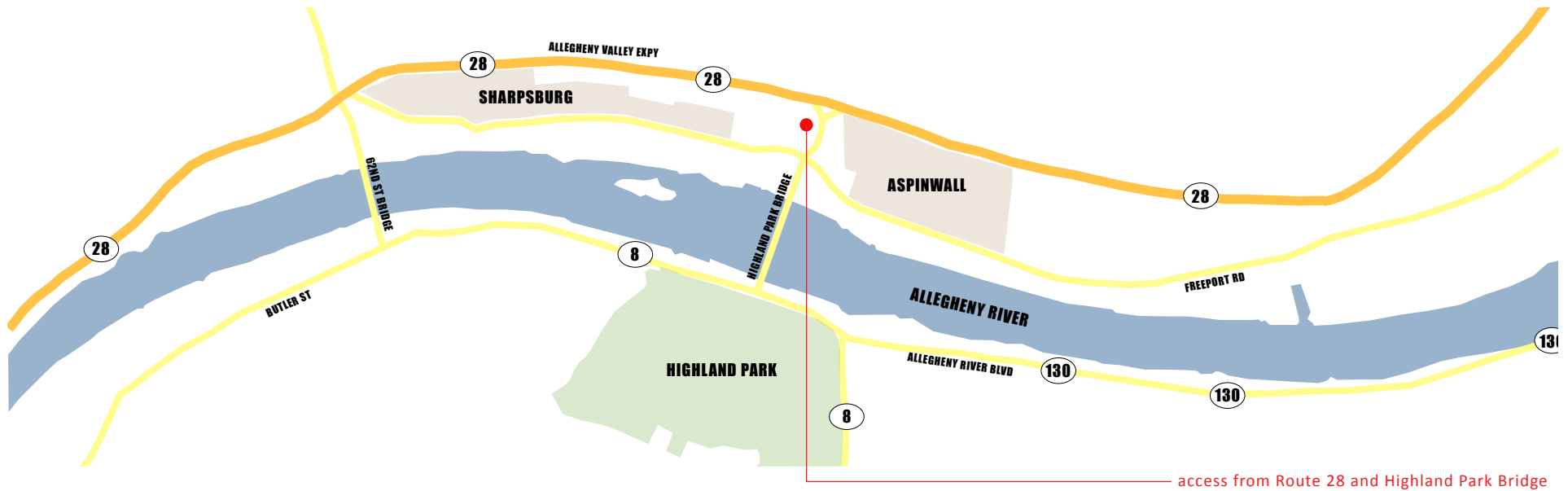


# SHARPSBURG BUSINESS CAMPUS

SAMPSON · MORRIS GROUP

EDGEstudio

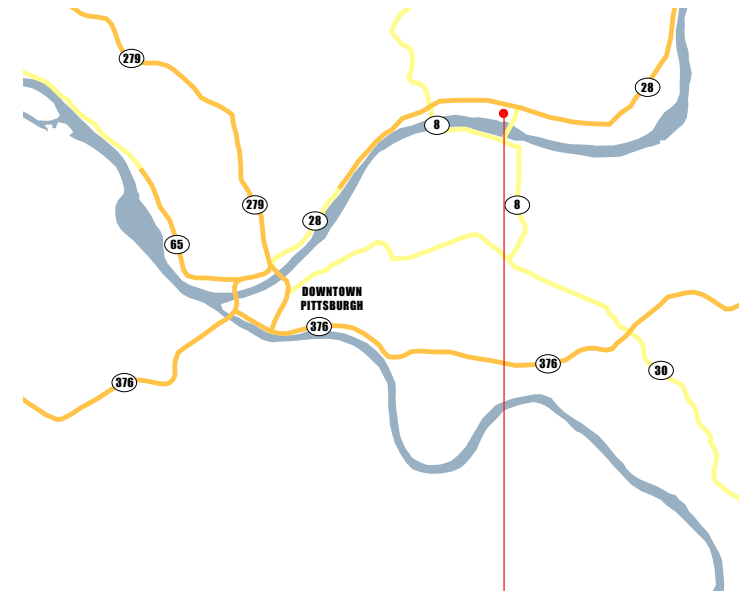


access from Route 28 and Highland Park Bridge

## PROJECT DESCRIPTION

Sharpsburg Business Campus, adjacent to the Highland Park Bridge along the Allegheny River, is easily accessed with plentiful parking and within 7 miles of Downtown Pittsburgh.

The nearly 150,000 sf complex includes two separate buildings that offer extremely flexible fit out potential for multiple uses and multiple tenant arrangements. Current occupants include tenants in high tech industries with need for office, conference and warehouse space.



site is within 7 miles of downtown Pittsburgh



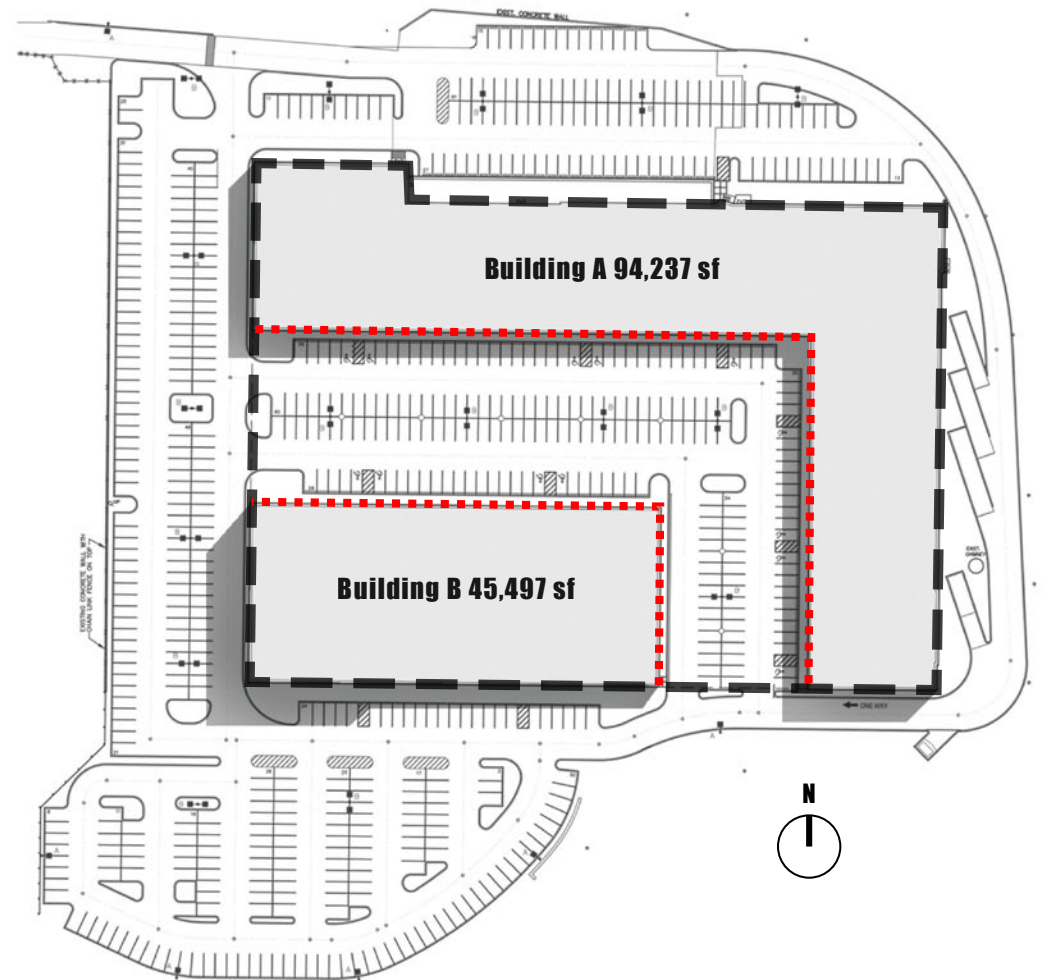
## BUILDING HISTORY

When Sampson Morris Group (SMG) acquired the property in 2005, it was a single building constructed and occupied for the manufacture and warehouse of paper products. The relatively tall steel structure of the existing building offers the functionality necessary for warehouse/ manufacturing space and the value of high, dramatic ceilings for office space. SMG's extensive renovation efforts included the demolition of a large portion of the existing building in order to facilitate a master plan that would maximize the use of the facility by creating two buildings out of one. The strategy created a plan which accommodates parking directly adjacent to the facilities and reduces the depth of the buildings.



**original west facade**

demolished portion of existing building



**— ORIGINAL BUILDING FOOTPRINT**  
**..... NEW BUILDING FACADES**

new glazed facades created by  
splitting existing warehouse into  
two separate buildings



**parking between bldg A + B**

## **BUILDING DESCRIPTION**

The new façade is a combination of brick, aluminum storefront and window system, and polycarbonate panels which provide a rainscreen finish over continuous insulation board. The patterning of the exterior panels is playful and rhythmic and provides the building with an identity consistent with its flexible utilization. The windows provide a generous and regular pattern of daylight to the interior of the building. Building systems were fully upgraded as part of the renovation effort.



**southwest corner of bldg B**

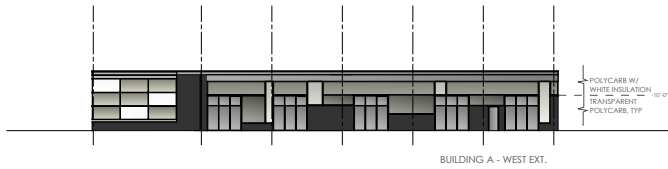


**original south facade**

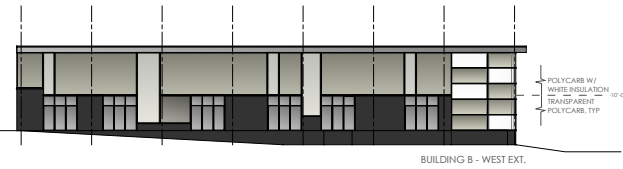


**renovated south facade**

existing loading dock enclosed to create new interior tenant space



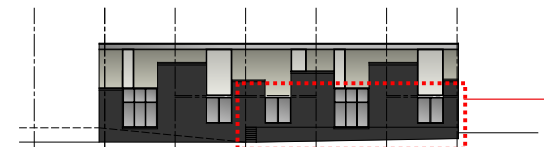
BUILDING A - WEST EXT.



BUILDING B - WEST EXT.



BUILDING B - SOUTH EXT.



BUILDING A - SOUTH EXT.

POLYCARB W/  
WHITE INSULATION  
TRANSPARENT  
POLYCARB, TYP

POLYCARB W/  
WHITE INSULATION  
TRANSPARENT  
POLYCARB, TYP



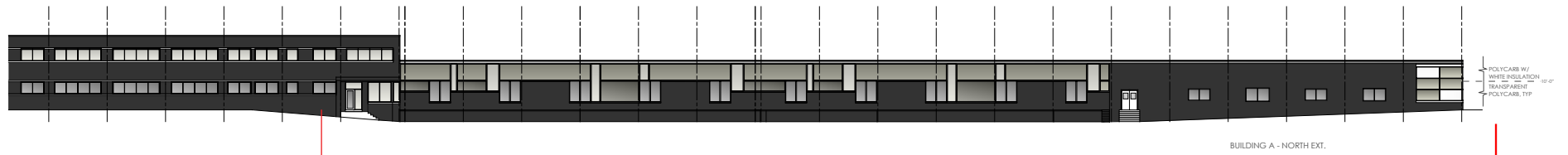
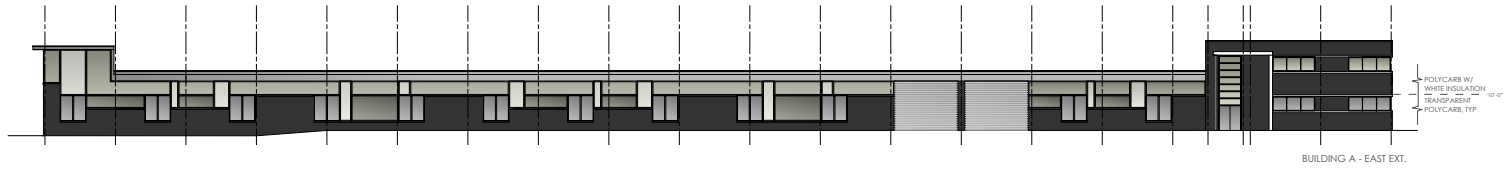


brick courses removed creating  
larger openings to daylight  
interior tenant spaces

**original north facade**



**renovated north facade**



flexibility in facade design allows for multiple different tenants within same building







existing loading dock  
awning removed

**original north facade**

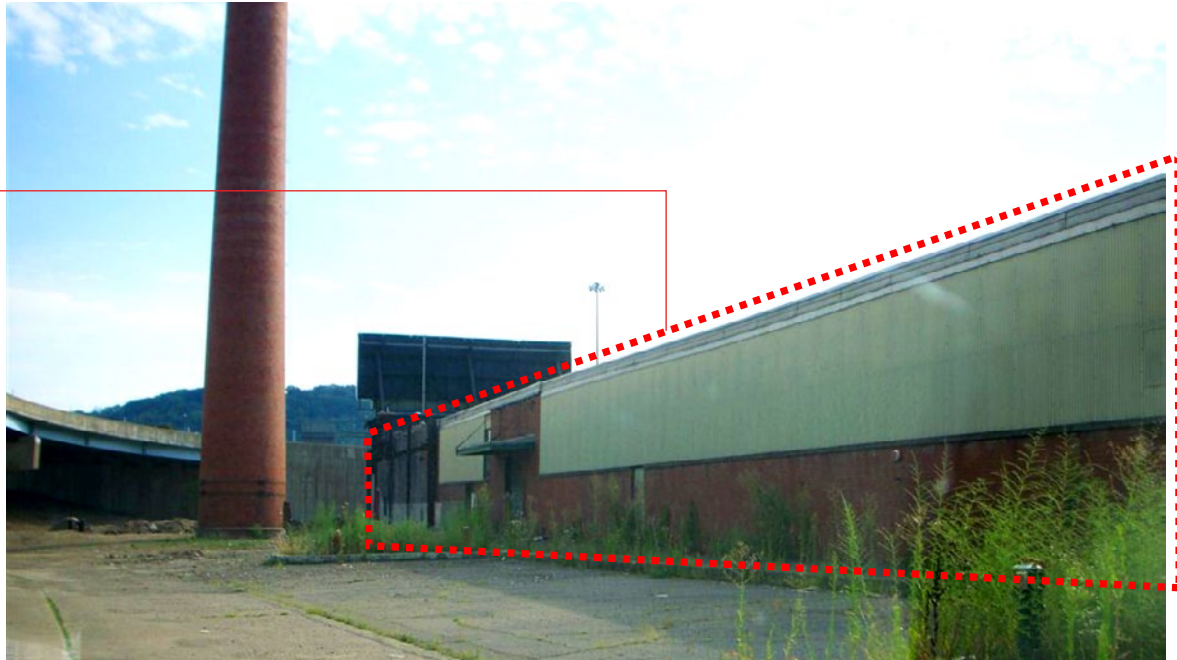


exterior space enclosed  
to create new interior  
tenant space

**renovated north facade**



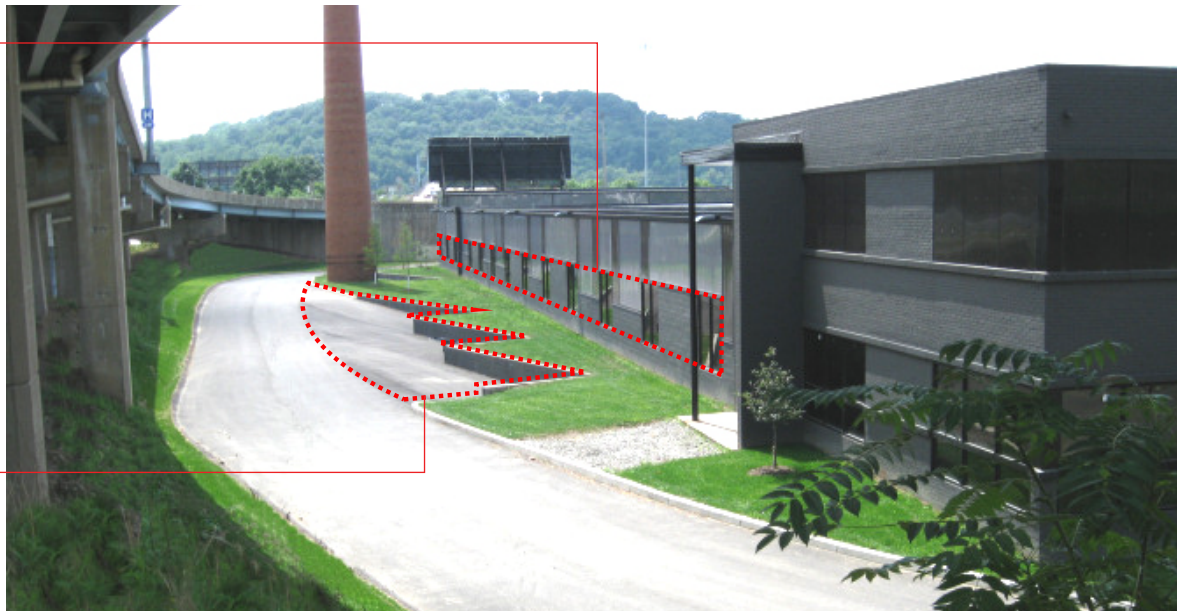
existing brick facade demolished  
and rebuilt with 8" block to insulate  
tenants from adjacent highway  
noise pollution



**original east facade**

new punched openings to daylight  
interior tenant spaces

potential loading  
dock access



**renovated east facade**

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