

3 Crossings Project Overview

3 Crossings, located at the former Pitt Ohio Terminal facility in the Strip District, is a large-scale, multi-use residential, office, and retail development complex.

3 Crossings encompasses several city blocks featuring a 300 unit residential community ("The Yards"), 375,000 RSF of Class A office space, 10,000 SF of retail space and 1,200 parking spaces.

The project embraces the industrial architectural design qualities of the Strip District and other residential and office conversions in the area.



FOOD/BEVERAGE			RETAIL	FITNESS
1. ART'S TAVERN	13. JOSEPH LABRIOLA SAUSAGE	22. MY SWEET LILY	31. ROLAND'S SEAFOOD GRILL	1. ACHIEVE A-NU-YU
2. BAR MARCO	14. KAYA	23. NEW GASTROPUB	32. S&D DELI	2. THE CAMP TRANSFORMATION CENTER
3. BELLA NOTTE	15. KELLY O'S	24. PAMELA'S DINER	33. SALEM'S MARKET	3. PANTHRO FITNESS
4. CAFÉ RAYMOND	16. KLAVONS ICE CREAM	25. PEACE, LOVE, AND LITTLE DONUTS	34. SAVOY	4. STOUT TRAINING
5. CASA REYNA	17. LITTLE BANGKOK	26. PENN AVENUE FISH	35. SMALLMAN GALLEY	5. CROSSFIT IRON CITY
6. CAVO	18. LUKE WHOLEY'S	27. PENNSYLVANIA MACARONI COMPANY	36. SMALLMAN STREET DELI	6. MERAKI STUDIO
7. CHICKEN LATINO	19. MAGGIE'S FARM RUM DISTILLERY	28. PHO VAN	37. STAMBOULIS BROTHERS	7. YOGA FACTORY
8. CIOPPINO	20. MANY MORE ASIAN MARKET	29. PITTSBURGH WINERY	38. THIN MAN SANDWICH SHOP	
9. DELUCA'S	21. MULLANEY'S HARP & FIDDLE	30. OSTERIA 2350	39. WIGLE WHISKEY	
10. D'ANDIA'S EATERY			1. ALBERTS GIFTS	
11. EDGAR TACOS			2. PITTSBURGH POPCORN COMPANY	
12. ENRICO BISCOTTI			3. BW WHOLESALE FLORIST	
			4. GUARDIAN STORAGE	
			5. HEARTLAND COFFEE	
			6. HAIR BY DESIGN	
			7. HENS & CHICKS	
			8. PERLORA LEATHER	
			9. THE DOG STOP	
			10. MON AIMEE CHOCOLATE	
			11. ZERRER'S ANTIQUES	



Riverfront West



Burns White Center



2501 Smallman



2555 Smallman



The Yards



The HUB

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The Offices at 3 Crossings

2501 Smallman Street, Strip District, Pittsburgh, PA



Building Highlights

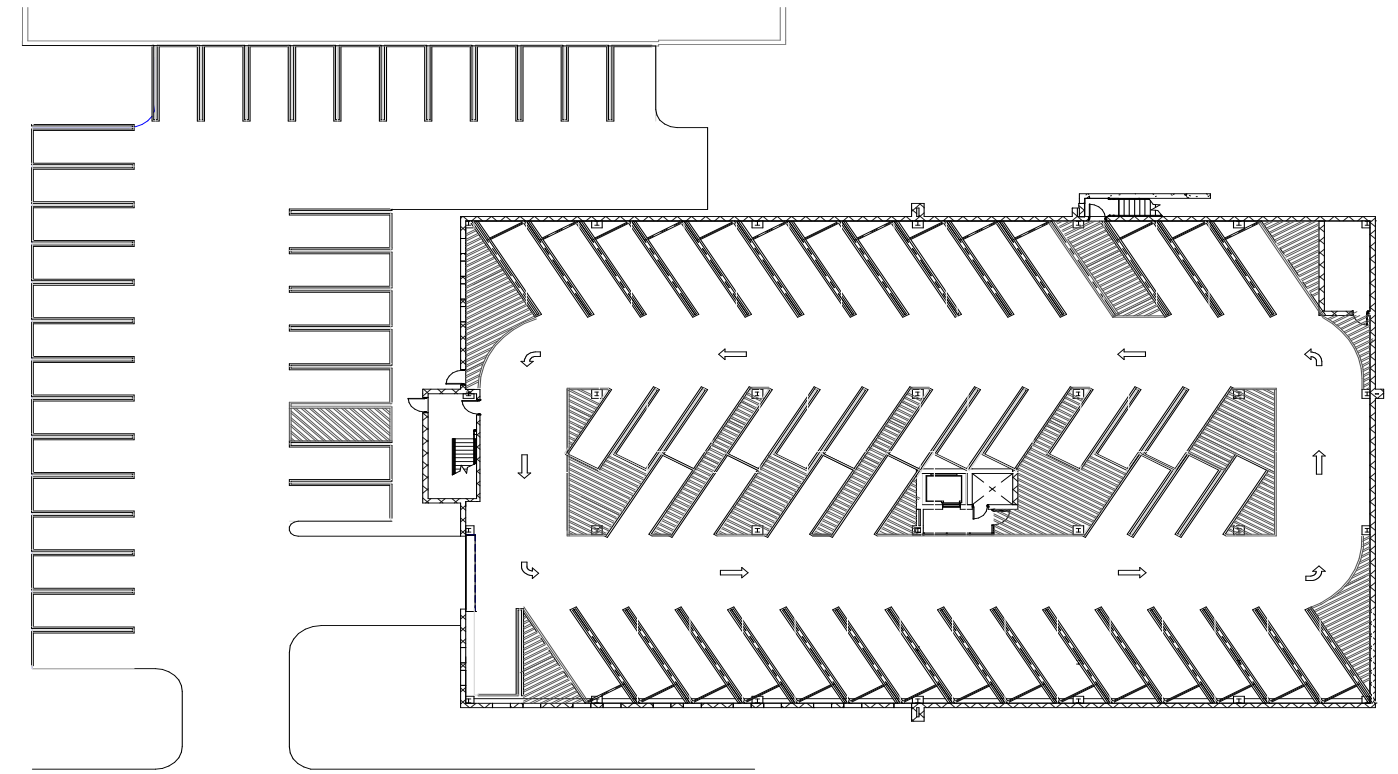
- FULLY LEASED!
- Three (3) Story - 53,011 RSF
- 95.71% Efficiency Factor for Full Floor Users
- Integral Garage and On-Site Parking
- Floor Security Available with Key Code Accessibility
- Exterior Signage Available for Anchor Tenant
- Exposed Ceilings with 13'6" Underbeam
- Pursuing LEED® for Core & Shell™ Certification
- 30' x 34' Column Spacing

Urban Flex Office Highlights

- Merges Efficiency of Suburban Flex Model with Urban Design and Quality
- Flexible space to accommodate various users and operations, including general office, R&D, Technology and Product Assembly
- Provides Opportunity for Greater Density and Open & Exposed Floor Plans
- Adaptable to the Specific and Changing Needs of the User



Ground Floor Parking



Second Floor Plan

