

355,000 SF OF
OFFICE / LAB SPACE

THE
ASSEMBLY

PITTSBURGH



WEXFORD
SCIENCE+TECHNOLOGY

A HUB FOR RESEARCH, INNOVATION
AND ENTREPRENEURSHIP





THE ASSEMBLY

Originally built in 1915 by Ford Motor Company in the city's industrial district, The Assembly is a historic property turned world-class research and innovation hub and knowledge community for today's brightest minds, anchored by the University of Pittsburgh.

The Assembly is conveniently located in the Pittsburgh Innovation District within close proximity to bustling neighborhoods such as Oakland, "Robotics Row," East Liberty / Bakery Square.

The property hosts superior laboratory and office space, as well as best-in-class amenities to support inventive thinking and today's tenant needs.



355,000 SF

Office / Lab Space



36,000 SF

Typical Floorplate Size



Q1 2022

Project Completed

FEATURES AND AMENITIES



Three levels of world-class office and / or laboratory space



14'6" floor-to-floor height allowing for an abundance of natural light



Auditorium with 250+ seat capacity, onsite conferencing facilities



Secured bicycle storage room



Onsite shower facilities



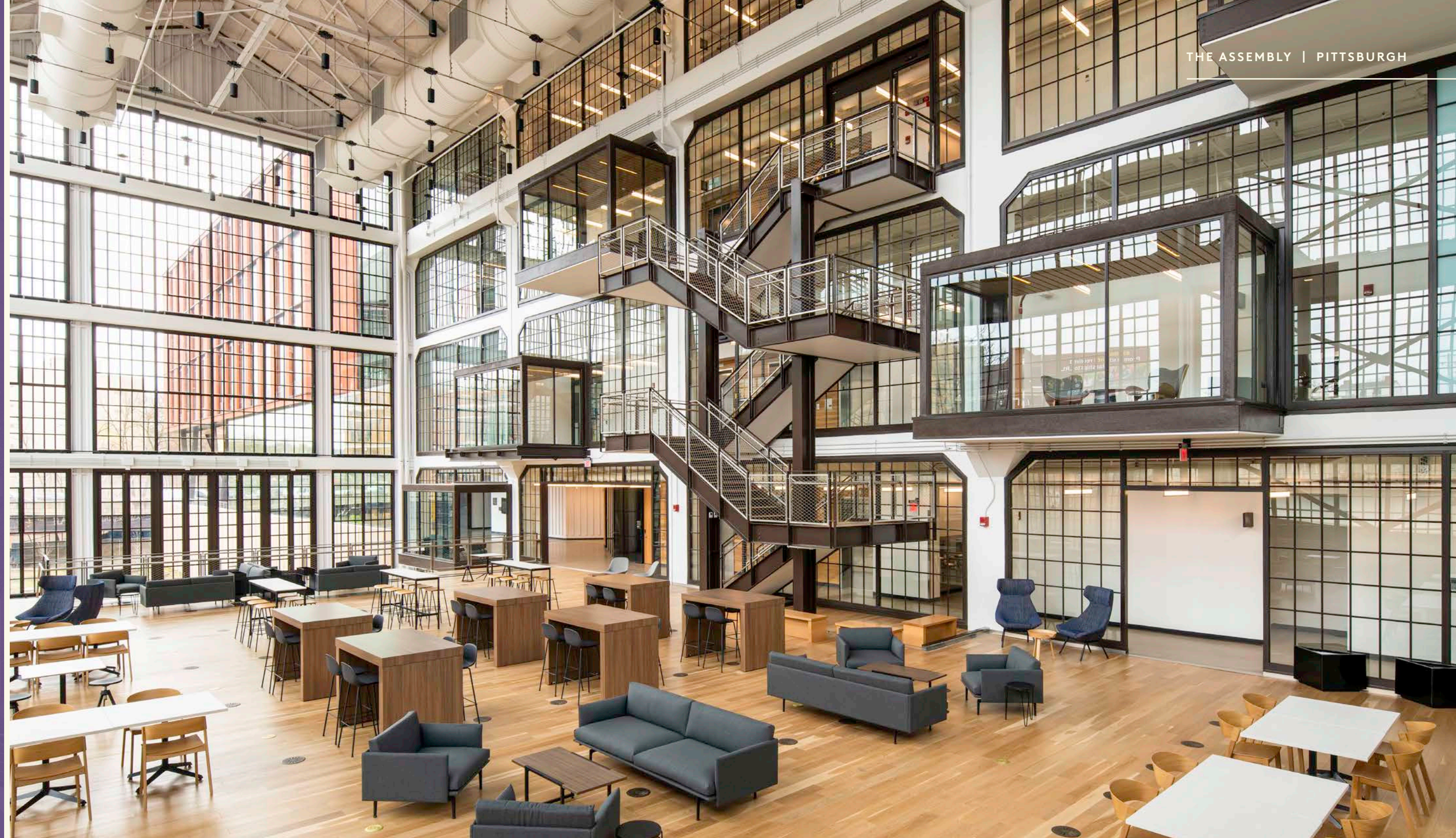
Attached parking garage



Remarkable gathering and event spaces



Onsite restaurant and café

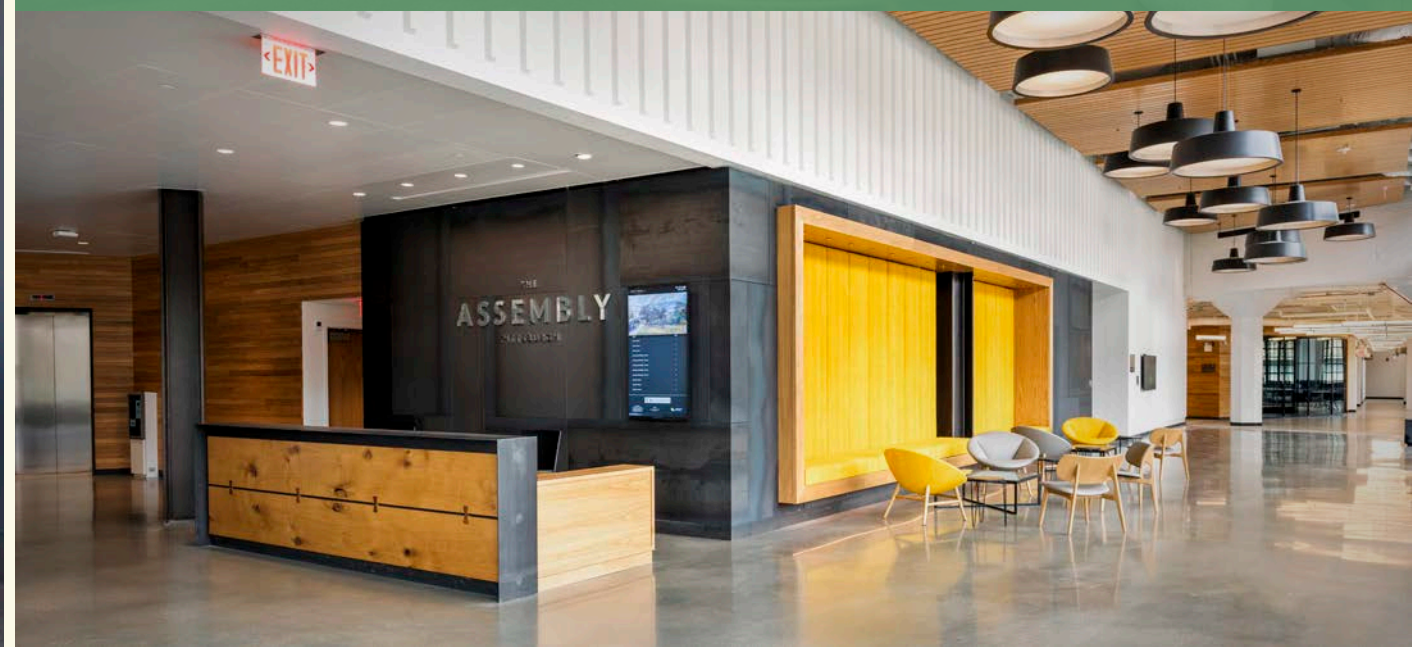




SUPERIOR SPACE

The Assembly provides modern spaces with a touch of vintage charm, including small and large group breakout rooms, private offices, high-end laboratory space, and floor-to-ceiling factory style windows, a nod to its history as an automotive assembly factory in the early 1900s.

A mix of both open seating and conferencing facilities enables purposeful collaboration for today's evolving science and research community.



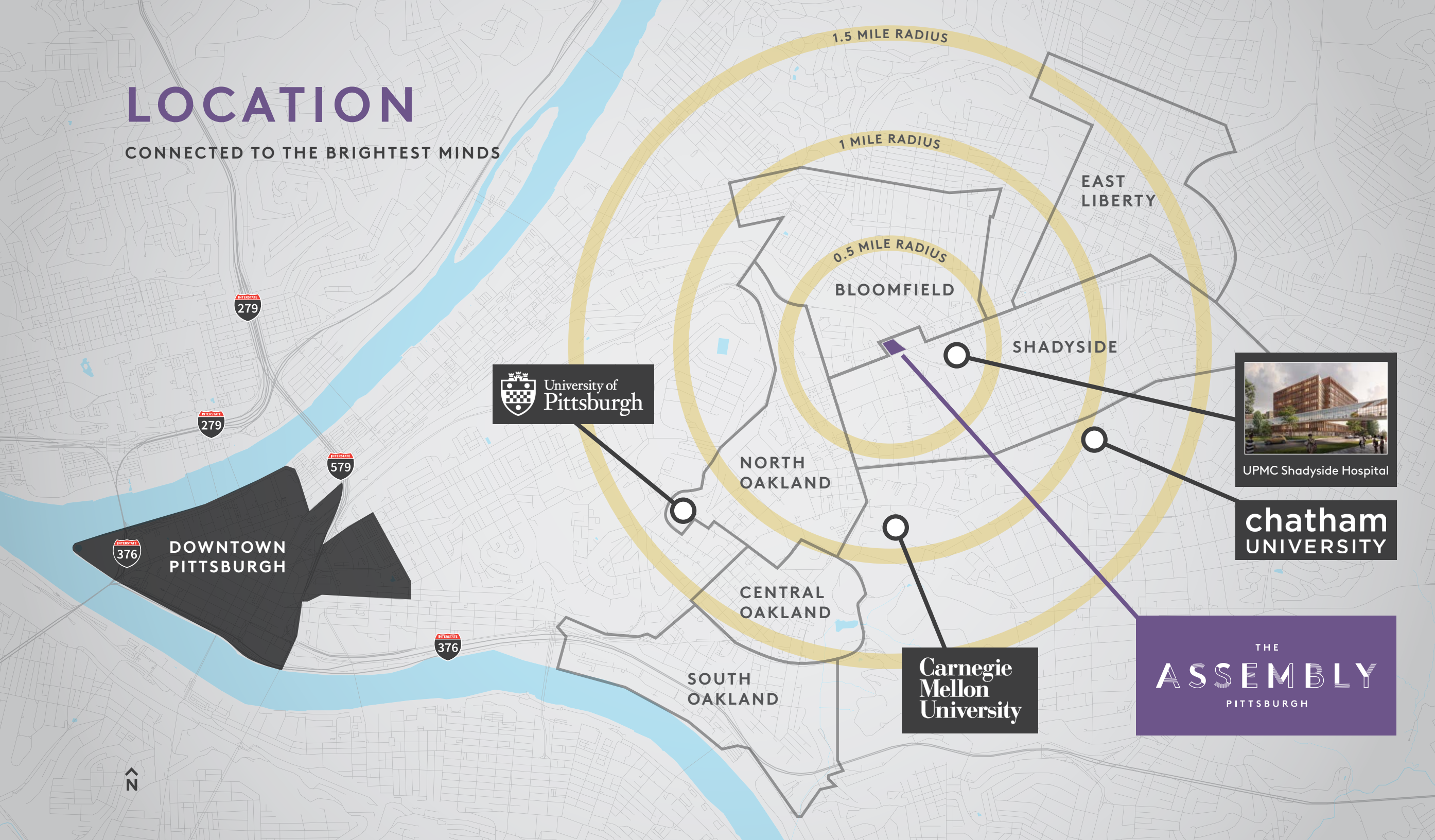
CONNECTED. ACTIVATED. ICONIC

- 1 Entry Plaza / Main Entry
- 2 Restaurant
- 3 Lobby
- 4 Auditorium
- 5 Gathering / Event Space
- 6 Conference Space
- 7 Parking



LOCATION

CONNECTED TO THE BRIGHTEST MINDS



BLOOMFIELD - PITTSBURGH'S LITTLE ITALY

EAST PITTSBURGH NEIGHBORHOOD IN ALLEGHENY COUNTY WITH A POPULATION OF 7,549

Bloomfield is a neighborhood with deep-rooted history and a wide-ranging dining scene that includes pizzerias and old-school Italian spots, as well as global eateries, hip cafes and burger joints. Lively taverns host bands and DJs, and classic dive bars buzz after dark. Liberty Avenue also has independent shops selling records, books and boutique clothing retailers.

SHADYSIDE: A WALKABLE MIX OF SPECIALTIES

EAST PITTSBURGH NEIGHBORHOOD IN ALLEGHENY COUNTY WITH A POPULATION OF 10,653

Quaint Shadyside is a walkable residential area known for its wide-ranging shopping scene, with a mix of upscale boutiques, big-name brand shops and specialty grocers, plus vintage, antiques and home decor stores. The lively bar scene features boisterous late-night pubs, a popular gay club and chilled craft beer spots, joined by tapas restaurants, American eateries, noodle bars and brunch spots.

LOCATION HIGHLIGHTS

- 14,186 residential units in a 1-mile radius
- 57,305 students enrolled across 5 local universities
- Property will support 500 researchers and staff
- Multipurpose atrium and event space
- Walk Score® Walker's Paradise (91)
- Auditorium with 250+ seat capacity for lectures, presentations and symposiums
- Transit Score® Excellent Transit (70)

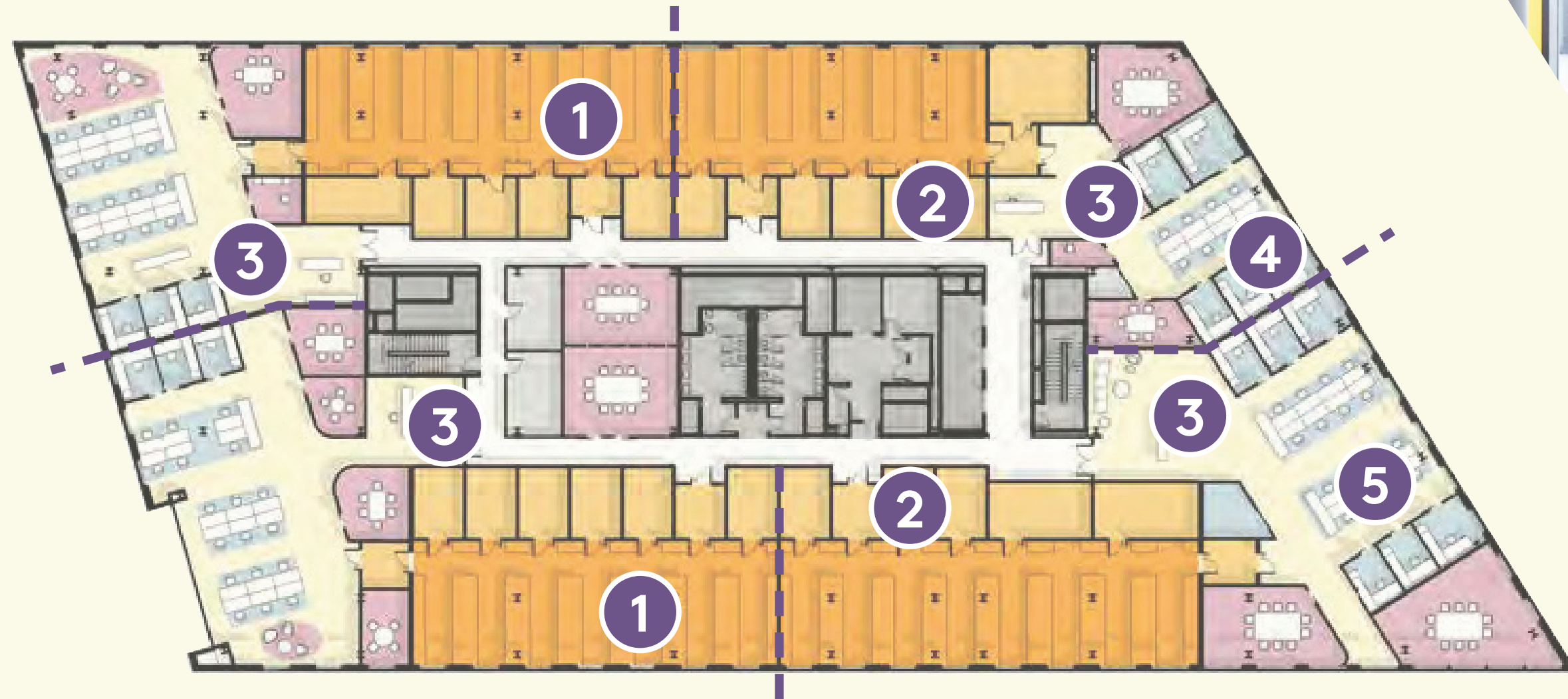
LAB Sample Tenant Plan



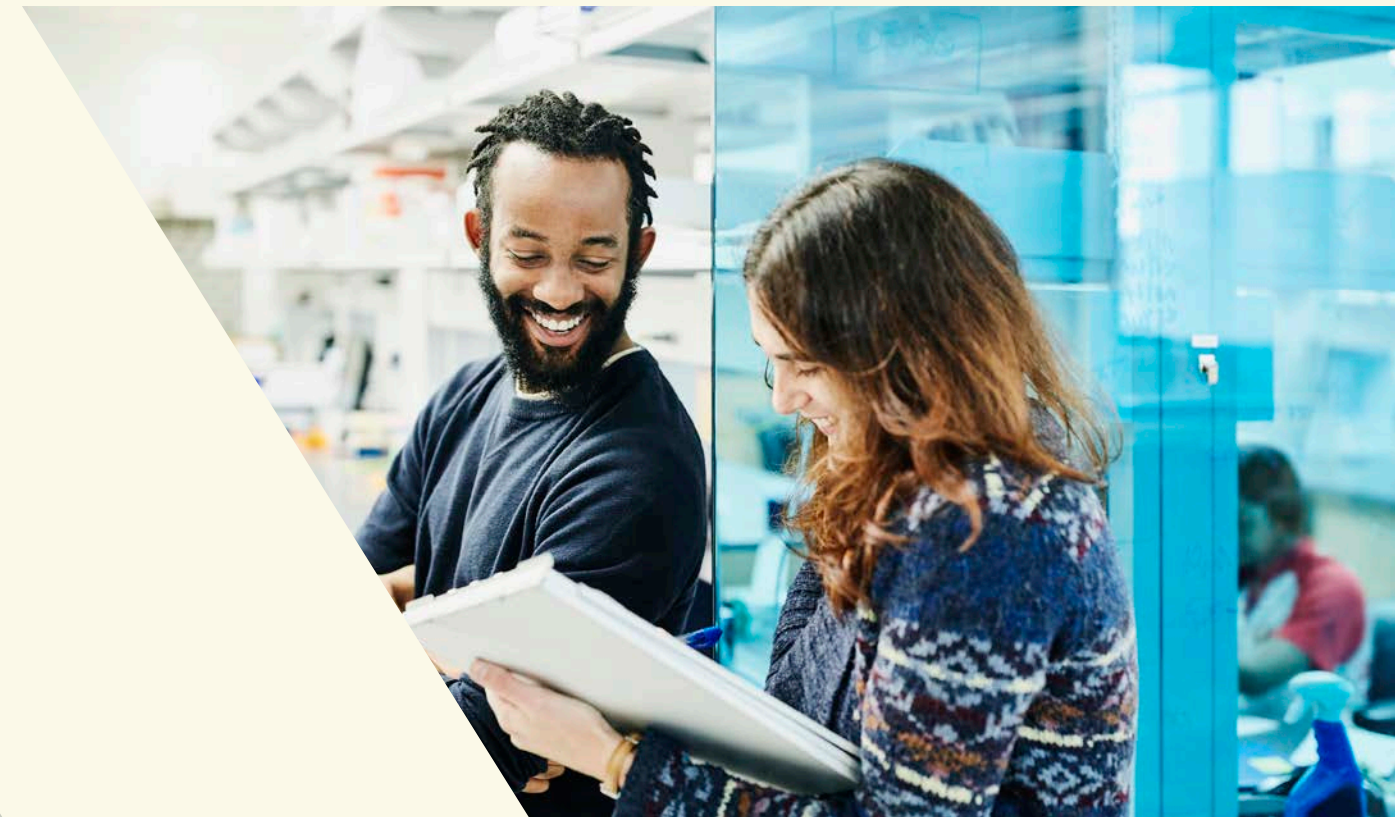
- 1 Open lab bench areas
- 2 Support lab areas
- 3 Reception
- 4 Office
- 5 Open workstations



MULTI-TENANT LAB LAYOUT



- 1 Open lab bench areas
- 2 Support lab areas
- 3 Reception
- 4 Offices
- 5 Open workstations
- 6

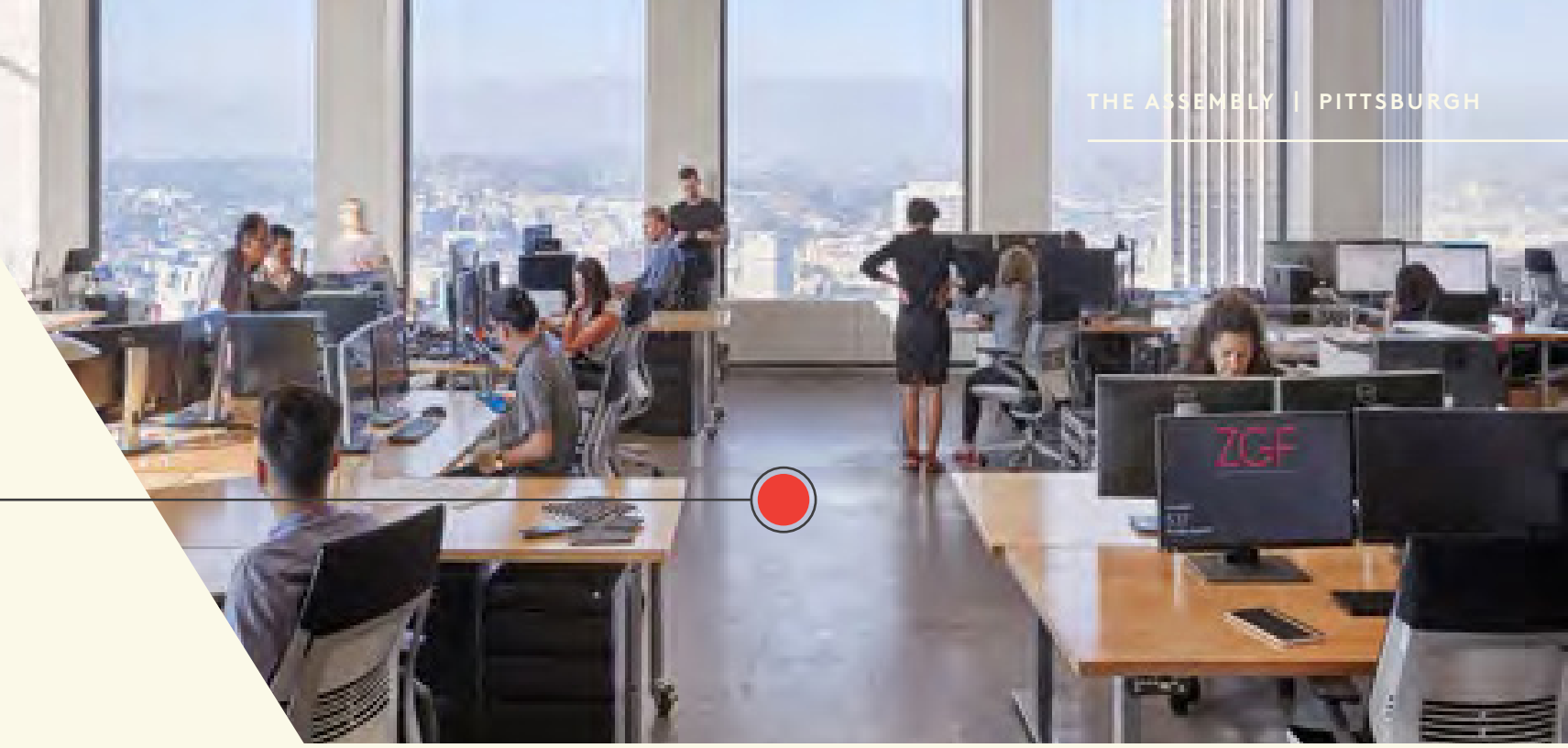


OFFICE

Sample Tenant Plan



- 1 Focused Group Neighborhood
- 2 Open Work Space
- 3 Conference Rooms
- 4 Pantry



THE
ASSEMBLY
PITTSBURGH

ABOUT 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 communities built on a foundation of discovery, innovation and entrepreneurial activity.

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