3440 Forbes

Connection and Collaboration Start Here

Positioned as the anchor for the innovation community in the heart of the Forbes and Fifth Corridor, 3440 Forbes is a 190,000 square foot purpose built, highly robust lab and office destination with community gathering, meeting and socializing, designed to meet the needs of knowledge intensive life science and technology companies and start-ups. Tenants at 3440 Forbes will have unparalleled access to recruit and retain top talent from Pittsburgh's world-class institutions, collaborate with academic and commercial research partners, and enjoy the housing and amenities of Oakland.



3440
FORBES

Wexford Science + Technology has a unique approach to **activating, integrating, and curating the spaces** we create. Our Knowledge Communities concentrate on many key elements – research labs, collaborative spaces, corporate innovation spaces, public spaces, and other amenities – combining to create a dynamic ecosystem for talent and growth.



Activated ground floor with a welcoming lobby



Purposefully designed socializing spaces



Flexible lab and office space for small and growing companies



Collaboration with universities and academic medical centers



Scale-in-place commercial space



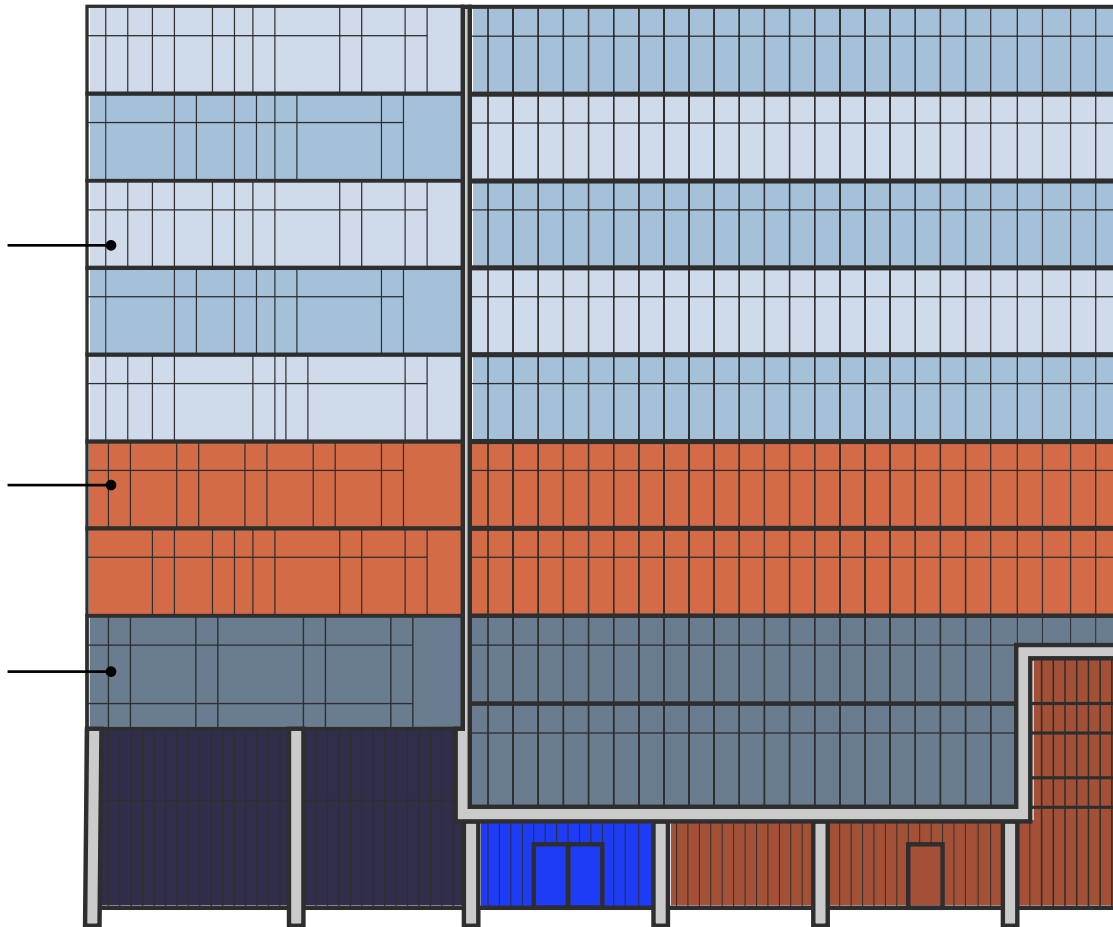
Enhanced streetscape and pedestrian experience

OFFICE

Designed for companies at any stage

EARLY STAGE LABS & OFFICES

PARKING



RETAIL

ACTIVATED LOBBY

CONVENING SPACE

190,000 SF

Total Building Size

125,000 SF

Office

50,000 SF

SF Flexible Labs & Offices for startup and graduation

113 SPACES

In-building Parking Garage

15,000 SF

Ground Floor including Activated Lobby, Convening Space and Retail

Activated Ground Floor

15,000 SF

Ground Floor including Activated Lobby, Convening Space and Retail

ACTIVATED LOBBY

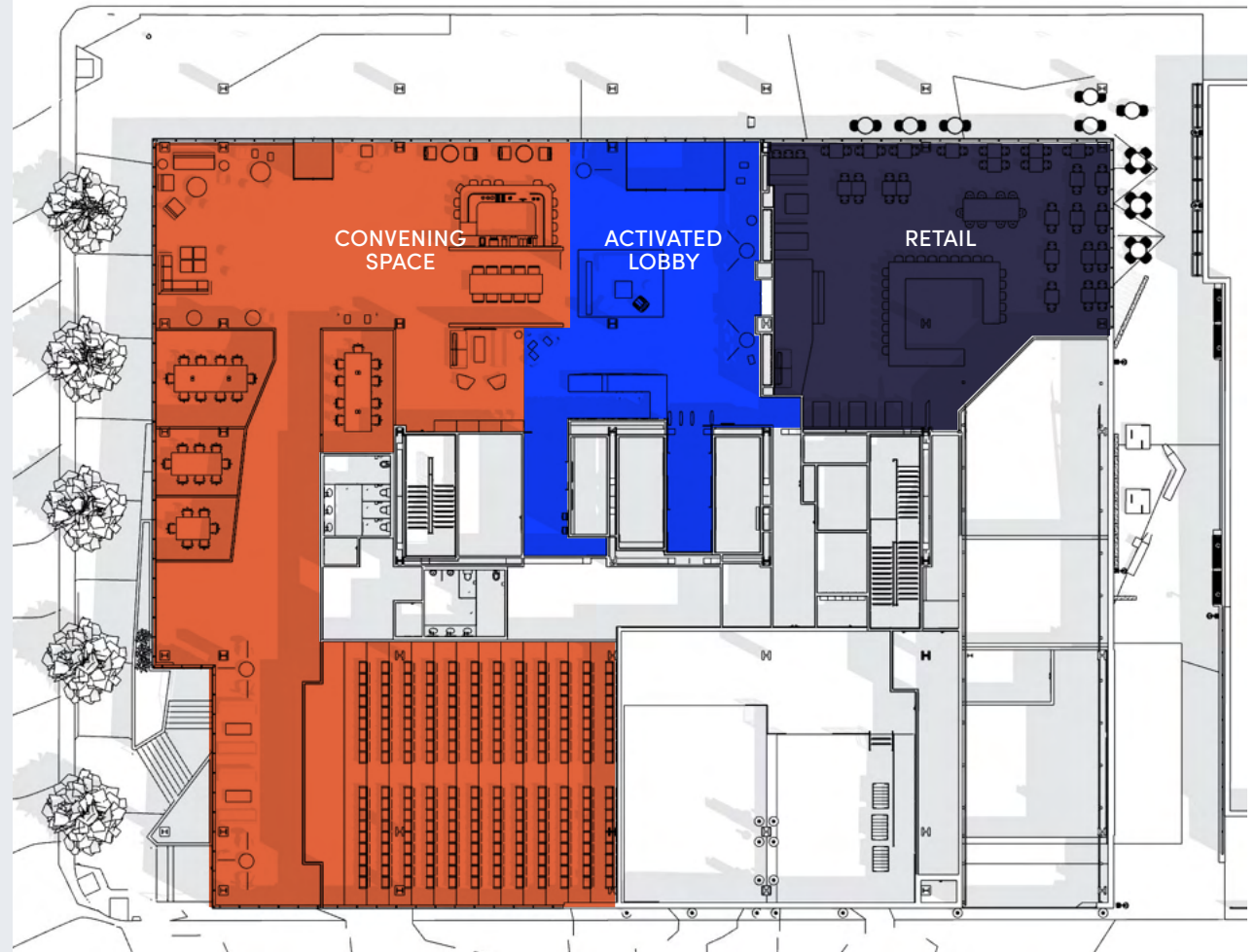
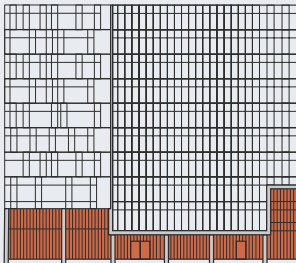
Offering a welcoming, hospitality quality environment, our lobby is intentionally designed and programmed to be the destination for building tenants and everyone across the Pittsburgh Innovation District to meet for coffee or a meal, attend a seminar or program, or unwind after work.

CONVENING SPACE

Wexford's civic lounges offer free and open space for people from the community to meet, hangout, connect, and work.

RETAIL/RESTAURANT

Our pedestrian experience is enhanced by retail space including a restaurant to activate and enhance the Forbes corridor.

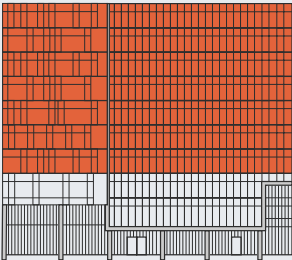
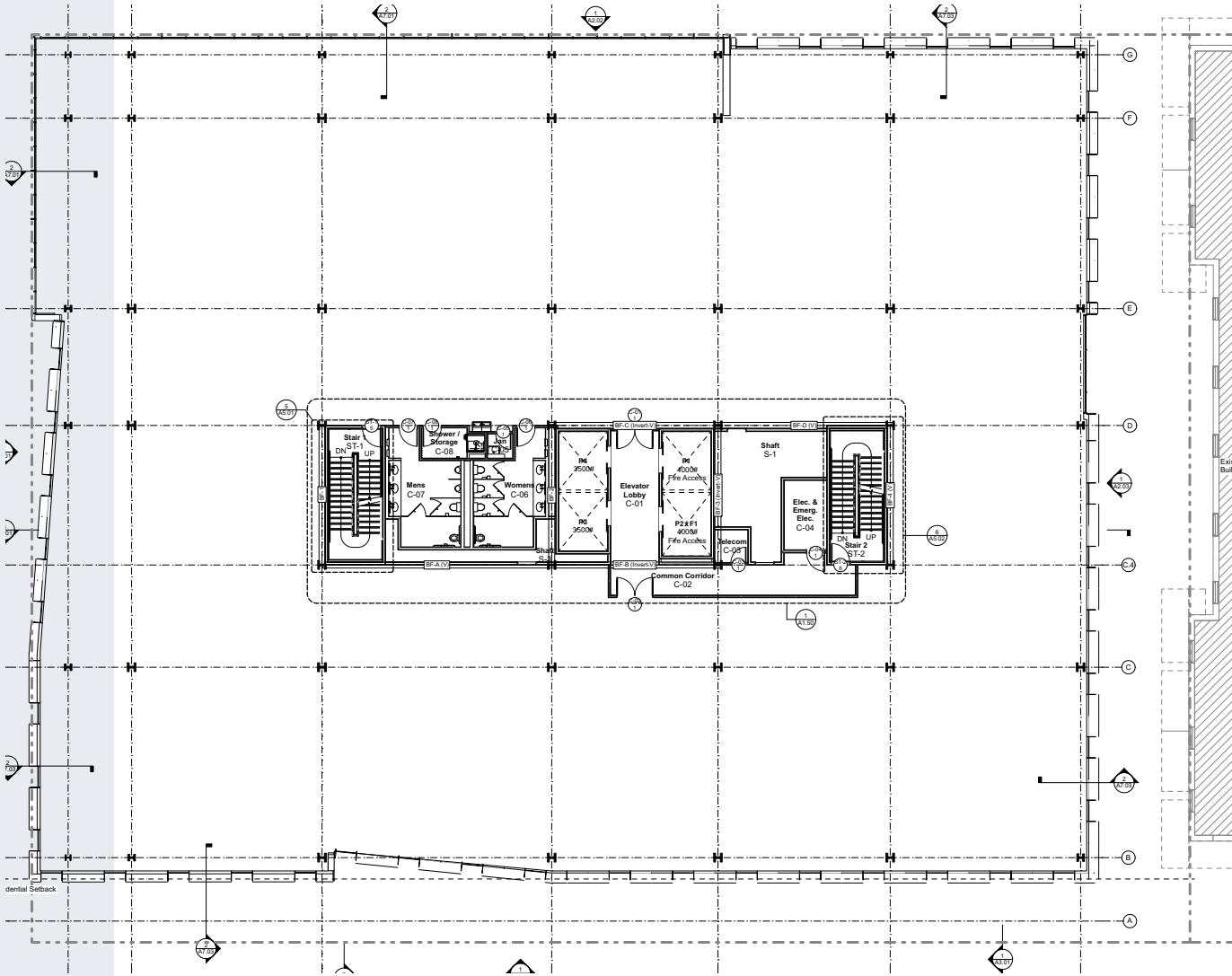


Typical Floor Plate

25K Square Feet

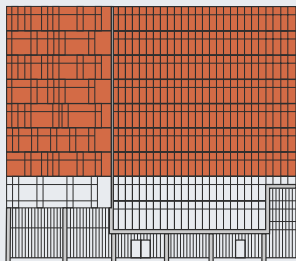
4-10 Levels

14'8" Floor to deck height



Sample Lab-Office Layout

Flexible and efficient floor plates allow for single or multi-tenant space configurations





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