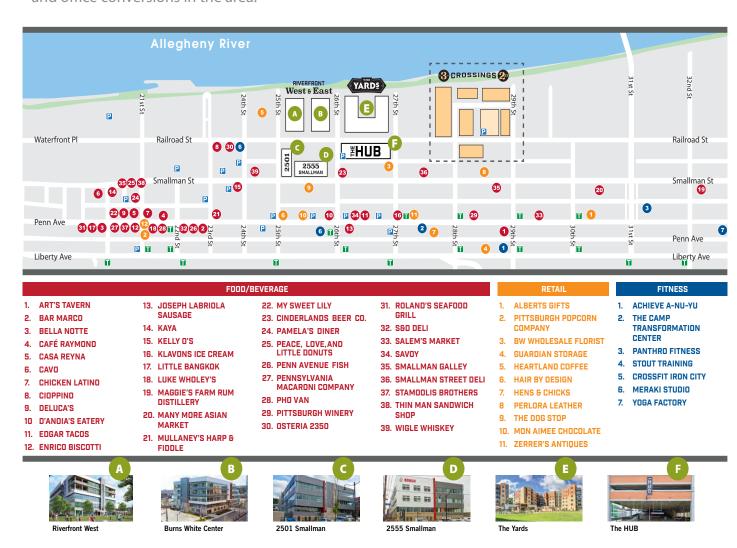
3 Crossings Project Overview

- 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.



For more information please contact:

Joseph F. Tosi

Senor 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

OXFORD REALTY SERVICES, INC.

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

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The Offices at 3 Crossings

Riverfront West, Strip District, Pittsburgh, PA



Building Highlights

- Five (5) Story 127,242 RSF
- 26,354 RSF Available 3rd Floor
- 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



Lobby



Riverfront View



3rd Floor - Ready for Build-Out



Third Floor - 26,354 RSF

