

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



Riverfront West



Burns White Center



2501 Smallman



2555 Smallman



The Yards



The HUB

For more information please contact:

Joseph F. Tosi
Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Jeffrey A. Deitrick, SIOR
Executive Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3473
jdeitrick@oxfordrealtyservices.com



One Oxford Centre
301 Grant Street - Suite 400
Pittsburgh, PA 15219

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.

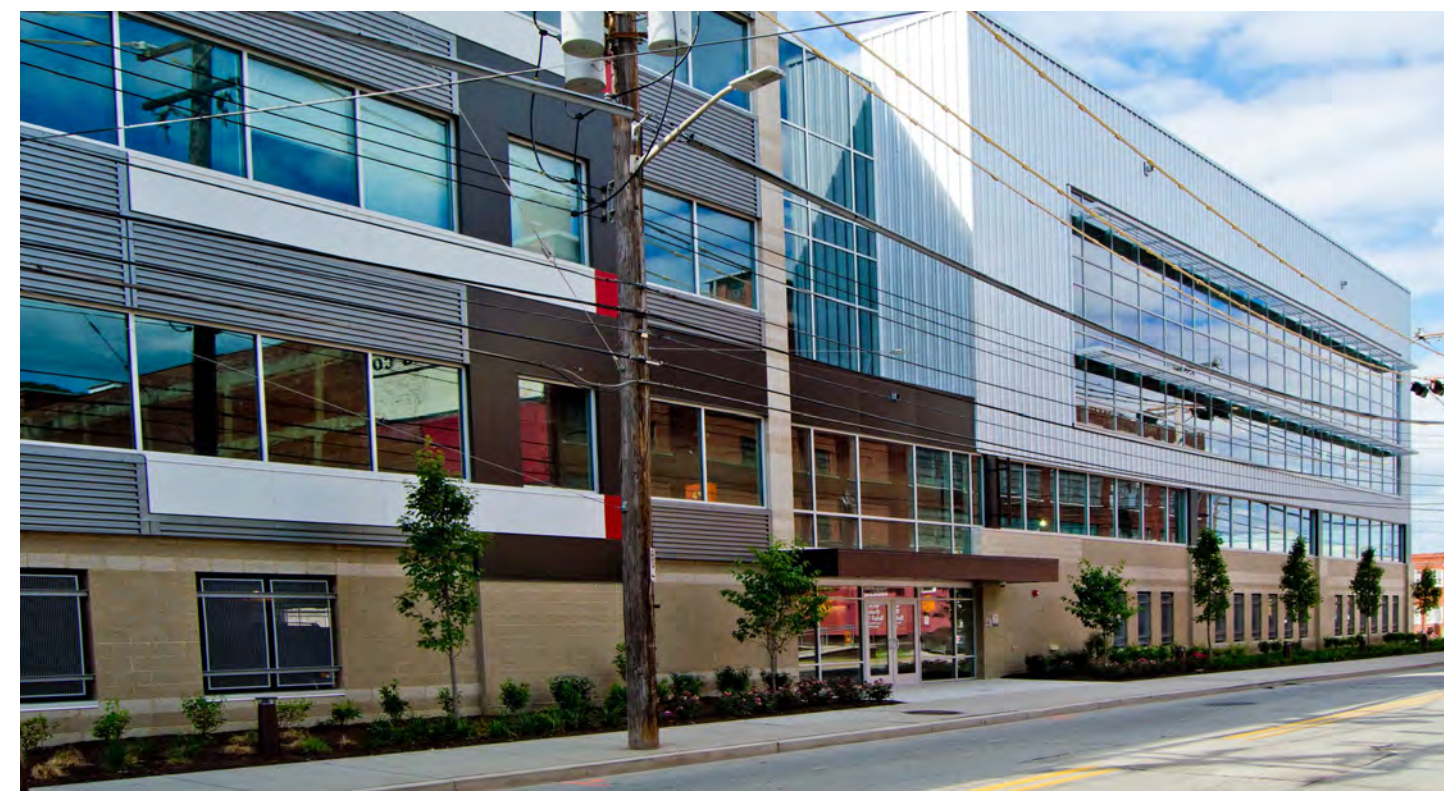


Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

The Offices at 3 Crossings

2555 Smallman Street, Strip District, Pittsburgh, PA



Building Highlights

- 5,000 RSF Available - First Floor
- Three (3) Story - 77,501 RSF
- Extremely Efficient; +/- 94% Factor for Full Floor Users
- 91 On-Site Parking Spaces (75 Garage and 16 Surface) plus 46 Bike Spaces
- 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 35' 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



75 Garage Spaces
16 Surface Space
46 Bike Spaces
137 Total Spaces

First Floor Plan 5,000 RSF

