

Kings Court Project – 3807 Forbes Ave – 4,559 sq. ft.

available in the heart of Pittsburgh's University and Medical Center Community.



Entrance facing Forbes Avenue



North facing rear façade

Kings Court Project

The Kings Court project is Schwartz & Coyne Properties' sixth addition to its Oakland Technology Campus. Originally built in the 1890s as a police and fire station and later used as a movie theater, this iconic building has remained an Oakland landmark for over a century.

The state-of-the-art-space will feature a new three-story glass curtain wall offering panoramic views of University of Pittsburgh Medical Center and North Oakland. Certain tenant requested modifications to the space layout plan may be possible. Space will be fully ADA accessible.

Tenants are eligible to participate in the Keystone Innovation Zone which provides tax incentives to qualified companies. Leased parking is available. We welcome participation by the Broker community.

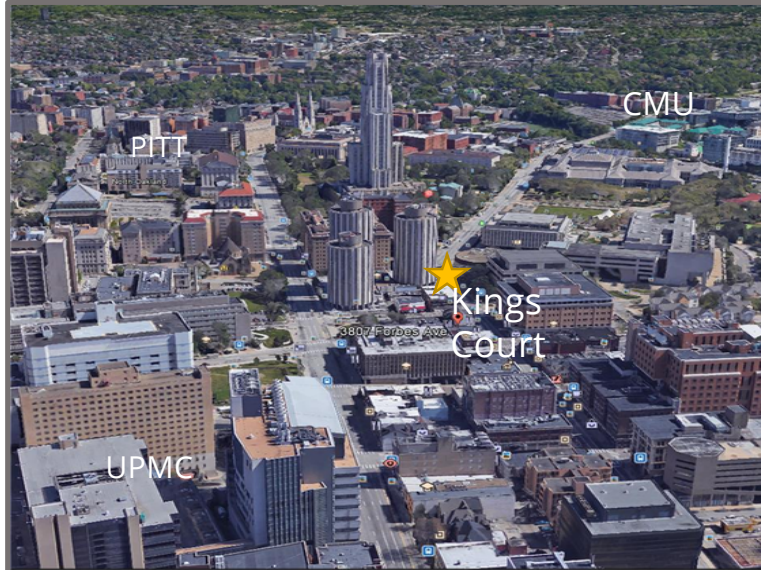
Owner / Developer – **Schwartz & Coyne Properties**

Property Management – **Oakland Real Estate Company**

Project Designer – **John Folan, AIA, LEED AP BD+C, Principal, FoIAN**

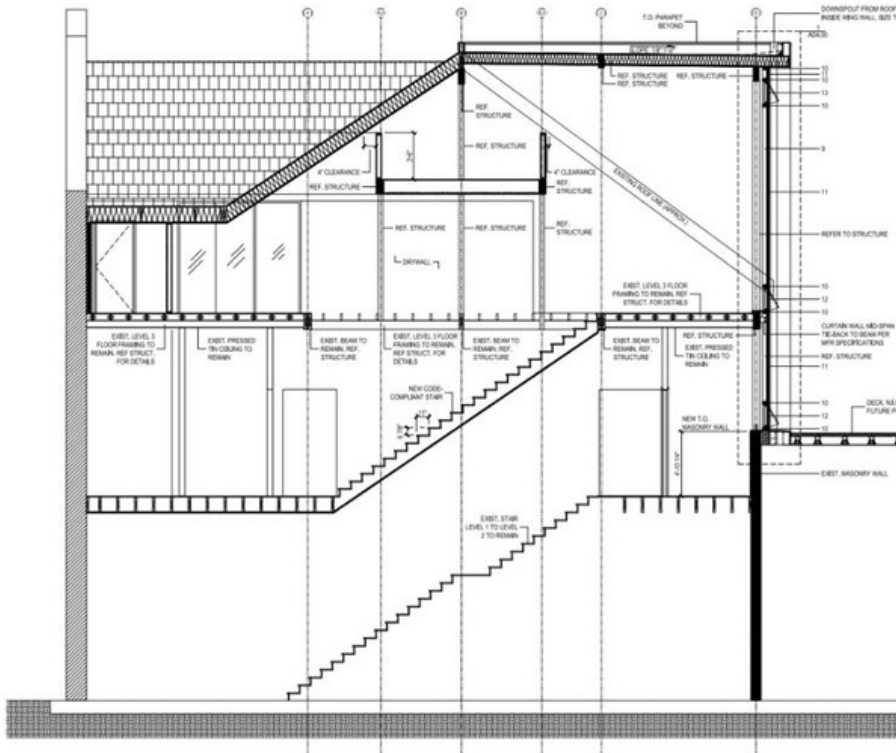
Structural Engineer – **Bob Conway, P.E.**

Contractor – **P2 Contracting**



Exterior Renovations

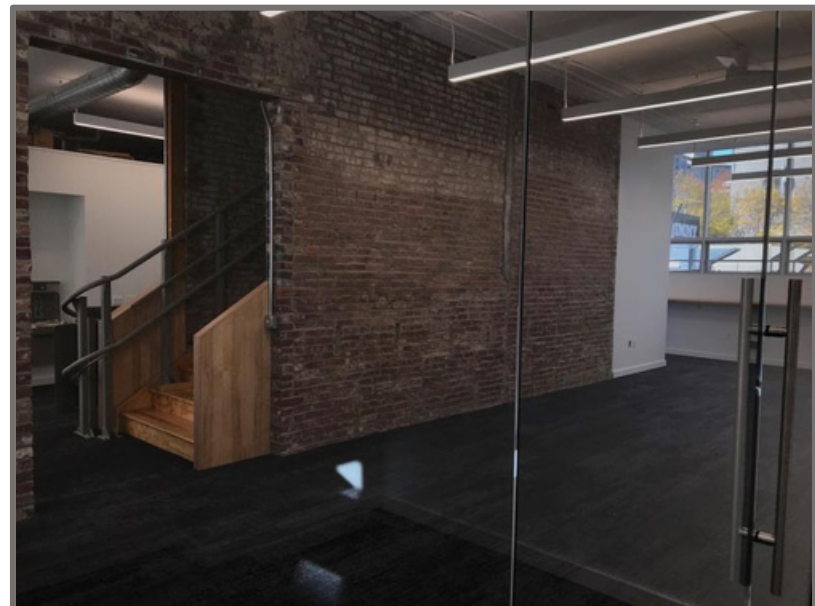
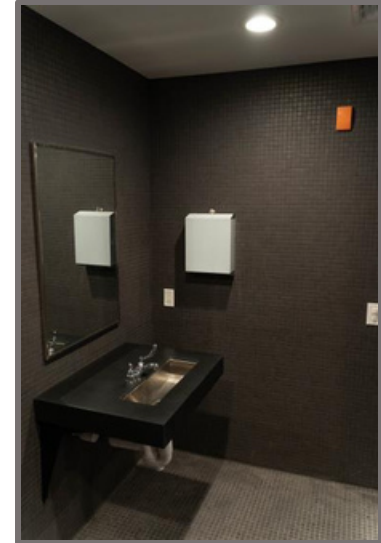
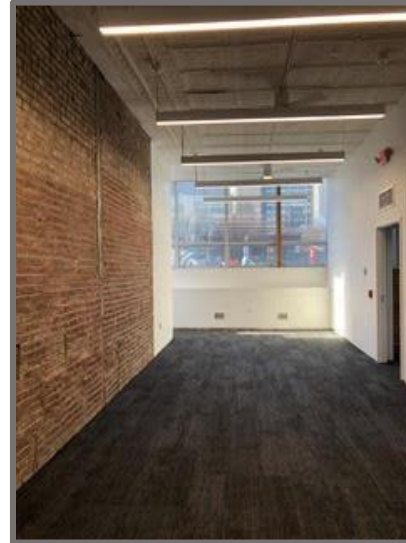
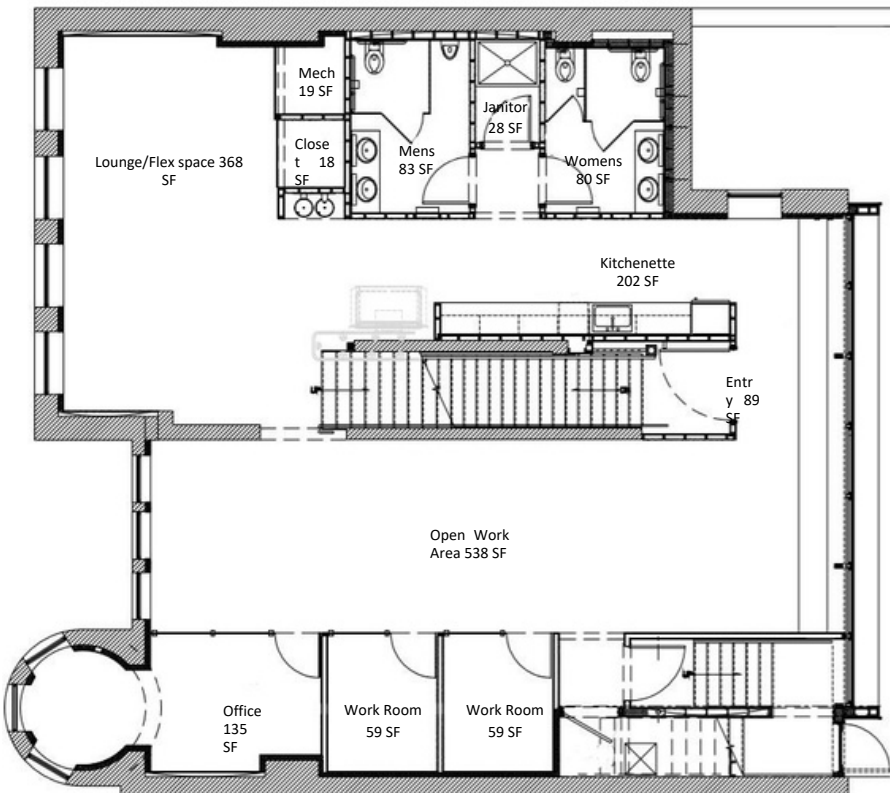
Remove north façade and roof of building
 Install new glass curtain wall to enclose building facing Fifth Avenue: second floor, third floor, and mezzanine



Interior Renovation

2nd Floor – 2,160 sq. ft.

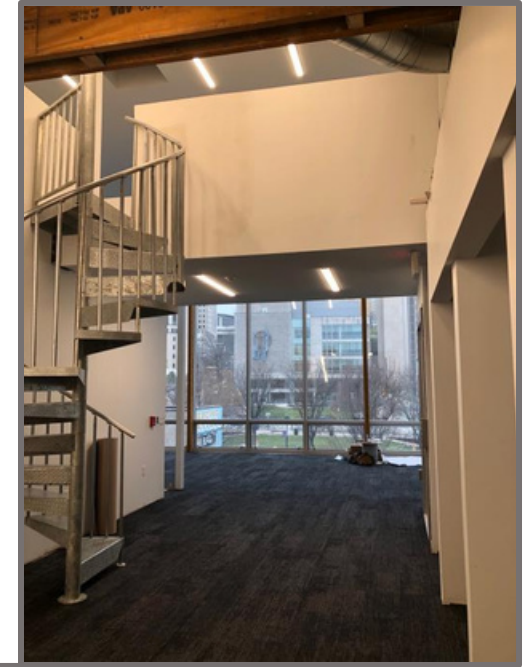
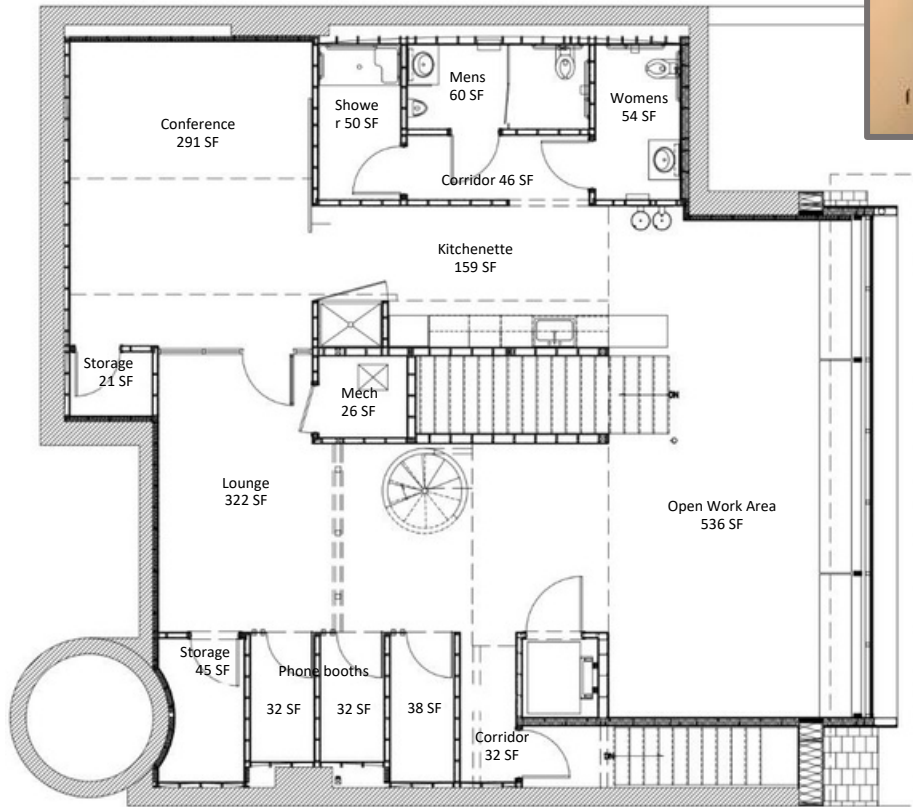
- Three offices with glass partition walls
- Flexible space facing Forbes Avenue can be configured for 2 additional offices or small meeting rooms, lounge, or large conference room.
- Kitchenette
- 2 ADA restrooms



Interior Renovation

3rd Floor – 2,170 sq. ft.

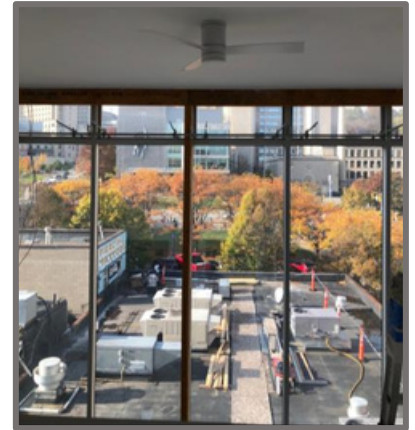
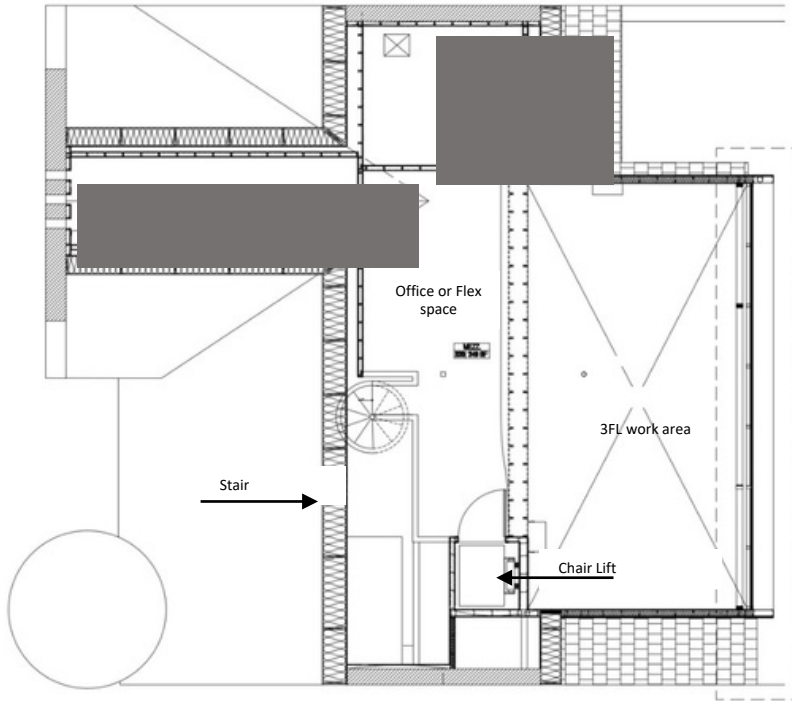
- One large conference room
- Large work space with natural light, open to two story – 27 foot glass wall
- 3 Telephone/small offices
- 2 ADA restrooms, shower
- Kitchenette



Interior Renovation

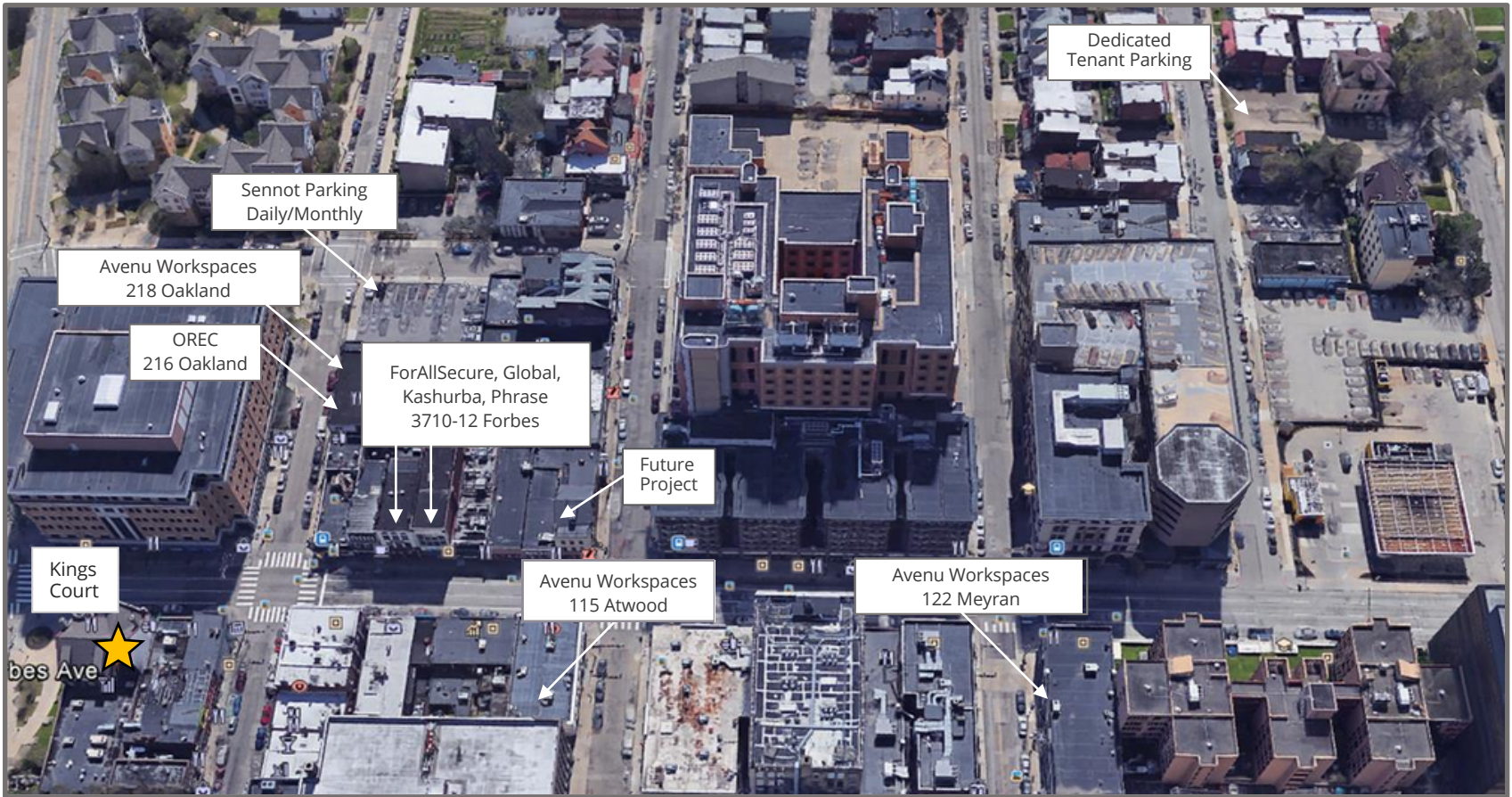
Mezzanine level –229 sq. ft.

- Office area or lounge space overlook accessible via spiral staircase or ADA chair lift
- Views of North Oakland and large interior 3FL open work space



Oakland Real Estate Company Technology Campus

Our Oakland Technology Campus offers both local and national companies co-working and dedicated office space with on-site management and tenant leased parking. Among our members are 1486 Labs, Phrase, For All Secure and InnovatePGH, in addition to companies formed by faculty and graduates of the University of Pittsburgh and Carnegie Mellon University.



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