

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 LABRIDLA 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'ANONIA'S EATERY			10. MON AIMEE CHOCOLATE	
11. EDGAR TACOS			11. ZERRER'S ANTIQUES	
12. ENRICO BISCOTTI				



Riverfront West



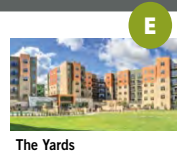
Burns White Center



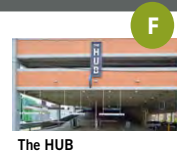
2501 Smallman



2555 Smallman



The Yards



The HUB

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The Offices at 3 Crossings

Riverfront West, Strip District, Pittsburgh, PA



Riverfront View

Building Highlights

- Five (5) Story - 127,527 RSF
- 49,517 RSF Available
- Extremely Efficient; 94% Factor for Full Floor Users
- 102 On-Site Parking Spaces (87 Garage and 15 Surface) plus additional parking in the HUB Garage
- EV Charging Stations and 40 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

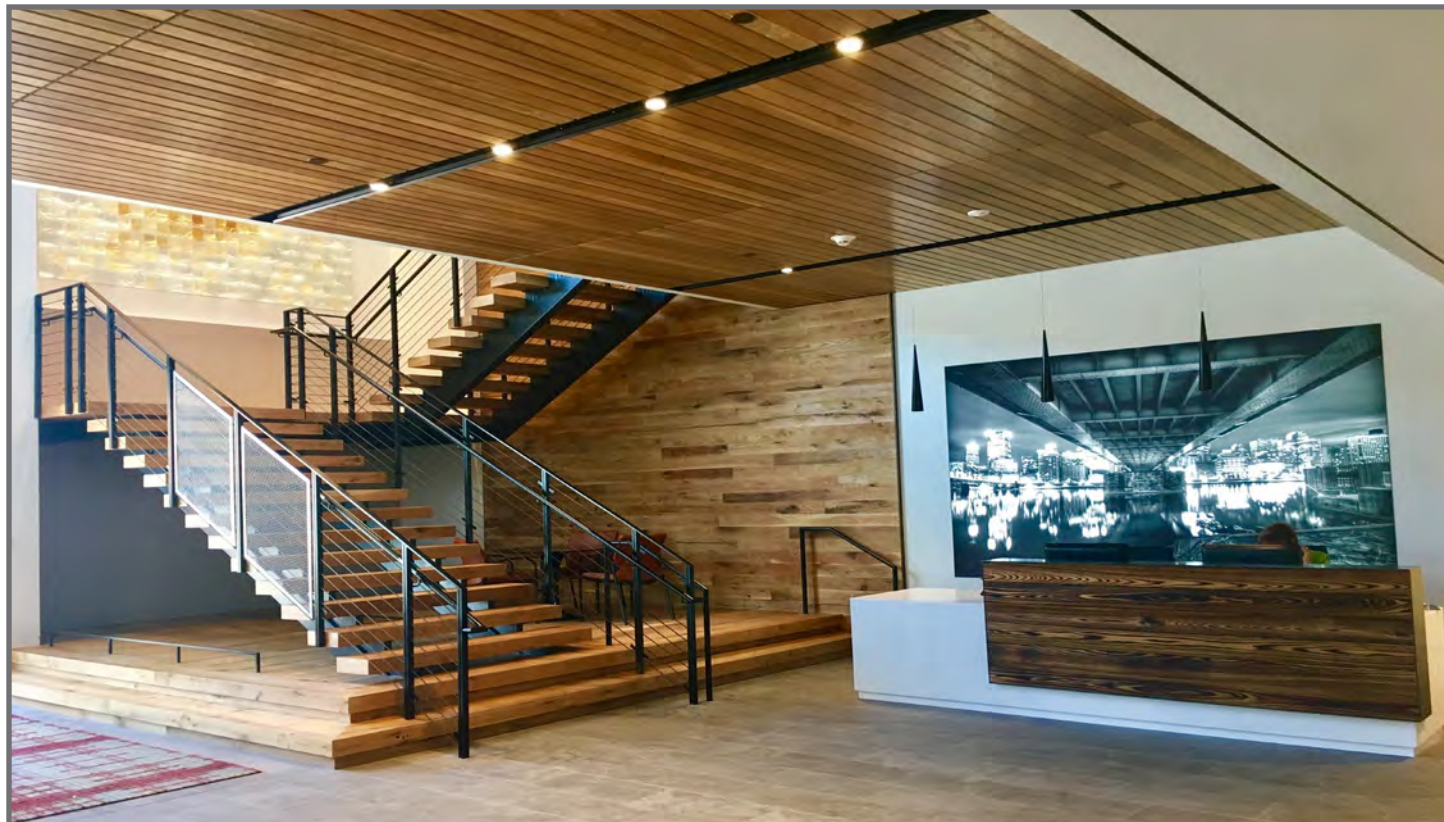
Urban Flex Office Highlights

- 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

Riverfront East & West



Sample Lobby in Riverfront East



Sample Dining Area in Riverfront East



Full Floors Available
Second Floor - 25,008 RSF

