THE BREWERY
WORKSHOP LOFTS



Colliers

1600 MARYS AVENUE • SHARPSBURG PA • 15215

FOR LEASE

31,981 SF BUILDING

±8,030 -12,000
AVAILABLE SF
1st Floor

&

±3,000
AVAILABLE SF
Storage Space

Loft-style
workshop
spaces to
build & create







Work. Play. *Create.*

RENOVATIONS / PROPERTY ATTRIBUTES

- **New handicapped accessible entrance** with new tenant marquis
- **New men's and women's restrooms** + unisex restroom with shower
- **Common kitchenette** with dishwasher, refrigerator, microwave, and plenty of storage
- Tenant areas to be individually metered for electric: **3 phase 120/208V/200 amp panel** in each space
- **Smooth, stained concrete floors** throughout interior
- Dedicated, paved **off-street parking + bike racks**
- **All spaces heated** with full HVAC capability, based on Tenant needs
- **Secure 24/7/365 access**. Exterior cameras + security patrols
- Zoned Mixed Use: **ideal space for light manufacturing and assembly**
- **Reinforced concrete columns and floors:** substantial load-carrying capacity

LOCATION / APPEAL

- Exciting mix of **artistic, food, beverage, professional, retail, service**, and **light industrial businesses nearby**
- **Quick access** to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to **CMU, UPMC, University of Pittsburgh** and **"Robotics Row"**
- **Located adjacent to the Fort Pitt Brewery offices** *(1601 Marys Avenue)*

HUBZONE PROGRAM

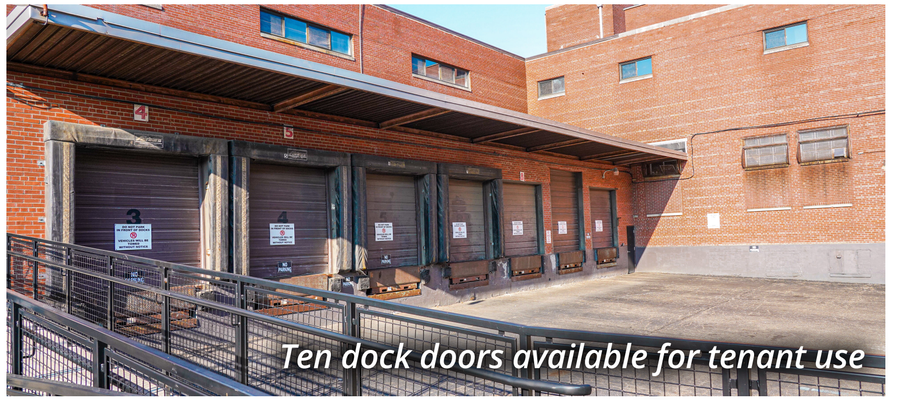
- Property is located in an SBA recognized HUBZone
  https://www.sba.gov/federal-contracting/contractingassistance-programs/hubzone-program

1600 Marys Ave.

PHOTO GALLERY



Renovated makerspace ideal for light manufacturing and assembly



Ten dock doors available for tenant use











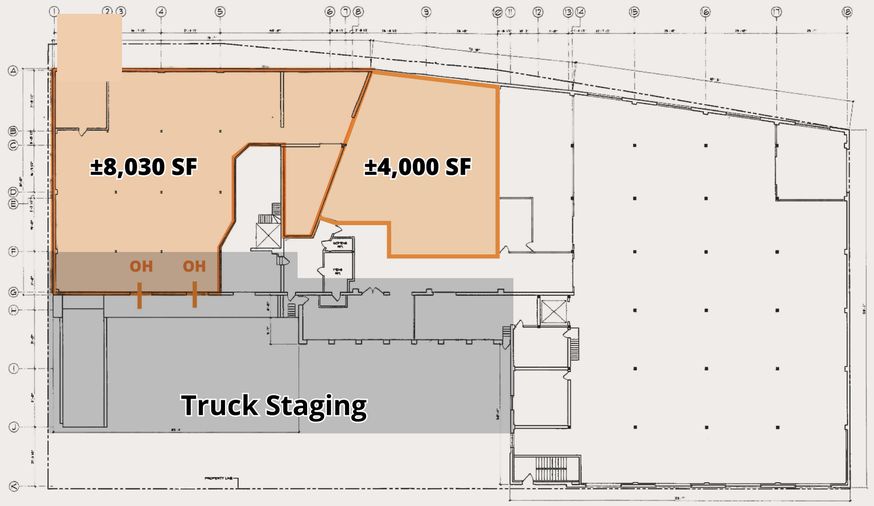
150+ striped parking spaces in adjacent lot across the street



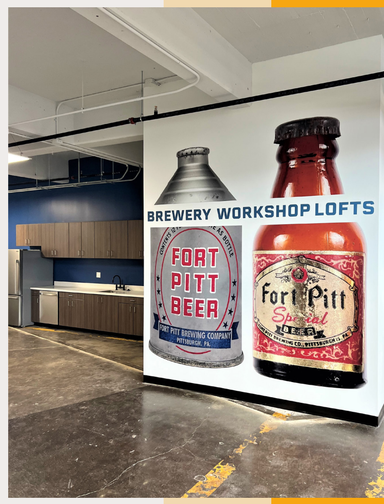
Property located in an SBA recognized HUBZone

1st Floor
Availability

- ±8,030 SF - 12,000 SF
- Two (2) dedicated 8’x10’ dock high doors with immediate access to space
- Three (3) shared docks











Lower Level
Availability

- ±3,000 SF of storage space
- Three (3) shared docks
- 6,000 # Freight Elevator
- Smooth concrete floors
- Wide column spacing



NEARBY AMENITIES

1. Ketchup City Creative
2. Dancing Gnome — Pittsburgh Pennsylvania
3. Hitchhiker Brewing Co.
4. Second Harvest Community Thrift Store
5. Sugar Spell Scoops
6. Zynka Gallery
7. Gino Bros.
8. The Brinery
9. Dragon Palace
10. Aaron Joseph Studios
11. Redhawk Coffee Roasters

3-MILE RADIUS DEMOGRAPHICS REPORT

Population Count	Average HH Income	Median Home Value	Total Area Employees
95,166	$98,808	$199,889	57,701



CONTACT US



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