



TECHMILL 41

AT THE POUNDRY

CLASS A OFFICE BUILDING IN PITTSBURGH, PA
LAWRENCEVILLE BUSINESS DISTRICT



WELCOME TO F4I

Once the location of foundries and machine shops, this Lawrenceville site has an industrial legacy not uncommon to the Pittsburgh area. As the Steel City continues to transition away from heavy manufacturing, the demand for commercial, recreational and residential space is growing.

Fort Willow Developers began master planning the redevelopment project known as F4I in 2013. The endeavor was to simultaneously preserve the past and pursue the future by creating a unique multi-use development that pays homage to a rich history.



WORK

TECHMILL 4I offers 73,500 square feet of office space, designed to support employee innovation, productivity and teamwork. Features include outdoor spaces, abundant parking and convenient amenities available to employers and their staff.

Adjacent to the new building is a 7,500 square foot former machine shop that will be converted into highly unique office space on two floors totaling 13,500 square feet.

PLAY

BAY 4I is a public/private event space available to TechMill 4I tenants, The Foundry at 4Ist residents and the City of Pittsburgh.

This reclaimed industrial steel frame of a former foundry has been transformed into a grand public plaza that hosts a variety of community events, such as farmers' markets, craft shows and live music.

LIVE

THE FOUNDRY AT 4Ist is a 182-unit apartment building providing luxury living with a variety of amenities, including a rooftop terrace, beautifully landscaped courtyard, state-of-the-art fitness center, heated pool, café & lounge, outdoor areas and much more.

Multiple pet-friendly housing options are available, including studio, one and two bedroom rentals.



View from 40th Street Bridge

*TechMill 41 Offices, Bay 41 and The Foundry at 41st Apartments
along with Carnegie Mellon University's National Robotics Engineering Center*



Rothschild Doyno Collaborative, Architects

WORK. PLAY. LIVE.

TechMill 4I is an edgy and contemporary, 4-story building with 73,500 square feet of office space, adjacent to a 13,500 square foot, 2-story office space inside a former machine shop. This unique development is located just east of downtown Pittsburgh in Lawrenceville among a growing cluster of innovative companies, entrepreneurs and artisans.

Driven by technology, changing work styles and competitive recruiting — workplaces of today are evolving into new, exciting spaces. Designed to support creativity, productivity and teamwork, TechMill 4I addresses the growing need for stimulating, multipurpose, flexible spaces within vibrant community centers.

TECHMILL41
— AT THE FOUNDRY —



ACCESSIBILITY

With safe sidewalks, available public transportation, and designated parking along with on-street spaces, TechMill 4I's location allows for a variety of ways for employees to commute.

For the quickest commute, look no further than The Foundry at 4Ist apartment building just next door with a range of rental options.

FLEXIBILITY

Adjacent to the building is a former machine shop that has been preserved and will be converted into 2 stories of office space with plenty of ceiling height — suitable for lab space, light manufacturing and prototype development.

This building provides unique office space with turn of the century steel columns and a raw, gritty interior. Large windows facing Willow Street provide an abundance of natural light.

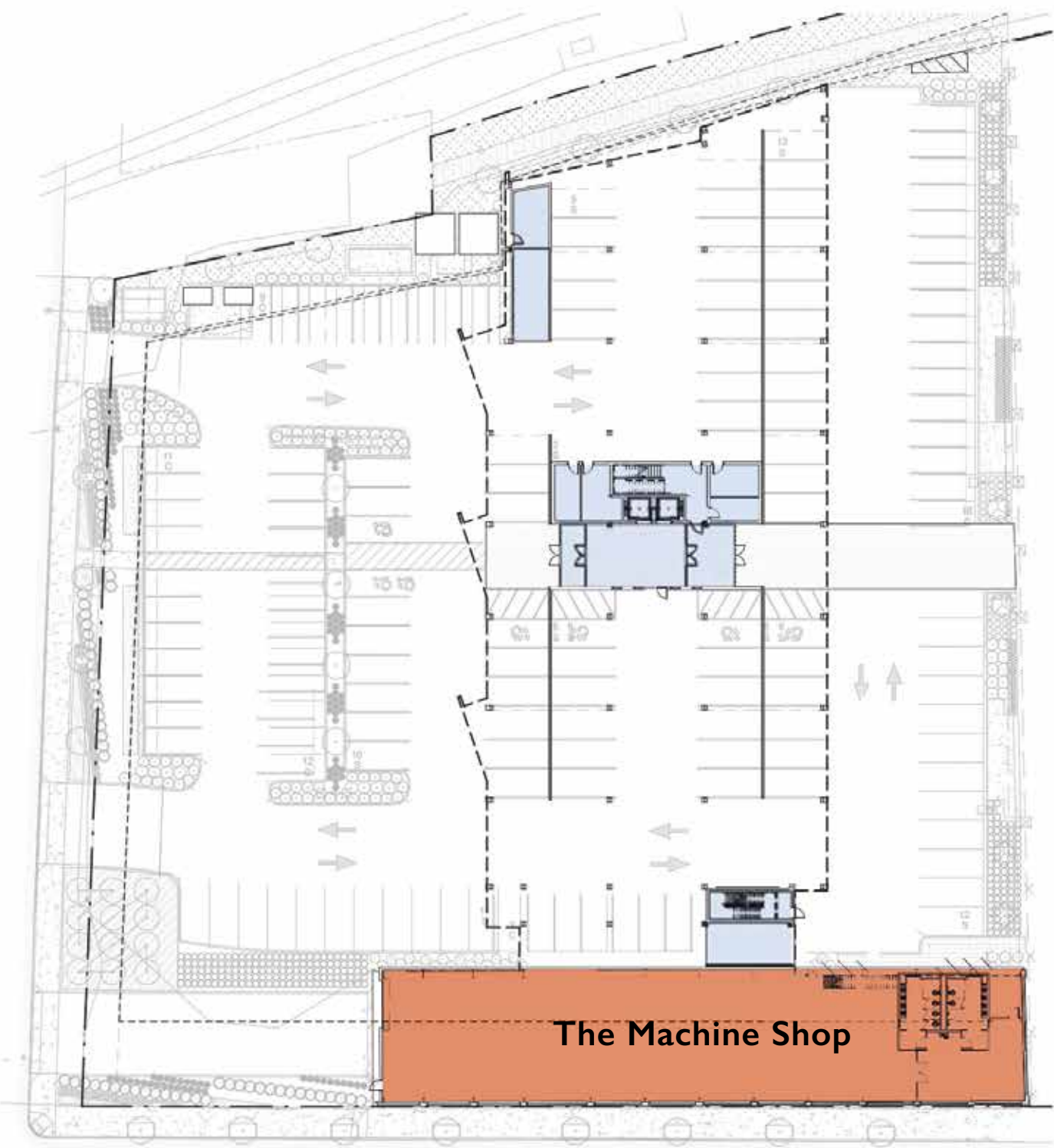
OUTDOOR SPACE

TechMill 4I features two outdoor roof terraces and ample greenspace for staff to enjoy natural light and views of the bustling surroundings. Landscaping beneath the building creates a green screen to shield parked vehicles from view.

Bay 4I is an additional outdoor amenity for tenants, hosting a variety of food, music, craft and art events. TechMill 4I is also located very close to the Allegheny Riverfront Trail.

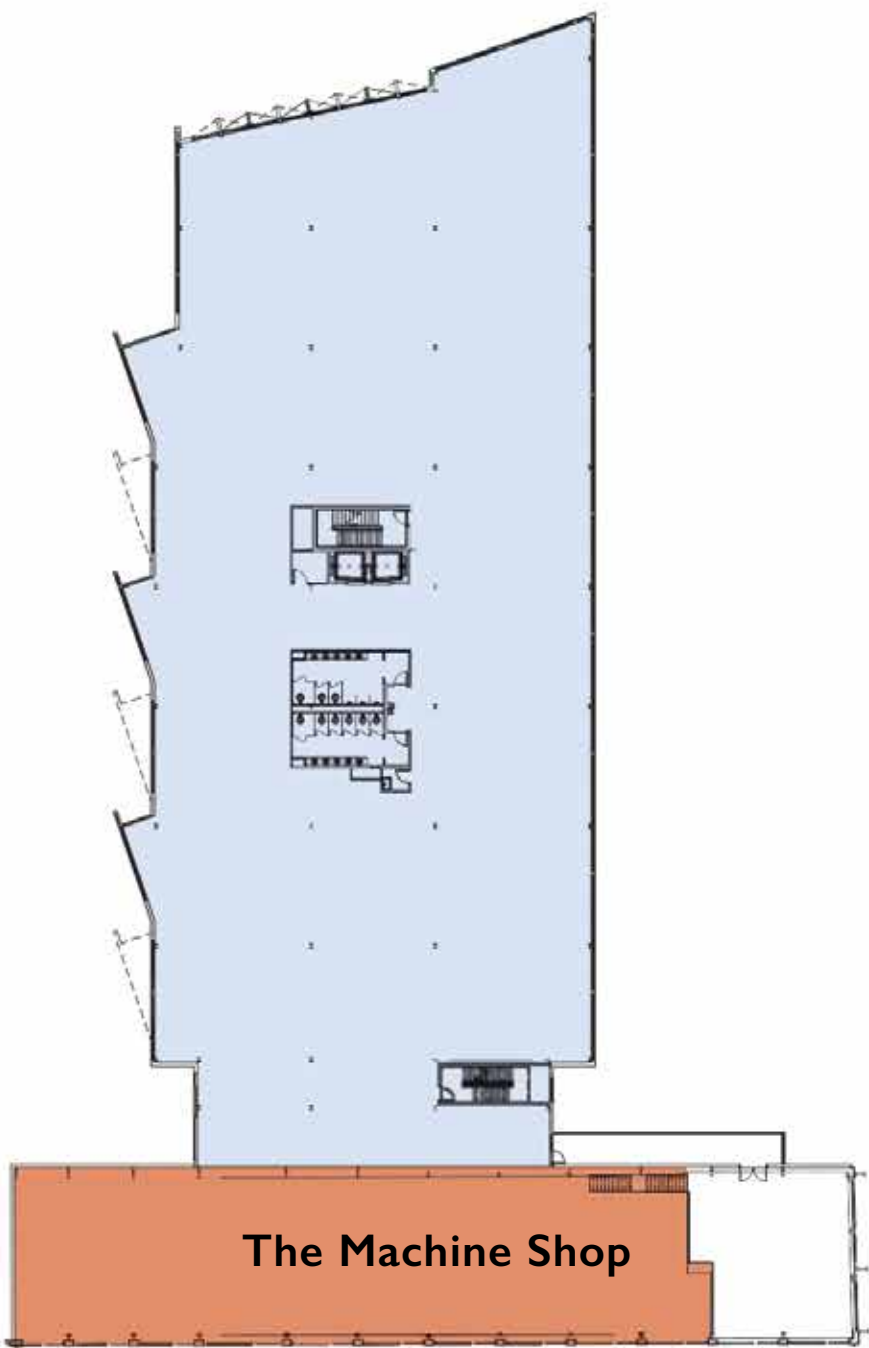
BUILDING FEATURES

- Class A office building comprised of 86,632 RSF with expansive and flexible floor plans offering 24,000 SF
- Prominent signage & branding opportunity for anchor tenant with excellent visibility from 40th Street Bridge
- 165 on-site parking spaces with a ratio of 1.8/1,000 SF and 40 on-site, secure bicycle parking spaces
- Continuous glass window-line and rectangular floor plates offer excellent access to natural light and shallow bay depths
- Column spacing at 27' and slab-to-slab ceiling height of 14' are conducive for “open” planning
- Two open-air balconies accessible for tenants
- HVAC system provides dedicated floor-by-floor flexibility and digitally controlled zones
- On-site management and maintenance office with 24-hour security

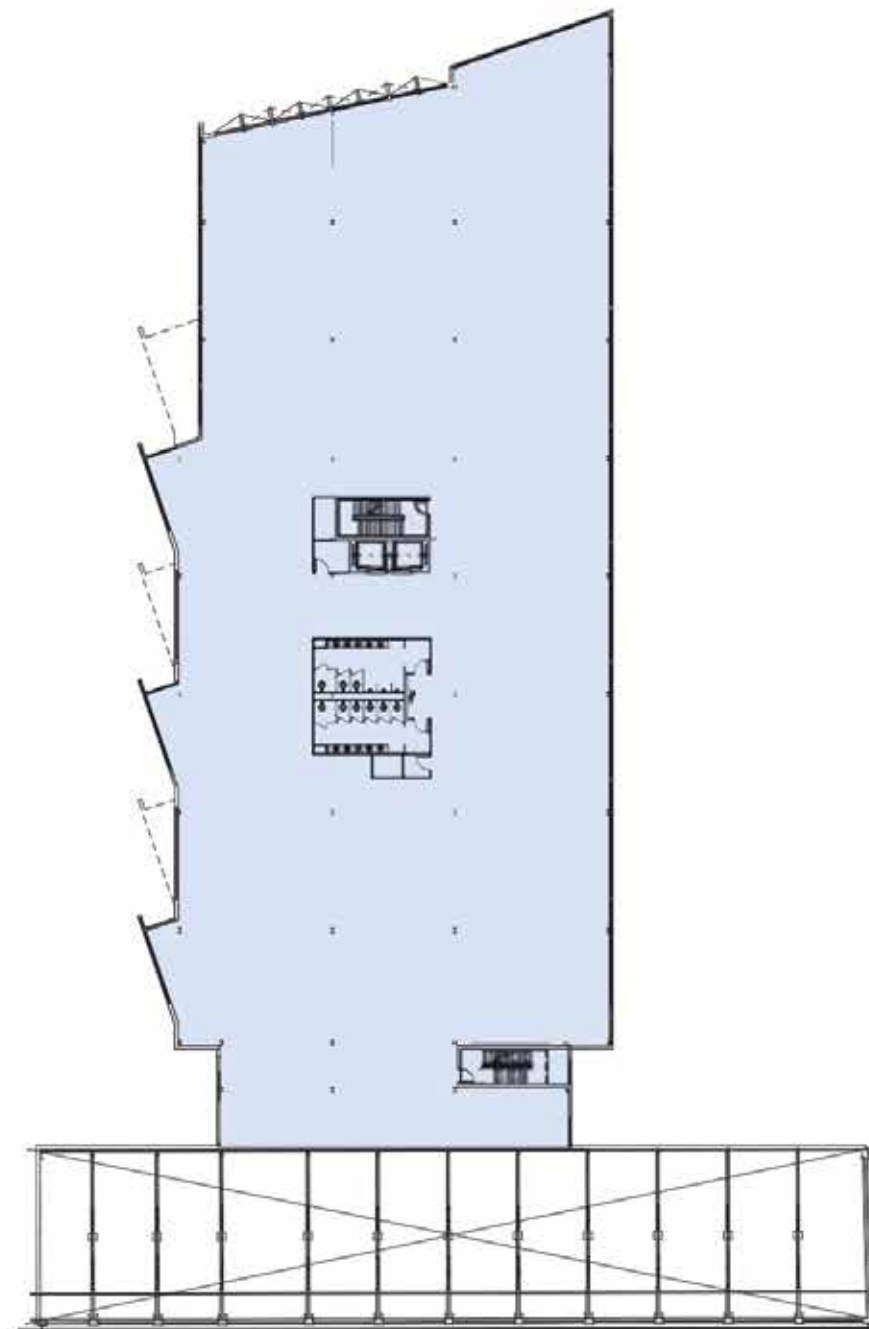


TechMill 41:
73,132 RSF
The Machine Shop:
13,500 RSF

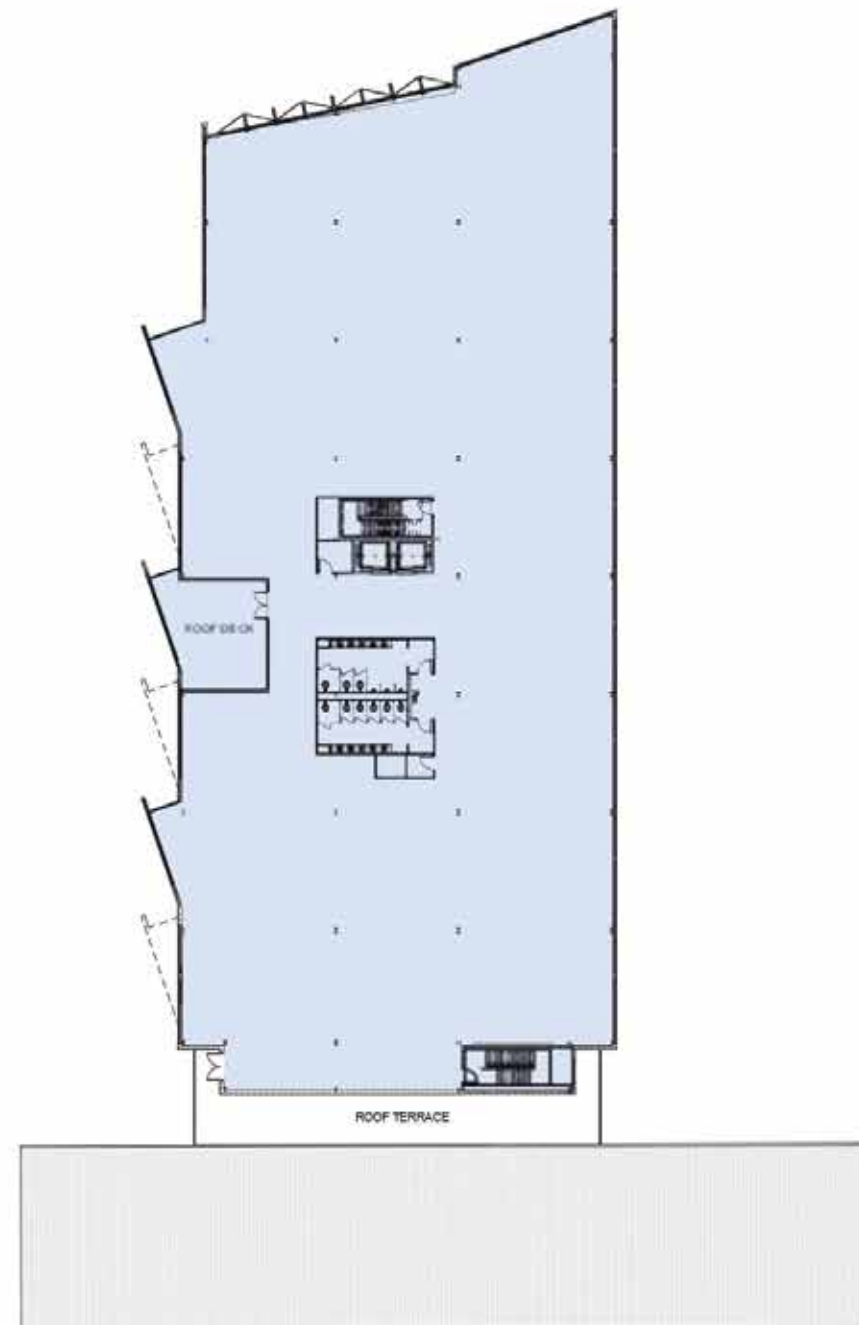
First Floor:
7,730 RSF



Second Floor:
24,915 RSF
Second Floor:
5,770 RSF



Third Floor:
24,898 RSF



Fourth Floor:
23,319 RSF

THE SPACE

The architecture of TechMill 41 is designed to focus towards downtown Pittsburgh and the Allegheny River to capture the magnificent Pittsburgh skyline and surrounding views. The large windows and jugged angles of the building provide multiple vantage points, as well as an abundance of natural light.

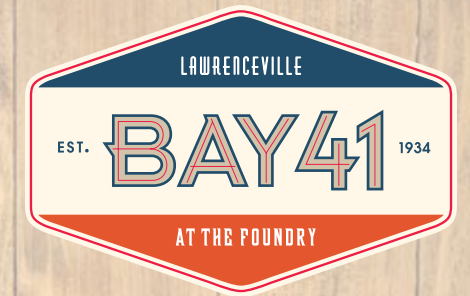
A wide, open floor plan offers flexible space that can be easily adapted to suit individual needs, including social and collaborative areas. This building provides unique office/ flex space with turn of the century steel columns preserved from its gritty, industrial past. Construction is scheduled to begin December 2017 and be completed by January 2019.



WORK. PLAY. LIVE.

This uniquely reclaimed industrial steel frame of a former steel foundry has been transformed into an open plaza known as Bay 4I, where TechMill 4I tenants, The Foundry at 4Ist residents and Lawrenceville neighbors can enjoy a memorable, one-of-a-kind experience.

With a large, adaptable layout and on-site parking within walking distance to many local amenities, Bay 4I is the perfect venue for both public and private events, such as farmers' markets, craft shows, live music, private events/parties and more.



FARMERS' MARKETS

Bay 4I Night Market is a great place to browse local goods with your Pittsburgh neighbors.

Find fresh-cut flowers, live herb plants, flavorful fruit and vegetables, miscellaneous crafts and handmade items from a rotating list of farm, food, craft and wellness vendors.

EVENTS/PARTIES

During most Bay 4I public events, enjoy a dynamic mix of live music performed by local musicians.

Host your own event in this spacious, outdoor venue with its unique industrial architecture.

FITNESS

Fitness and wellness professionals host the newly launched Bay 4I Fitness series.

These free, outdoor classes include yoga, boot camp workout, high intensity interval training and cycling to give you a complete workout.



WORK. PLAY. LIVE.

The Foundry at 41st is a 182-unit apartment building offering a variety of housing options, including studio, one and two bedroom rentals. With large windows, high quality finishes and a chic style, these apartments make for a bright and contemporary place to call home.

From a state-of-the-art fitness center with yoga studio to the two-story fireplace and boardwalk-style rooftop terrace, The Foundry at 41st offers incredible amenities you won't find anywhere else.

THE FOUNDRY
— AT 41ST —
LAWRENCEVILLE LIVING



PET FRIENDLY

Apartment hunting for yourself and your best, four-legged friend may seem like a difficult task, but it doesn't have to be!

This is a pet-friendly community where dogs and cats are both welcome. There is even a pet spa available for residents to pamper their pooches.

AMENITIES

Utilize a wide range of amenities, including a beautifully landscaped courtyard, rooftop terrace, heated swimming pool, state-of-the-art fitness center with yoga studio, BBQ/picnic area, secure parking garage, café & lounge and much more.

Plus, apartments are adjacent to Bay 41, a grand public plaza that hosts a variety of community events.

LOCATION

Located just steps from Butler Street, you'll find luxury living in the heart of one of the hippest neighborhoods in the world.

Residents have convenient access to the Allegheny River and riverfront bicycle trail, downtown Pittsburgh, the Strip District and UPMC Children's Hospital.



brambler boutique

T'S UPHOLSTERY STUDIO

pagenoy

You don't have to go far...



THE NEIGHBORHOOD

Recently ranked the **NUMBER 1 “Hot ‘hoods in the US: 10 neighborhoods you need to visit”**, by Lonely Planet and listed among the 26 hippest neighborhoods in the world—Lawrenceville is a vibrant, friendly community experiencing some of Pittsburgh’s fastest growing real estate projects and food & beverage scenes.

Each day more industry leaders are establishing their base of operations in Lawrenceville, transforming the neighborhood into a hub for the best and brightest, including Carnegie Mellon University’s National Robotics Engineering Center and Uber Advanced Technologies Group.

ACCESS GRANTED

TechMill 41 is located in Central Lawrenceville at Willow and 41st Street near Riverfront Park—right off of the 40th Street Bridge.

Easily accessible from all directions, it is within walking distance to Butler Street shops, the Strip District and Bloomfield. Downtown Pittsburgh is 3 short miles away.

GET UP AND GO

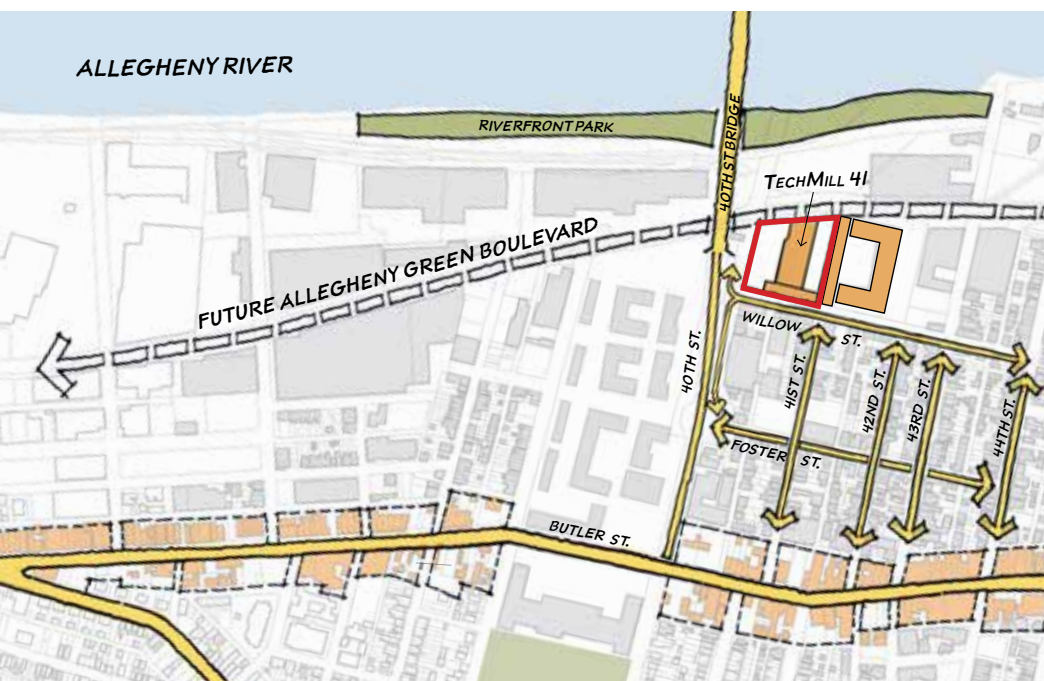
Safe sidewalks, public transportation and a designated parking lot enable a variety of ways for employees to effortlessly commute. From TechMill 41 you have access to pathways connecting streets, sidewalks, walking and biking trails along the Allegheny River, including the Three Rivers Heritage Trail.

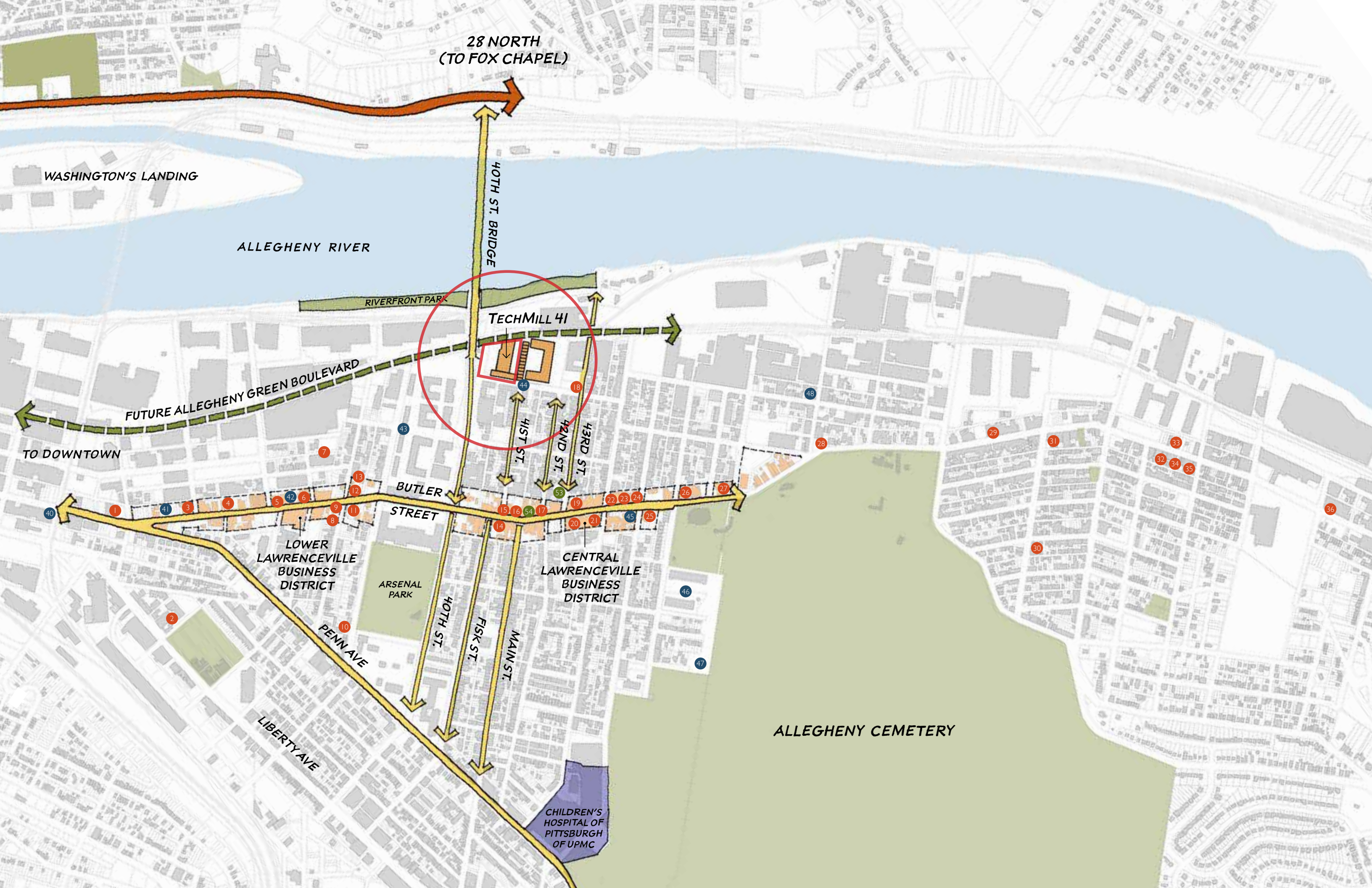
Allegheny Riverfront Park provides easy access to boat, kayak and canoe launches and the riverfront bicycle trail.

AMENITIES

Lawrenceville offers a one-of-a-kind, trendy atmosphere that is home to artisans, entrepreneurs and more.

With new restaurants, cafés, galleries, shops and bars opening on every corner, it is a popular Pittsburgh destination for residents both day and night.





FOOD/DRINK

- 1 Engine House 25 Wines
Roberto Clemente Museum
- 2 The Church Brew Works
- 3 Senti
- 4 Morcilla
- 5 Burgh'ers
- 6 Espresso A Mano
- 7 11th Hour Brewing
- 8 Umami
- 9 Round Corner Cantina
- 10 Arsenal Cider House & Wine Cellar
- 11 Franktuary
- 12 Piccolo Forno
- 13 Grapperia
- 14 Crazy Mocha
- 15 Smoke Barbeque Taqueria
- 16 Merchant Oyster Co.
- 17 Bierport
- 18 Kaleidoscope Cafe
- 19 Industry Public House

- 20 The Vandal
- 21 NatuRoll Creamery
- 22 Ki Ramen
- 23 Ki Pollo
- 24 New Amsterdam
- 25 Banh Mi & Ti
- 26 La Gourmandine
- 27 The Abbey on Butler Street
- 28 Roundabout Brewery
- 29 Dive Bar & Grille
- 30 52nd Street Market
- 31 B52
- 32 Full Pint Brewing Company
- 33 Pusadee's Garden
- 34 Allegheny Wine Mixer
- 35 Cure
- 36 Hop Farm Brewing Company
- 37 APTEKA*
- 38 Liliput Coffee & Cafe*
- 39 Tessaro's*

RESIDENTIAL

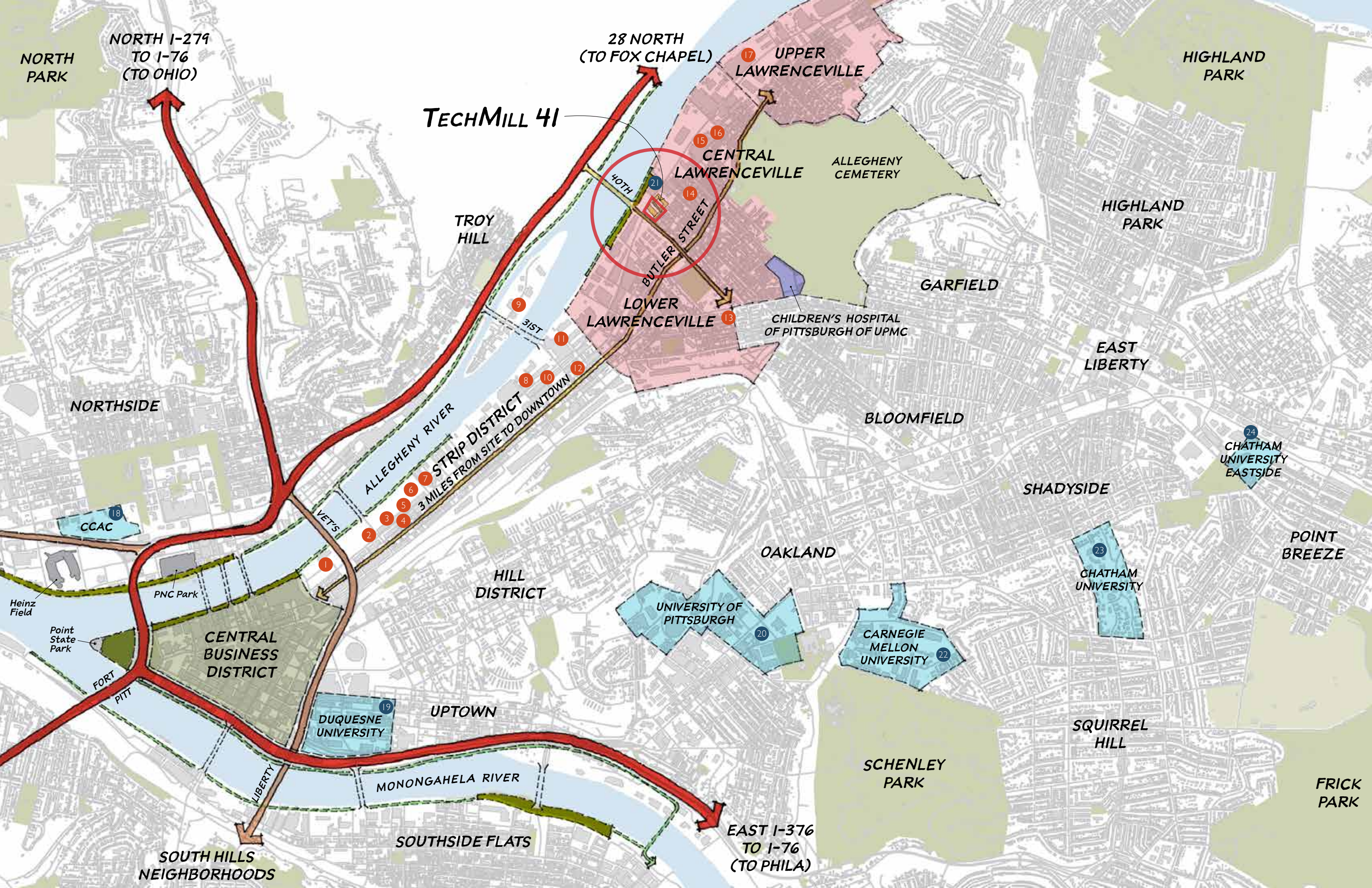
- 40 31st Street Lofts
- 41 Doughboy Square Apartments
- 42 The Fletch Apartments
- 43 Arsenal 201
- 44 The Foundry at 41st / Bay 41
- 45 Butler Street Lofts
- 46 Davison Square Apartments
- 47 Lawrenceville Place Town Houses
- 48 Locomotive Lofts
- 49 The Cork Factory Lofts*
- 50 Heinz Lofts*
- 51 Morrow Park Place Apartments*
- 52 The Yards at 3 Crossing*

MISC

- 53 Bike PGH
- 54 Row House Cinema

*Not pictured on map





TECHNOLOGY

- 1 Ever Power Wind Holdings
- 2 Turnitin
- 3 Jaggaer
- 4 Astrobotic Technology
- 5 Wombat Security Technologies
- 6 Argo AI
Health Fidelity, Inc.
Net Health
Simcoach Games
- 7 Apple
Bosch Research and Technology Center
Excel4apps
Petuum Inc.
- 8 BarkleyREI
Bossa Nova Robotics
kWantera Inc.
- 9 Acutronic USA Inc
- 10 Blue Belt Technologies, Inc.
PDF Solutions, Inc.
- 11 Uber Advanced Technologies Group
- 12 Konica Minolta, Inc.
- 13 Boss Controls
C-leveled
- 14 Edge Case Research
- 15 Caterpillar Pittsburgh Automation Center
- 16 Carnegie Robotics, LLC
- 17 RE2 Robotics

EDUCATION

- 18 CCAC
- 19 Duquesne University
- 20 University of Pittsburgh
- 21 Carnegie Mellon University's
National Robotics Engineering Center
- 22 Carnegie Mellon University
- 23 Chatham University
- 24 Chatham University Eastside





WORK. PLAY. LIVE.

is an exciting mixed-use development located just steps from Butler Street in the Lawrenceville neighborhood of Pittsburgh, PA. Evoking the neighborhood's trendy, urban vibe, F4I consists of:

TECHMILL 4I offers over 91,000 square feet of flexible office space, designed to support employee innovation, productivity and teamwork.

BAY 4I is a public/private event space available to TechMill 4I tenants, The Foundry at 41st residents and the City of Pittsburgh.

THE FOUNDRY AT 41ST is a 182-unit apartment building providing luxury living with a variety of amenities, including a rooftop terrace, beautifully landscaped courtyard, state-of-the-art fitness center, café & lounge and much more.

A place to **WORK**, **LIVE** and **PLAY** all in one, these developments are another aspect to love about Lawrenceville.

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THE FOUNDRY
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LAWRENCEVILLE LIVING

