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Fort Willow Developers gets go ahead for new TechMill 41

By Tim Schooley



Tech Mill 41 has been approved to go forward as the office building component to the Foundry at 41st apartments in Lawrenceville.

With letters of support from both the Lawrenceville Corp. and Lawrenceville United, Fort Willow Developers LP received unanimous approval from the Pittsburgh Planning Commission for the project.

Based on a design by Strip District-based Rothschild Doyno

Collaborative, Fort Willow has been working to redevelop a former industrial property of more than five acres near the 40th Street Bridge.

The company completed and opened its 182-unit apartment building earlier this year, retaining the structural steel of the former building on the site for a new public amenity. Called Bay 41, it will serve as the spine for the larger plan as the office building is built on its other side, creating a courtyard feel.

“This is going to be the signature entry building to Lawrenceville,” said architect Daniel Rothschild, noting how visible the building will be from the neighboring bridge.

The core and shell project is expected to cost between \$10 million and \$15 million and be completed by the end of next year.

Marketing for the space is set to begin, lead by Brad Totten, managing principal of the Pittsburgh office of Avison Young.