



2nd Union Station - Destroyed by fire July 21, 1877
Replaced by same location by 3rd Union Sta.
for Service - 1865

Present Union Station
for Service 1901

3

CROSSINGS

MAP OF
PITTSBURGH
IN
1855
SHOWING RAILROAD LINES

LEGEND
RAILROADS - 1855
RAILROADS - UNDER CONSTRUCTION - P. & A. LINES

75 HOPPER Place

AT 3 CROSSINGS

28th Street & Railroad Street, Pittsburgh, PA 15222

75 Hopper Place is a new Class A office building consisting of 146,061 square feet located on the corner of 28th Street and Railroad Street in Pittsburgh's Strip District.

75 Hopper Place is the tallest building on the 3 Crossings campus and sits at the center with an adjacent public plaza, Hopper Park.

Designed to LEED® Gold standards, 75 Hopper Place is six stories above a one-level 101 space underground parking garage.

The building is a highly adaptable and efficient office building, with first-floor areas to accommodate additional office, complimentary/shared services, and retail.

75 Hopper Place is home to the new world headquarters for GNC.

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Integral Garage Parking

101 Parking with EV Spaces
and 24 Secured Bike Spaces



Hopper Park

Shared Open Space
to Relax and Gather



Riverfront Trail Access

Via Riverfront Plaza,
Across from Hopper Park

BUILDING MATERIALS

- Composite Metal Brow
- Composite Metal Spandrel Panels
- Aluminum Storefront
- Corrugated Metal Panels
- Brick Veneer
- Composite Metal Entrance Canopy



75 HOPPER PLACE



HIGHLIGHTS

- 146,061 Rentable SF
- Six Stories
- Available Space:
20,201 RSF - 1st Floor
23,301 RSF - 2nd Floor
- Designed to LEED® Silver Standards or Greater
- Fifth & Sixth Floor Balcony Spaces
- 3 Common Outdoor Plazas
- One Level Underground Garage Parking – 101 Spaces
- 604 Additional Guest and Employee Parking Across the Street in The Stacks Parking Garage
- Highly Adaptable and Efficient Design



HOPPER PARK



HOPPER Park

AT 3 CROSSINGS

2855 Railroad Street, Pittsburgh, PA 15222

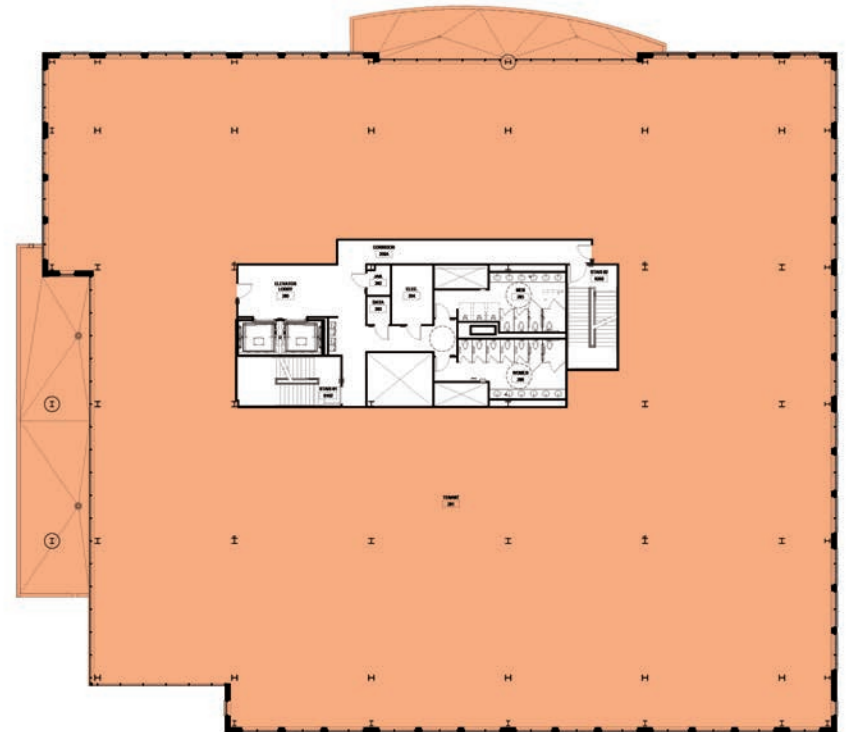
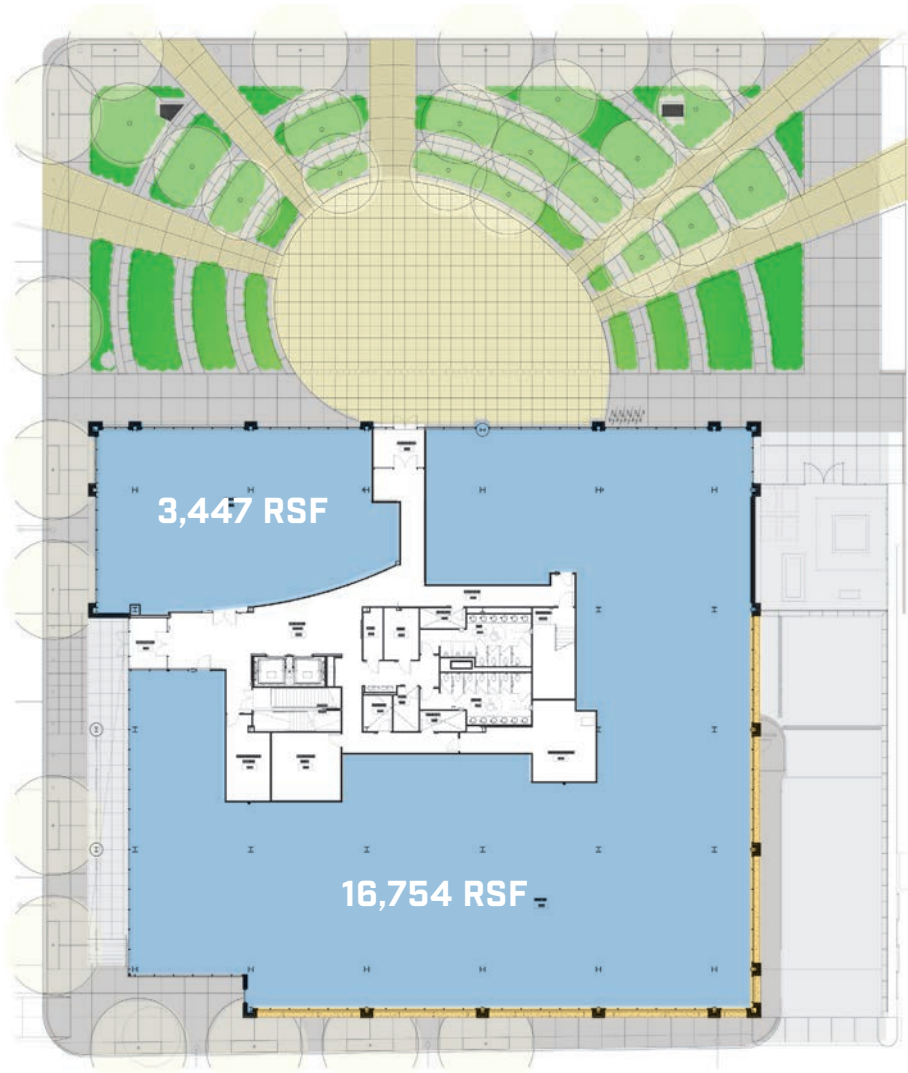
Hopper Park is located at the center of the 3 Crossings campus and designed for passive engagements and opens onto the new street, Hopper Place.

Hopper Park creates a large public gathering space that connects to the riverfront trail network.

This plaza will be programmed for daily activity and serve as place for residents, employees, and visitors to relax and unwind.



AVAILABLE SPACE Floor Plans



75 HOPPER PLACE

INTERIOR Finishes

EXAMPLES OF CURRENT 3 CROSSINGS INTERIORS



STRIP DISTRICT

Pittsburgh's historic market district. The City's most walkable neighborhood. A gritty, urban experience. A foodie heaven.

A regional destination for tourists and residents. Best neighborhood in Pittsburgh. Home of Industrial "Firsts". Bursting with local flavor. The darling of national TV shows and movies. The place Presidents visit.

All of these things accurately describe this one-of-a-kind place where you can find uncommon treasures and foods, experience authentic upscale and casual dining, learn something new (and something old), and have all of your senses entertained.

But nothing can describe the feeling of **being here** – where you can hear the heartbeat of Pittsburgh.



1 block



2 blocks



1 block



2 blocks



1 block



1 block



0.3 blocks



2 blocks



2 blocks



1 block



3 blocks



2 blocks

AREA HOTSPOTS

Walking Distance from 3 Crossings



YOU CAN GET EVERYWHERE FROM HERE

STRIP DISTRICT

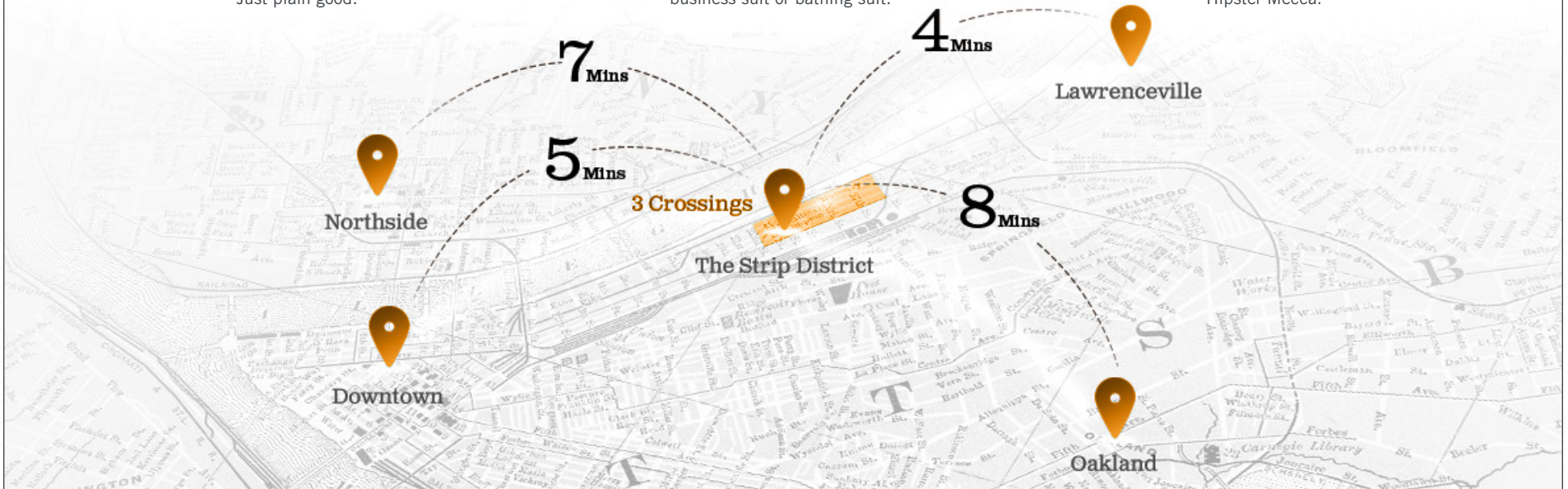
Gritty and authentic. Bursting with local flavor. No pretense, no fluff. Just plain good.

DOWNTOWN

Friendly and welcoming. Comfortable in its city skin. High heels or flip flops, business suit or bathing suit.

LAWRENCEVILLE

Skinny jeans. Artisanal cocktails. Entrepreneurial. Unique and distinct. Hipster Mecca.



DRIVING

Downtown Pittsburgh	4 min.
Lawrenceville	4 min.
PNC Park	5 min.
Heinz Field	5 min.
University of Pittsburgh	8 min.
Duquesne University	8 min.
Carnegie Mellon University	11 min.

WALKING

The Strip District's colorful entertainment district is a 15 minute walk from the heart of 3 Crossings

Diverse food purveyors, hot eateries, and breweries and distilleries are within 1-3 block walk

PARKING

The HUB @ 3 Crossings
590 spaces

The HIVE @ 3 Crossings
300 spaces

Cork Factory Garage
427 spaces

+ 5 public surface parking lots within 1 mile

BIKING

200+ bike stalls throughout the 3 Crossings campus including The Hub and Hive parking garages

Healthy Ride Pittsburgh Station on-site and at 3 other Locations

10 blocks of protected bike lanes along Penn Avenue

Three Rivers Heritage Trail Access

MASS TRANSIT

The 54, 86, 87, 88, and 91 travel through the Strip District with stops on Liberty and/or Penn Avenue

PITTSBURGH STRIP DISTRICT & 3 CROSSINGS



EATS & DRINKS

- | | | | |
|-----------------------------|-----------------------------|---------------------------------|--------------------|
| 1 Bar Marco | 13 Edgar Tacos | 25 The PA Market | 36 Pizzeria Davide |
| 2 Bella Notte | 14 Enrico Biscotti | 26 Pamela's Diner | 37 Preeti's Pitt |
| 3 Cadence Cellars Speakeasy | 15 Helltown Brewing | 27 PaPa J's Twin Plaza | 38 S&D Polish Deli |
| 4 Café Raymond | 16 Kaya | 28 Peace, Love, & Little Donuts | 39 The Shake Shack |
| 5 Cavo | 17 Kelly O's | 29 Penn Avenue Fish | 40 Smallman Deli |
| 6 Cnderlands Wearhouse | 18 Kingfly | 30 Peppi's | 41 Wigle Whiskey |
| 7 Coppino | 19 Layali Cafe & Restaurant | 31 Pittsburgh Winery | |
| 8 Coop Deville | 20 Little Bangkok | 32 Pho Van | |
| 9 De Fer Coffee & Tea | 21 Luke Wholey's | 33 Playa Bowles | |
| 10 Deluca's | 22 Harp & Fiddle | 34 PrimoHoagies | |
| 11 DiAnnoia's Eatery | 23 Novo Asian Food Hall | 35 Primanti Brothers | |
| 12 The Dog Penn | 24 Osteria 2350 | 36 Roland's Seafood Grill | |

SHOPPING

- | | |
|---------------------------------|------------------------------|
| 1 Allegheny Coffee/Tea Exchange | 12 My Sweet Lily |
| 2 AT&T Store | 13 Novaria Coffee |
| 3 BW Wholesale Florist | 14 Pan e Pronto |
| 4 Fine Wine & Spirits | 15 Pennsylvania Macaroni Co. |
| 5 Grandpa Joe's Candy Shop | 16 Pennsylvania Libations |
| 6 Hair By Design | 17 Perloria Leather |
| 7 Hen & Chicks | 18 Roxanne's Dried Flowers |
| 8 Hot Haute Hot | 19 Stamooolis Brothers |
| 9 In The Kitchen | 20 Yinzers in the Burgh |
| 10 Love, Pittsburgh | |
| 11 Mon Amee Chocolate | |

ENTERTAINMENT

- 1 City Winery Pittsburgh
- 2 OnPar Now
- 3 Pittsburgh Ballet Theatre
- 4 Pittsburgh Opera
- 5 Pittsburgh Winery
- 6 Sandbox VR

SERVICES

- 1 Clearview Federal
- 2 The Dog Stop
- 3 Guardian Storage
- 4 Huntington Bank
- 5 Penn Animal Hospital
- 6 PetVet365
- 7 PNC Bank
- 8 Smile Warehouse
- 9 WesBanco Bank

FITNESS

- 1 Madabolic
- 2 Meka Fitness
- 3 [solidcore]
- 4 Schoolhouse Yoga
- 5 Stacks Fitness
- 6 StretchLab
- 7 The Om Lounge Yoga
- 8 Walk Run Lift Studio



OHIO R.R. (Now P. Ft. W. & C. Ry.)
Opened for Service - Oct. 6, 1851

Original Pass Terminus
O. & P. R. R.
Opened for Ser. - Oct. 6, 1851

Original Pass Terminus
Wn. PA. R. R.
Opened for Ser. - Dec. 1, 1866

Original Pass Terminus
A. V. R. R.
Opened for Ser. - Jan. 29, 1856

P.F.W. & C. Conn. to
2nd Union Sta. - 1854

O. & P. R. R. Extension
into Pittsburgh
Opened for Service 1857
Temporary Terminus
O. & P. R. R. - 1857

O. & P. R. R. entrance
into 1st Union Sta. - 1853

Original P. R. R.
Freight Station

First Union Station
Opened for Service - 1854

AN OXFORD PROJECT

3CrossingsPGH.com

Tracks Removed From Street - Nov. 6, 1906

OHIO RIVER

PITTSBURGH & STEUBEN R.R.

ALLEGHENY

AVE

REBECCA ST

WESTERN PENITENTIARY

Original Pass Terminus O. & P. R. R. (Detailed description)

Original Pass Terminus Wn. PA. R. R. (Detailed description)

Original Pass Terminus A. V. R. R. (Detailed description)

P.F.W. & C. Conn. to 2nd Union Sta. (Detailed description)

O. & P. R. R. Extension into Pittsburgh (Detailed description)

O. & P. R. R. entrance into 1st Union Sta. (Detailed description)

Original P. R. R. Freight Station (Detailed description)

First Union Station (Detailed description)

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