

3485 Butler Street: The Livery Stable PGH

Project Summary: Developer: Oxide Real Estate Development
Tenant: Edge Case Research
Project Architect: Moss Architects
Property Information
Address: 3485 Butler Street
Lot and Block: 48-S-232
Lot Size: 4,400 SF
Zoning: LNC

History:

Originally built in 1888 as a horse stable and long used for auto repair, the building was redeveloped into office space by the Lawrenceville Development Corporation and KSBA architects in 1998. It was owner-occupied until 2018, when Edge Case Research leased the space. Oxide acquired the building shortly thereafter.

Edge Case Research (“ECR”) is an autonomous vehicle safety software company founded in 2014. Originally located in the Ice House Studios on 43rd Street in Lawrenceville, they have grown organically within the neighborhood.

Project overview:

Edge Case has recently secured \$7M in funding and anticipates further growth. They currently occupy about 5,300 SF of space on the first floor and mezzanine level. ECR would like to expand into the approx. 4,000 SF lower level of the building which is currently storage space.

Current Status:

Planning

Anticipated timeline:

Build-out and occupancy in 2020

Requested Zoning Variances:

Variance for waiver of on-site parking requirement of (6) Spaces

Date and time of ZBA hearing:

TBD