# THE BREWERY
# WORKSHOP LOFTS




Loft-style
**workshop**
spaces to
***build & create***

Colliers

**1600 MARYS AVENUE • SHARPSBURG PA • 15215**

## FOR LEASE

**31,981 SF BUILDING**

**±4,000 -12,000**
**AVAILABLE SF**
**1st Floor**

**&**

**±2,500**
**AVAILABLE SF**
**2nd Floor**

**&**

**±3,000**
**AVAILABLE SF**
**Storage Space**








# 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

## LOCATION / APPEAL

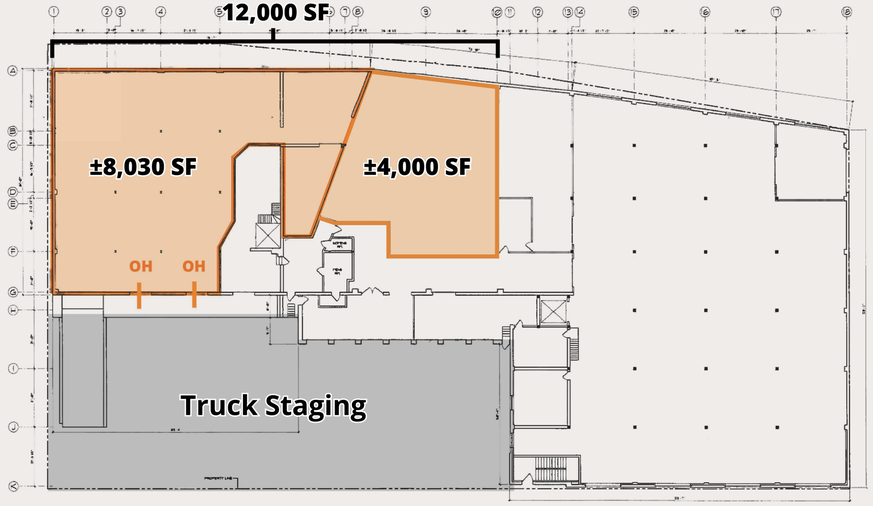
- Exciting mix of **artistic, food, beverage, professional, retail, service**, and **light industrial businesses nearby**
- **Quick access** to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to **CMU, UPMC, University of Pittsburgh** and **"Robotics Row"**
- **Located adjacent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

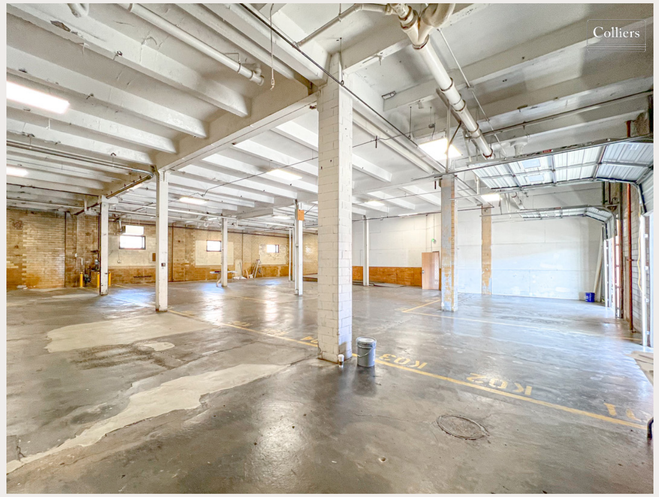
## HUBZONE PROGRAM

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

# 1st Floor Availability

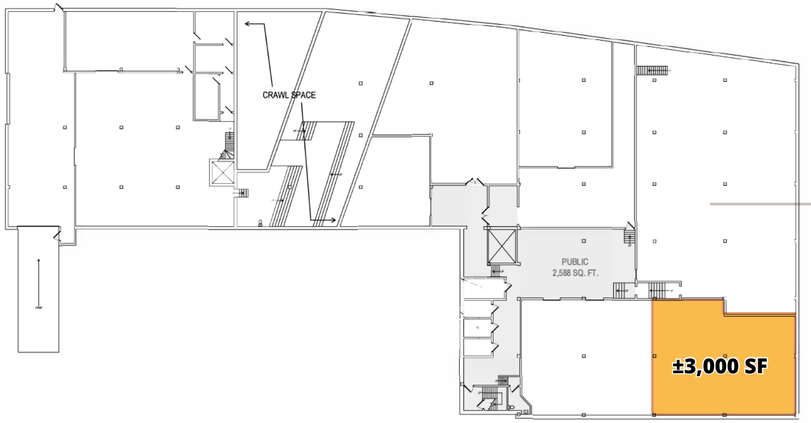
- 12,000 SF available, subdividable to ±8,030 SF and ±4,000 SF suites
- Two (2) dedicated 8'x10' dock high doors with immediate access to space
- Three (3) shared docks



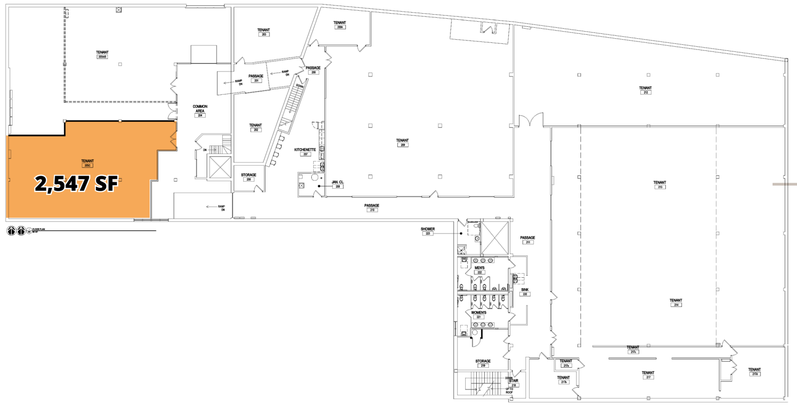







# Lower Level Availability

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




# 2nd Floor Availability

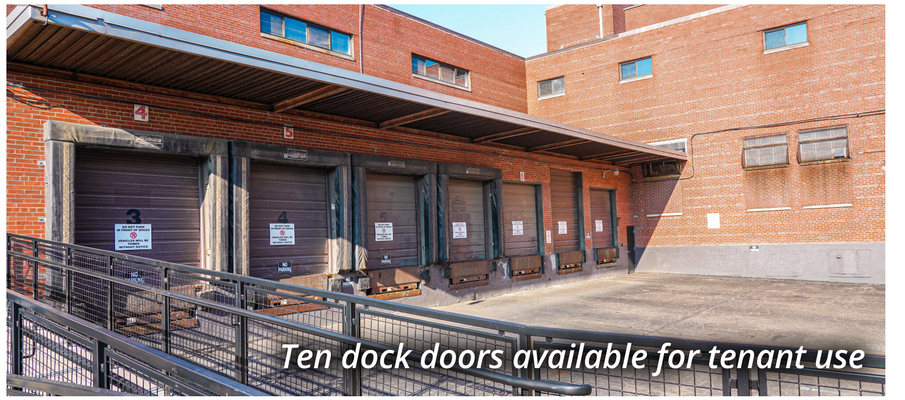
- Adjacent to freight elevator
- Access to common kitchen with appliances and storage
- Common unisex restroom with shower facility
- Corner space

# 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*




# 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 Briney
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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