

DRIVING THE FUTURE  
OF INNOVATION

PREMIER RETAIL SPACE AVAILABLE

THE  
**ASSEMBLY**  
PITTSBURGH



350,000+ SF MIXED USE DEVELOPMENT  
LEASING AVAILABLE IN DECEMBER 2021



WATCH THE VIDEO

# THE ASSEMBLY

PREMIUM RETAIL SPACE LOCATED ON THE BORDER OF BLOOMFIELD AND SHADYSIDE COMMUNITIES



1 Entry Plaza / Main Entry

2 Restaurant

3 Lobby

4 Auditorium

5 Gathering / Event Space

6 Conference Space

7 Parking



# THE PROJECT

The historic building that once housed the Ford Motor Company in Pittsburgh's Bloomfield neighborhood is getting new life as a world-class hub that combines research, innovation and entrepreneurship.

Driven by a collaboration between the University of Pittsburgh and Wexford Science+Technology, the property at the corner of Baum Boulevard and Morewood Avenue will encourage collaboration between researchers and entrepreneurs to advance their discoveries into patient treatment. The results could reinvent the way health care is delivered in such areas as transplantation, cancer, aging and chronic diseases.

Tenants will include researchers supported by the Immune Transplant and Therapy Center (ITTC), which focuses on cutting-edge medical research for the latest immunotherapies.



[WATCH THE VIDEO](#)

# A TRACK RECORD OF TRANSFORMATION

## ABOUT THE BUILDING

Built in 1915 by Ford Motor Company and designed by famed architect John Graham, the historic building on the corner of Baum Boulevard and Morewood Avenue was originally a one-stop shop for the iconic Model T, which went from assembly line to showroom floor all in this building.



+200,000 S.F.



Listed on the National Register of Historic Places

## THE FUTURE | THE ASSEMBLY

Historic redesigned 350,000 SF world-class hub by ZGF Architects, which creates a knowledge community for researchers, inventors and entrepreneurs. Driven by a strategic collaboration between University of Pittsburgh and Wexford Science + Technology.

### AMENITIES INCLUDE:



3 premiere retail storefronts on Centre Ave. and Baum Blvd.



325-space parking garage with secure bike parking room

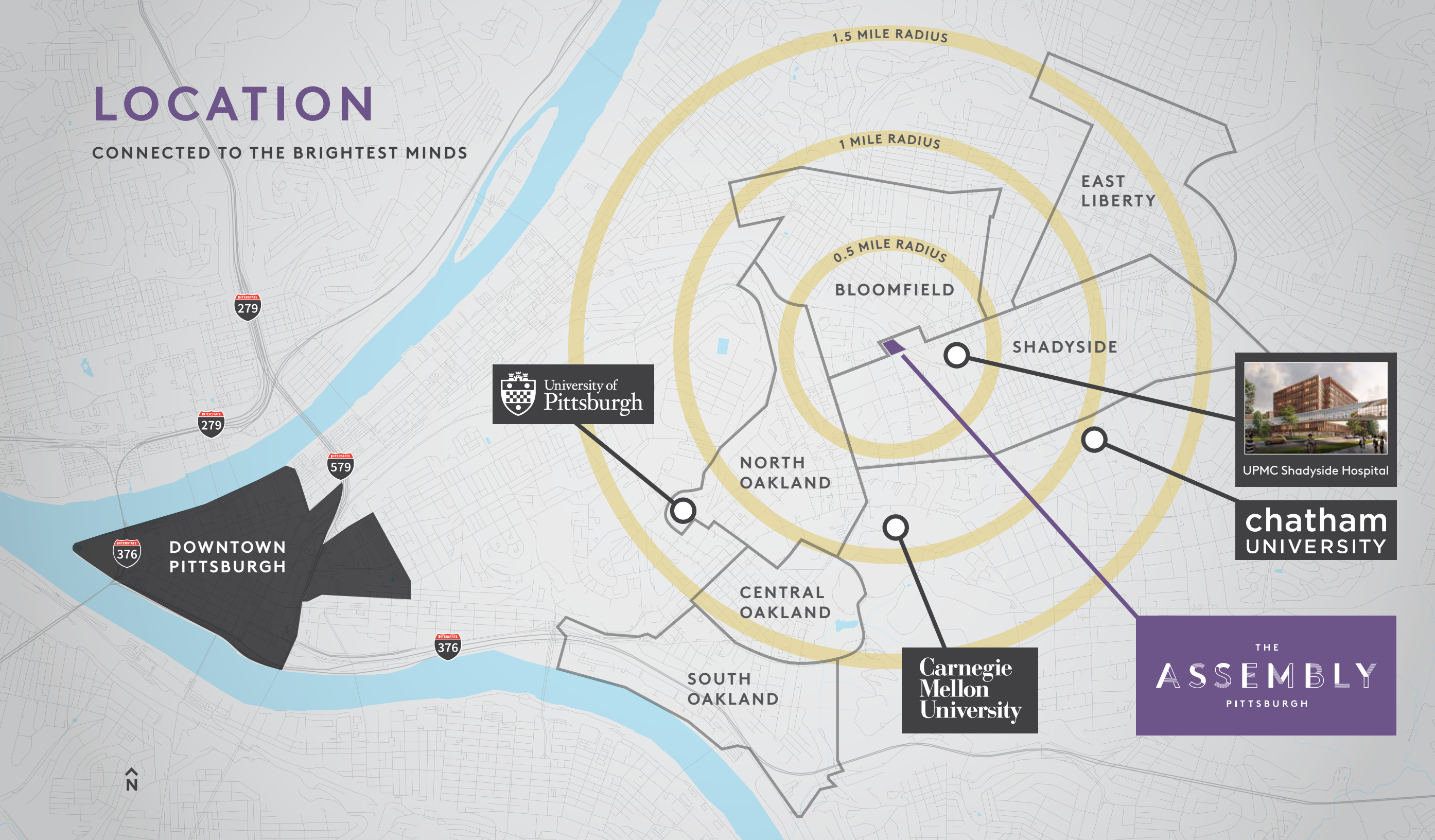


250+ seat capacity auditorium for lectures, presentation and symposium



# 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
-  Walk Score® Walker's Paradise (91)
-  Multipurpose atrium and event space
-  Transit Score® Excellent Transit (70)

# SURROUNDING NEIGHBORHOOD

SURROUNDING 1.5 MILES FROM CENTRE AVE



THE  
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PITTSBURGH

**UPMC Shadyside**  
17th largest hospital in US  
9,000+ employees

**CENTRE AVE - 10,722**  
annual avg daily traffic

**BAUM BLVD - 19,659**  
annual avg daily traffic

**WALNUT STREET**  
 L'OCITANE EN PROVENCE J.CREW SEPHORA Apple  
 RITE AID lululemon GAP BRUEGGER'S  
 BANANA REPUBLIC WILLIAMS-SONOMA  
 COACH FIRST NIAGARA TALBOTS

**BAKERY SQUARE**  
 Panera Bread LAIFITNESS.  
 ANTHROPOLOGIE  
 west elm Learning Express  
 SPRINGHILL SUITES MARRIOTT

**BAKERY SQUARE 2.0**

**EASTSIDE II**  
 NOODLES & COMPANY  
 PIZZOVIO

**EASTSIDE**  
 PETSMART  
 TREK Starbucks  
 Walgreens

**THE VILLAGE AT EASTSIDE**  
 Tuesday Morning  
 TRADER JOE'S STAPLES

**CVS**

**target**

**GIANT EAGLE**

**PENN AVE**

**FIFTH AVE**

**CENTRE AVE**

**BAUM BLVD**

**UPMC LUNA GARAGE**

**PARKING DECK**

**FRESENIUS KIDNEY CARE**

**KFC**

**Pop Days**

**Pizza Hut**

**Chipotle**

**FAMILY HOUSE**

**CENTRE PLAZA**  
 PAPA JOHN'S DENN STATION  
 EMILIANO'S  
 verizon SUPERCUTS

**CENTRE AVE**

**NEVILLE ST**



## DEMOGRAPHICS

### KEY FACTS within a 2-mile radius

- Population: **106,045**
- Households: **47,145**
- Average Household Income: **\$75,976**

### BUSINESS within a 1-mile radius

- Total Businesses: **3,238**
- Total Employees: **33,931**
- Pittsburgh ranked **#2** highest city in the country for amount of money spent on takeout

### EMPLOYMENT within a 1-mile radius

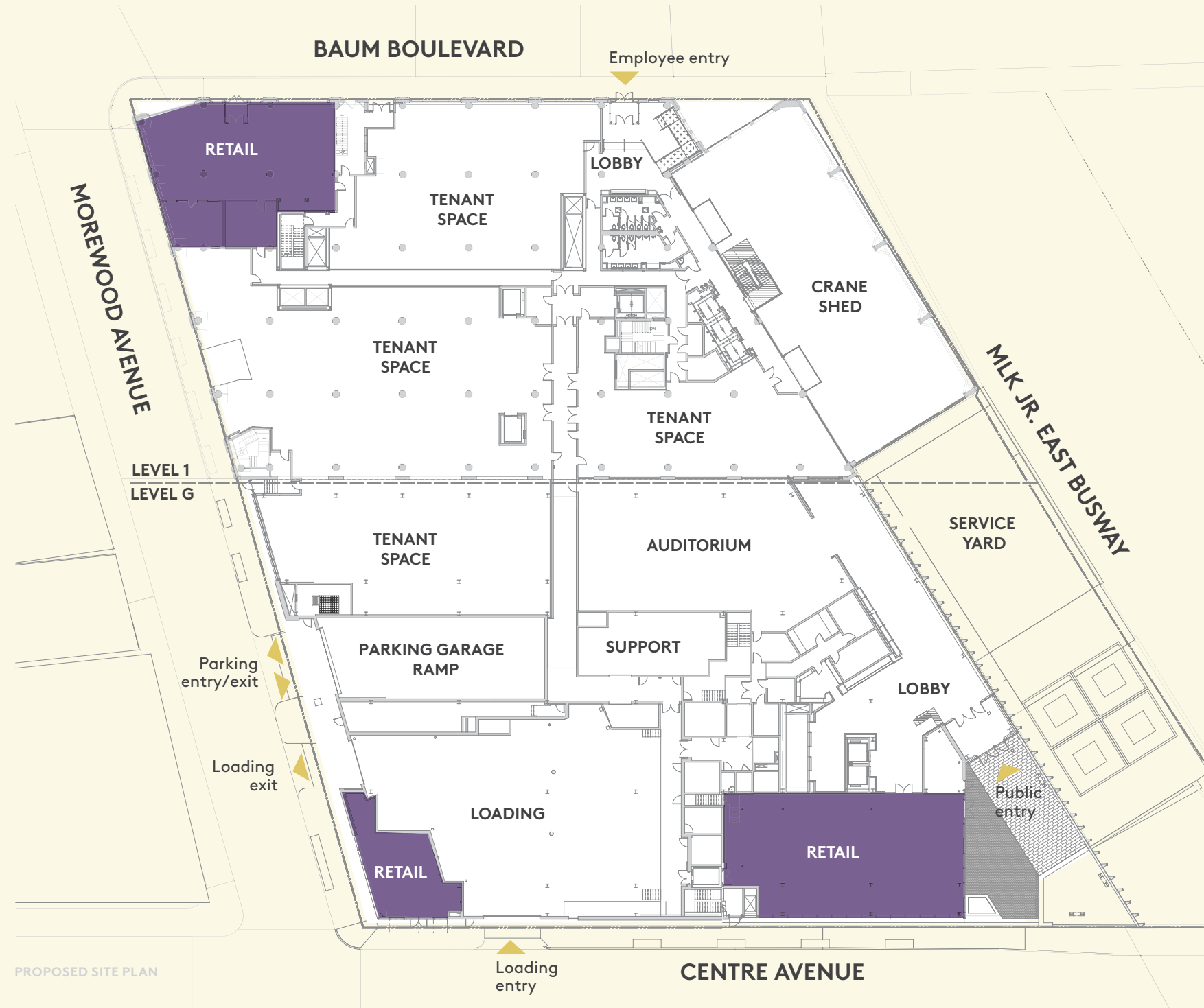
- Health care & social assistance businesses: **1,756**
- Health care & social assistance employees: **12,426**

## EDUCATION

- University of Pittsburgh Named **#1 Public University in the Northeastern US**  
Wall Street Journal / Times Higher Education College Rankings, 2020
- Carnegie Mellon University is ranked as the **#1 college in America for Information Technology**  
Niche 2021
- Pittsburgh, PA - **#1 Emerging Life Sciences Cluster**
- Carnegie Mellon University is ranked **#1 Graduate Program for Artificial Intelligence in the US**  
U.S. News & World Report, 2018
- Pittsburgh is **#1 city that appeals to Millennials**

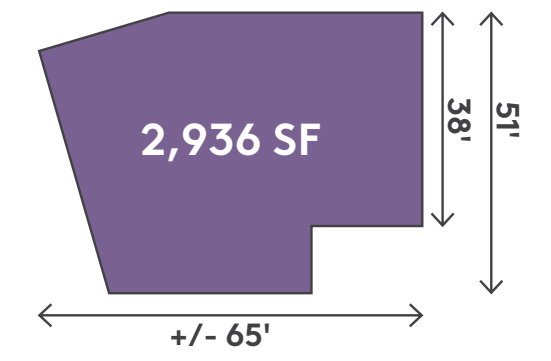
## PITTSBURGH'S FAST FACTS

- Tech Firms' Contribution to Overall Workforce: **23.4%**
- Tech firms that have a foothold in Pittsburgh: **1600+**
- Annual R&D Spending: **\$3B**
- Accelerators, education organizations and eco system leaders: **400+**

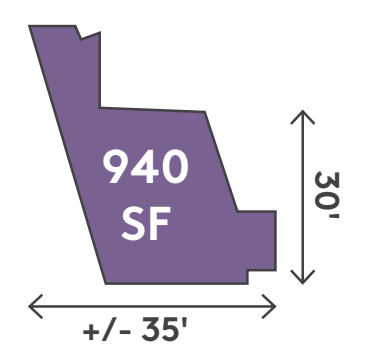


# CONCEPTUAL FLOORPLANS

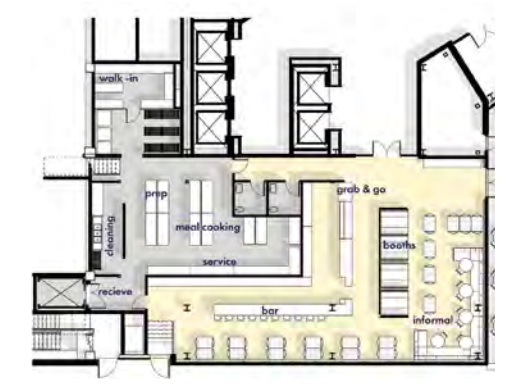
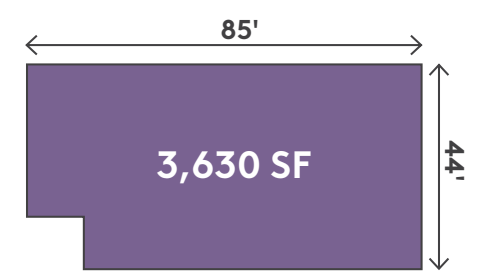
**SHOWROOM RETAIL SAMPLE PLAN**



**CORNER RETAIL SAMPLE PLAN**



**LOBBY SAMPLE PLAN**



THE  
**ASSEMBLY**  
PITTSBURGH

**RETAIL LEASING**

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