

THE  
**CHOCOLATE**  
FACTORY



**CREATIVE CLASS  
OFFICE SPACE**

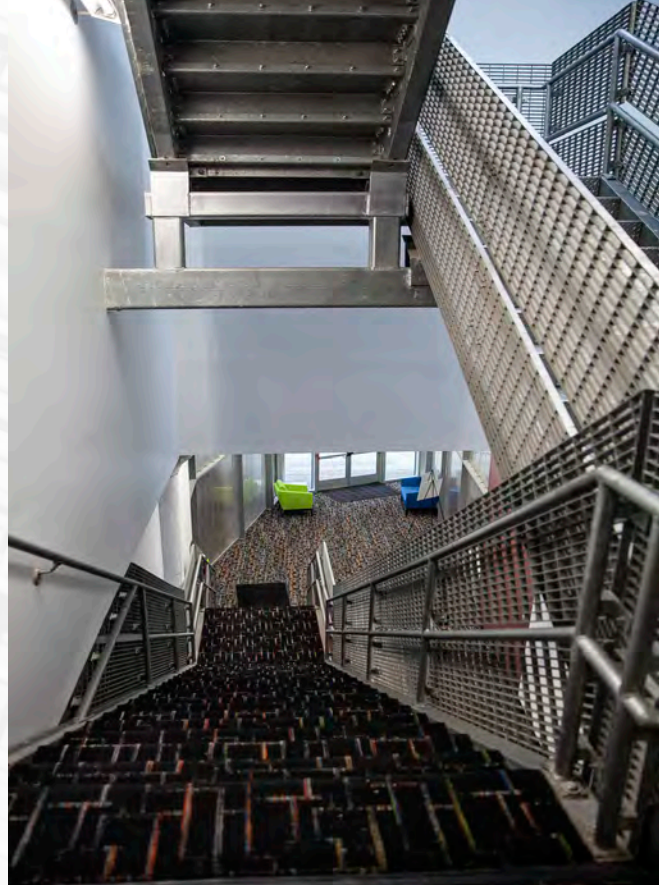
IN THE HEART OF LAWRENCEVILLE



# THE **CHOCOLATE** FACTORY

## THE BUILDING **AT A GLANCE**

Situated in the heart of Lawrenceville, The Chocolate Factory blends office and true flex space to create an authentic, one-of-a-kind creative workplace solution for any company. The building itself includes distinctive features and design that aid in its collaborative, open feel. With its exposed columns, high ceilings and large windows, Tenants will enjoy an abundance of natural light as well as a host of competitive amenities to keep employees engaged.



Rooftop Amenity



## THE PERKS

Amenity-rich, functional and tenant-focused. The Chocolate Factory offers a variety of competitive in-house amenities.



Open-air, soft-seating, pergola rooftop deck exclusively for building tenants' use



On-Site Parking



Easy Bike Storage



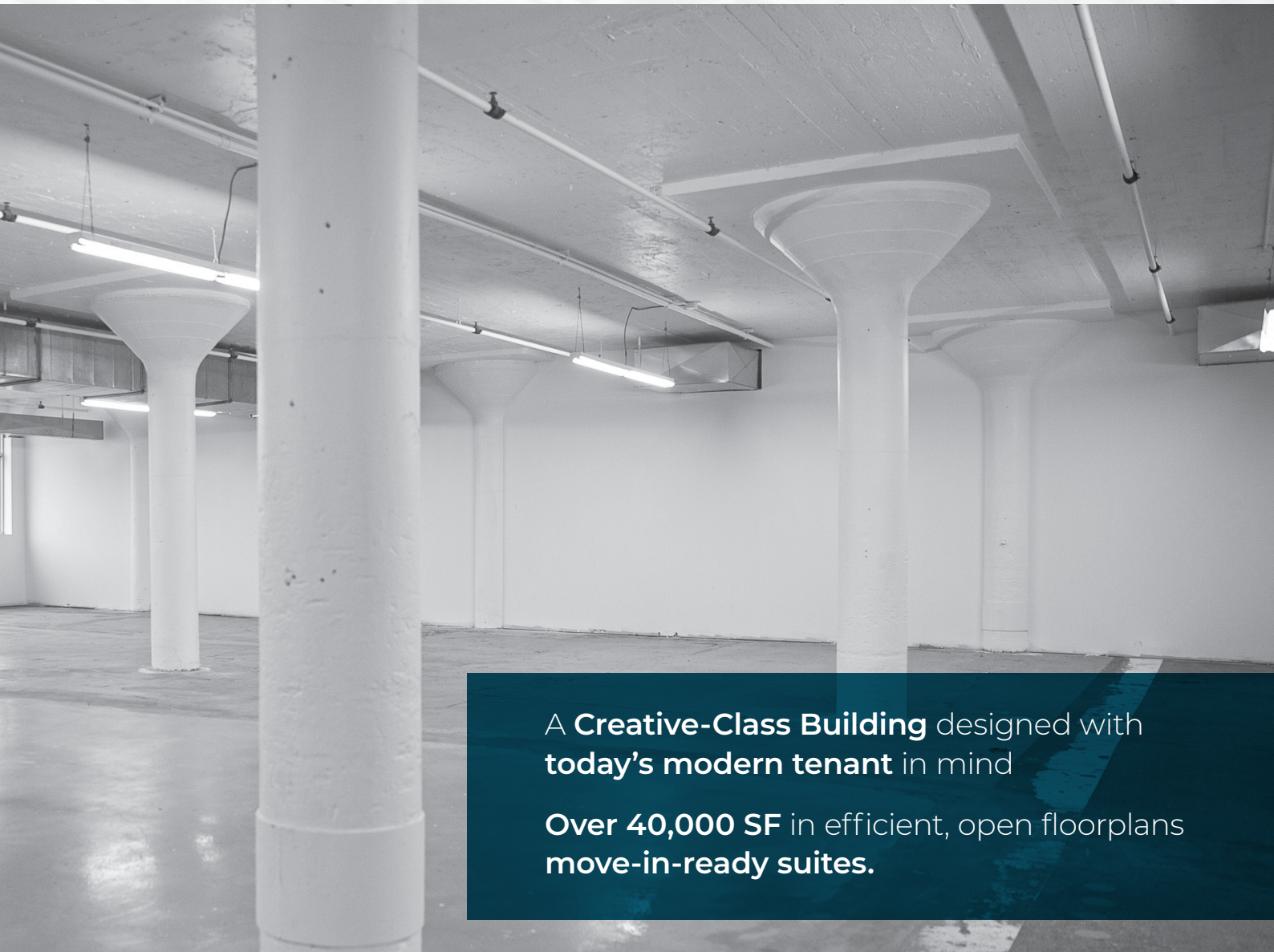
Signage & Branding Opportunities



Men's & Women's Showers



Convenient Dock Access



A **Creative-Class Building** designed with today's modern tenant in mind

**Over 40,000 SF** in efficient, open floorplans move-in-ready suites.



# THE ADDRESS

**91 43rd Street,** Pittsburgh, PA



| Walk Score



75

| Bike Score

The Chocolate Factory's Lawrenceville address offers the convenience and perks today's tenants want: easy access to dining, shopping, parking and transit options, plenty of nearby open space, and unmatched connectivity to talent.



RESTAURANTS			BARS	ENTERTAINMENT
1 Bahn Mi & Ti	8 Pittsburgh Sandwich Society	15 Gepetto Café	20 Merchant Oyster Co.	25 Row House Cinema
2 Ki Pollo	9 La Gourmandine Bakery	16 Brick Shop at TRYP Hotel	21 The Goldmark	26 Arsenal Bowl
3 Ki Ramen	10 Pesaro's Pizza	17 North Park Lounge	22 Hambone's Bar & Grill	27 Mister Grooming & Goods
4 Smoke Barbeque Ta queria	11 New Amsterdam	18 The Abbey	23 Thunderbird Café & Music Hall	
5 The Vandal	12 Reed & Co.	19 Walter's BBQ	24 Industry Public House	HOTEL
6 V3 Flatbread Pizza	13 Subway			
7 Condado Tacos	14 NatuRoll Creamery			28 TRYP Hotel



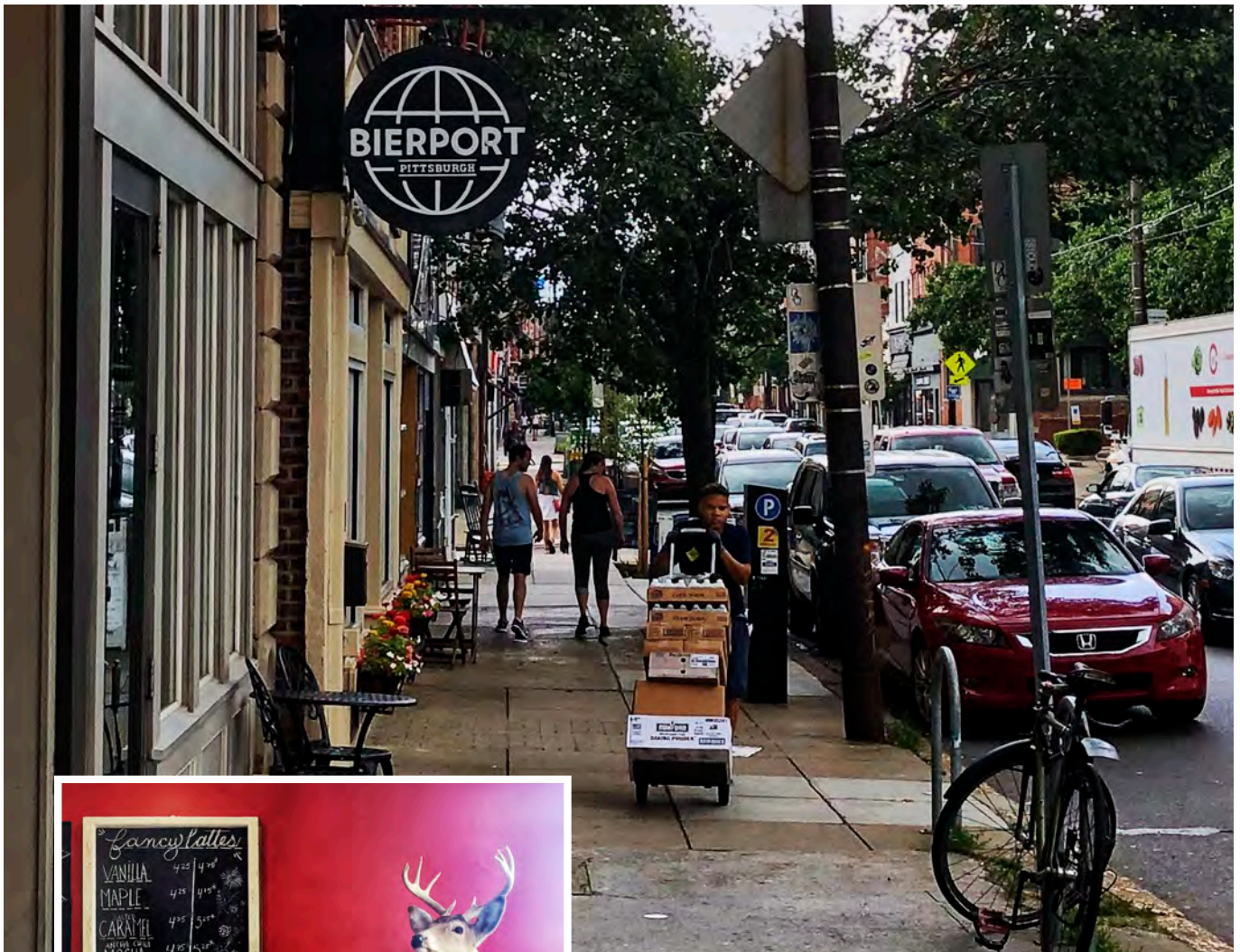
## CONNECT WITH THE BEST

Lawrenceville prides itself as an ecosystem of continued growth and innovation, and its current pool of residing organizations is no different. Pittsburgh's brightest minds make up the prominent robotics and technology organizations that conduct business here, allowing tenants the opportunity for daily interaction with likeminded leaders aimed at pushing the boundaries of innovation. The Chocolate Factory is strategically located

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in the center of this ecosystem, where tenants also enjoy connectivity to the immediate surrounding East End neighborhood area, widely recognized as a hub for millennial talent.

Finally, The Chocolate Factory allows for quick and easy access to downtown Pittsburgh and Oakland, the Pennsylvania Turnpike, Route 28 and Interstate 79.



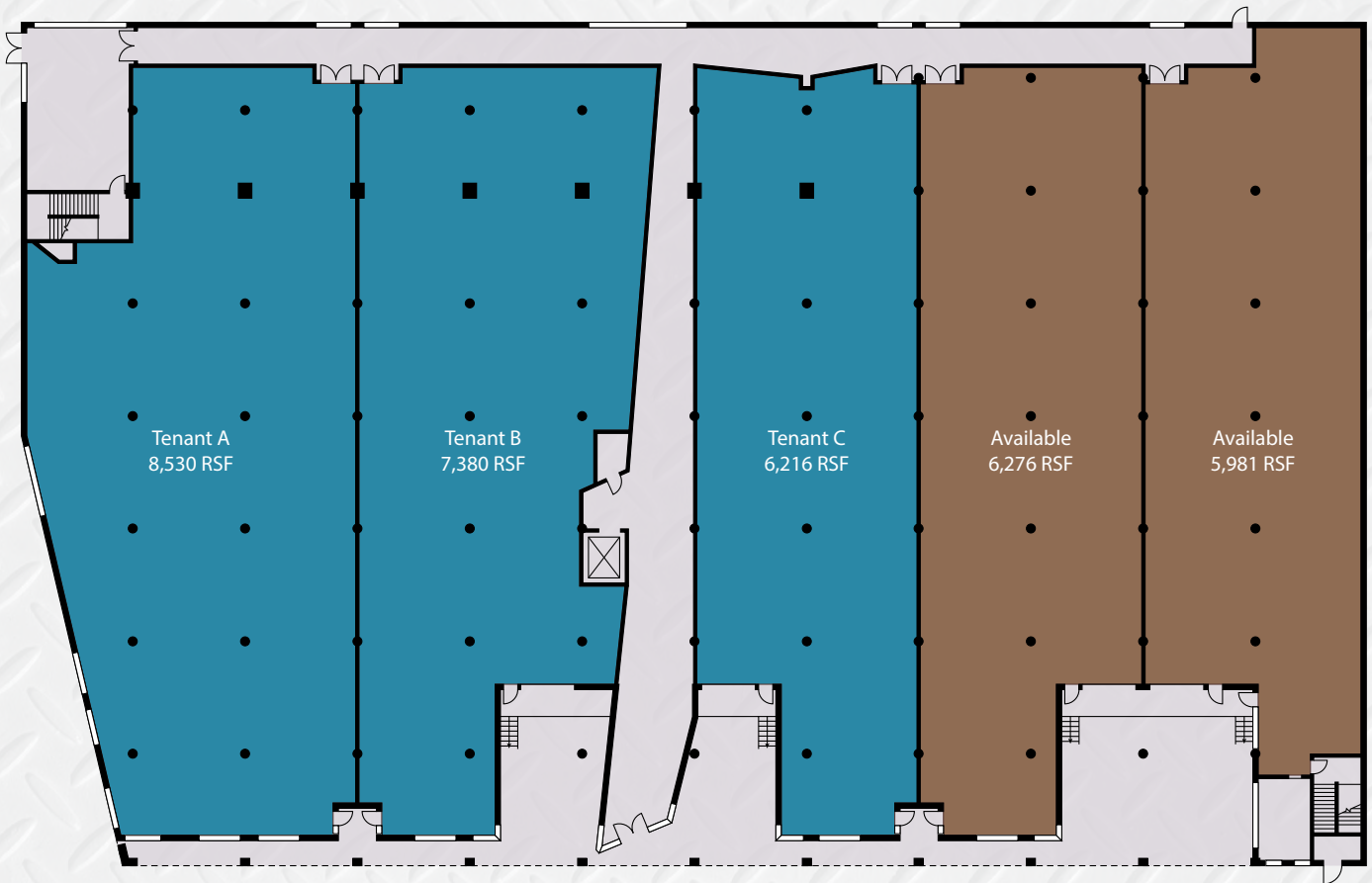
**The Chocolate Factory is adjacent to neighboring organizations such as:**

- The National Robotics Engineering Center (NREC)
- Carnegie Robotics
- Caterpillar
- IAM Robotics
- Ice House Studios



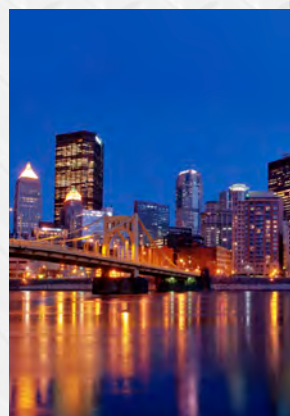
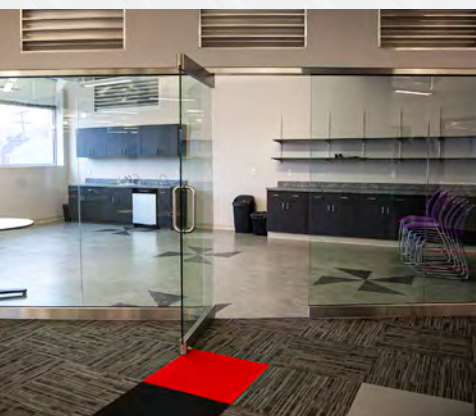
# THE SPACES

## 1ST FLOOR



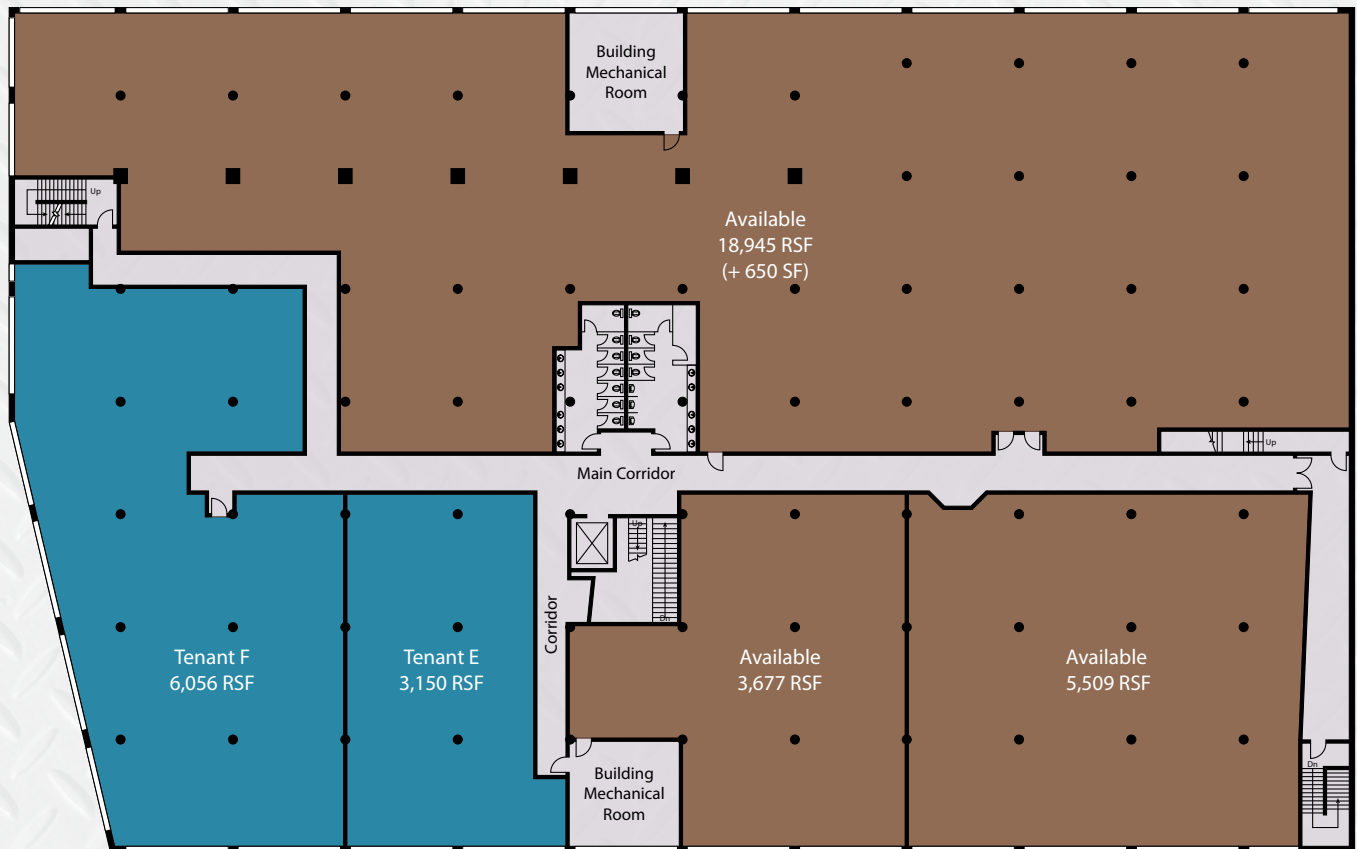
The building's available space presents a unique optionality of use. On the 1st floor, the building offers high-bay space with dock-high loading; a feature that is critical to today's advanced manufacturing requirements.

On the building's 2nd floor, up to 28,131 square feet of contiguous and creative office space that can be subdivided to suit. A move-in ready space measuring 7,543 square feet is also available, which eliminates lead time associated with permitting and construction.





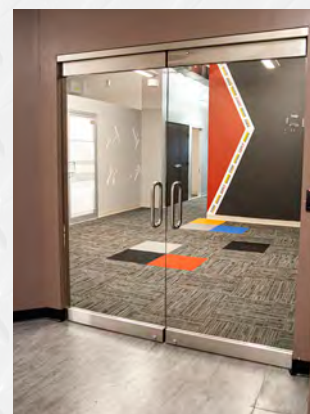
## 2ND FLOOR



## THE CHOCOLATE FACTORY **OWNERSHIP**

The Chocolate Factory is owned by the Regional Industrial Development Corporation (RIDC), a major force in economic development in Southwestern Pennsylvania. RIDC's mission is to transform properties that were a part of the region's past into spaces for companies that are driving the economy of the future. RIDC catalyzes and supports economic growth through high-quality job creation, real estate development and financing of projects that advance the public interest.

RIDC has a flexible model that emphasizes partnership with the tenants and occupants of their parks, seeking to meet their unique needs through development and sale of property, leasing space that accommodates companies throughout their life cycle, and helping to arrange third party public financing.





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More  
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