



**HOWARD
HANNA**

REAL ESTATE SERVICES



Industrial Past, Inspired Future:

**Brand-new construction in a legendary landmark neighborhood.
Refined luxury infused with an industrial spirit.
Sleek, stylish, and unique.**

This is Industrial Commons.

Live directly on a major thoroughfare with a dedicated bicycle lane just minutes from Downtown, the lively Strip District, and the center of Lawrenceville and Bloomfield. Conveniently situated near everything you need... The iconic Church Brew Works is just a block away, or visit a park, stop at one of many nearby restaurants, from sushi to tacos to modern fare, grab a coffee from a local shop, go to the theatre, shop at one-of-a-kind boutiques, and utilize co-working spaces. Easily accessible from connecting highways and just minutes from the busway, this walkable and bike-friendly location is an easy commute from Oakland and Downtown.

The new construction and building exterior, from the windows to the façade, are inspired by and harmonize with the rich industrial past that is Lawrenceville, which has become an ever-evolving lifestyle destination.

Conveniently near the heart of Downtown, Industrial Commons offers a distinct variety of luxurious, brand-new two-bedroom penthouses and one-bedroom units featuring a cool industrial current and an expansive range of amenities, each offering a high level of craftsmanship and hand-selected designer finishes to fit your unique needs.

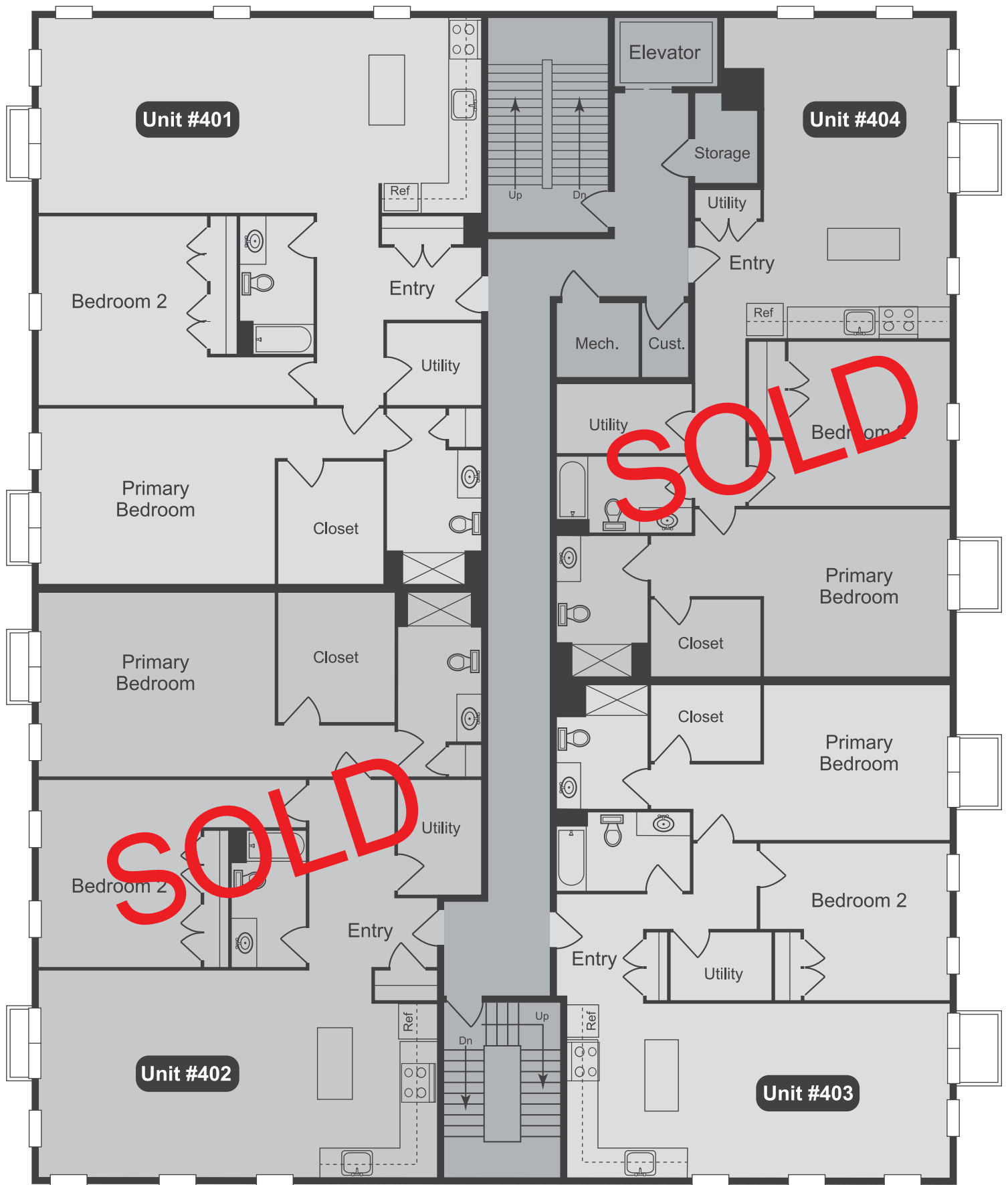
There is nothing “standard” about Industrial Commons. What would typically be upgrades are included in the price:

- Open layouts
- Designer kitchen cabinets
- Under-cabinet lighting
- Gas ranges and furnaces
- Stainless steel appliances
- Expansive kitchen islands with breakfast bar
- Extensive quartz or granite countertops
- Hardwood floors in living spaces
- Luxury plush carpeting in bedrooms and hallways
- Warm and inviting down lighting
- Atmospheric lighting to highlight room features
- Abundant natural light
- Neutral finishes for each buyer to customize
- Door hardware options include matte black
- Private balconies
- West-facing condos offer expansive views of Downtown skyline
- Unique and varying architectural layouts to suit any style
- Utility room space for full-size washer and dryer
- Extra soundproofing in floors and between units



Penthouse Level

FOURTH FLOOR



Penthouses:

- Attention to detail
- 14-foot ceilings with an open living room offering a cozy and luxurious vibe
- All floor plans feature gourmet kitchens, distinct dining areas, and luxurious primary bedroom suites
- Expansive guest bedrooms that can double as an office or study
- Primary bedroom suites with double sink vanity and custom walk-in closets
- Viking appliances
- Luxurious 7-inch trim finishes
- Square footage ranges from 1,400 to 1,800+

Second & Third Floors:

- 12-foot ceilings on second floor
- 10-foot ceilings on third floor
- Cozy one-bedroom living spaces
- Walk-in closets
- Square footage ranges from 745 to 925

Building Features:

- Solid steel and concrete construction
- Fire-rated and extra-insulated demising walls
- Sidewalks brand new and rebuilt to be safer and wider
- Abundant landscaping with 48 new trees for shade and energy conservation

Building Amenities:

- Approved 10-year city tax abatement
- Each condo comes with its own deeded, off-street, on-site parking space
- Parking lot built with green design to capture and manage stormwater
- Owners' lounge / lobby space with double-door vestibule
- Bicycle storage in first-floor lobby
- Lobby can double as co-working space
- 24-hour property management
- 24-hour security system includes security cameras on all exteriors
- Smart code electronic lock system on all entry doors is safe and secure

Upcharge Options:

- Closet built-ins / organizational shelving
- Infinity mirror in bathroom
- Glass shower doors
- Kitchen backsplash

HOA Inclusions

- Water & Sewage
- Waste Removal/Recycling
- Snow Removal
- Window Cleaning
- Repairs/Maintenance
- Landscaping
- Sprinkler/Monitoring
- HVAC Maintenance
- Mechanical Miscellaneous
- Reserve Fund
- Building Insurance
- Elevator Maintenance
- Management Fee



Second Floor



Third Floor





HOWARD HANNA

REAL ESTATE SERVICES



SHADYSIDE OFFICE

Bobby Altimore

412-969-2276

BobbyAltimore@HowardHanna.com

Visit Our Website:

IndustrialCommons.HowardHanna.com