



2<sup>nd</sup> Union Station - Destroyed by fire July 21, 1877  
Replaced by same location by 3<sup>rd</sup> 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.

### Office Contact

Joe Tosi, SIOR

JTosi@oxfordrealtyservices.com

412.261.0200 | ext. 3471



### 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:  
16,754 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

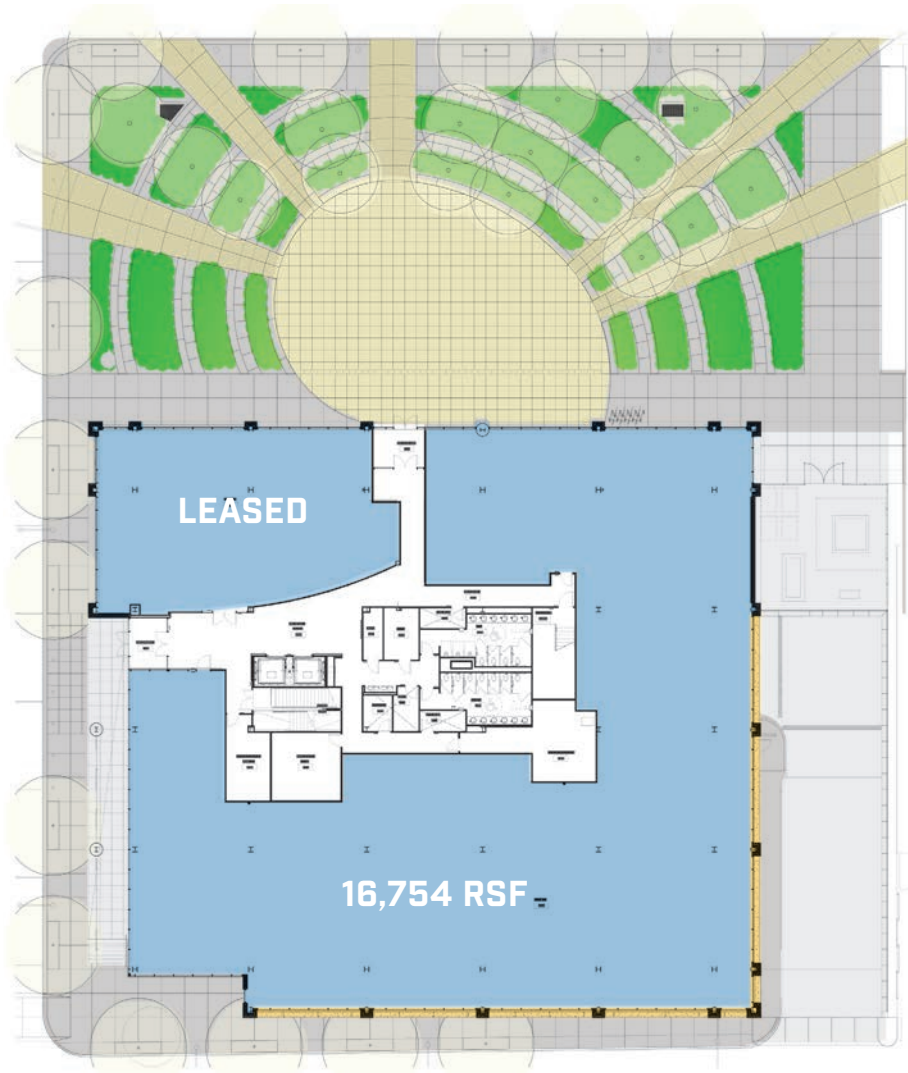
Hopper Park is located at the center of the 3 Crossings campus and designed for passive engagements and opens onto the new street, Hopper Place.

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

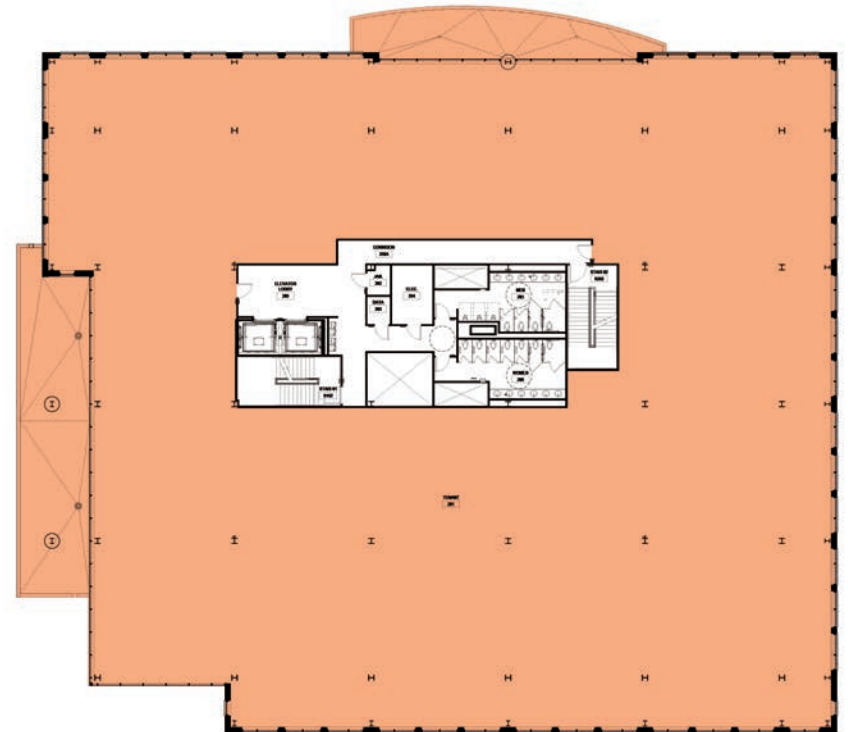
This plaza will be programmed for daily activity and serve as place for residents, employees, and visitors to relax and unwind.



# AVAILABLE SPACE Floor Plans



**FIRST FLOOR — 16,754 RSF**



**SECOND FLOOR — 23,301 RSF**

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**

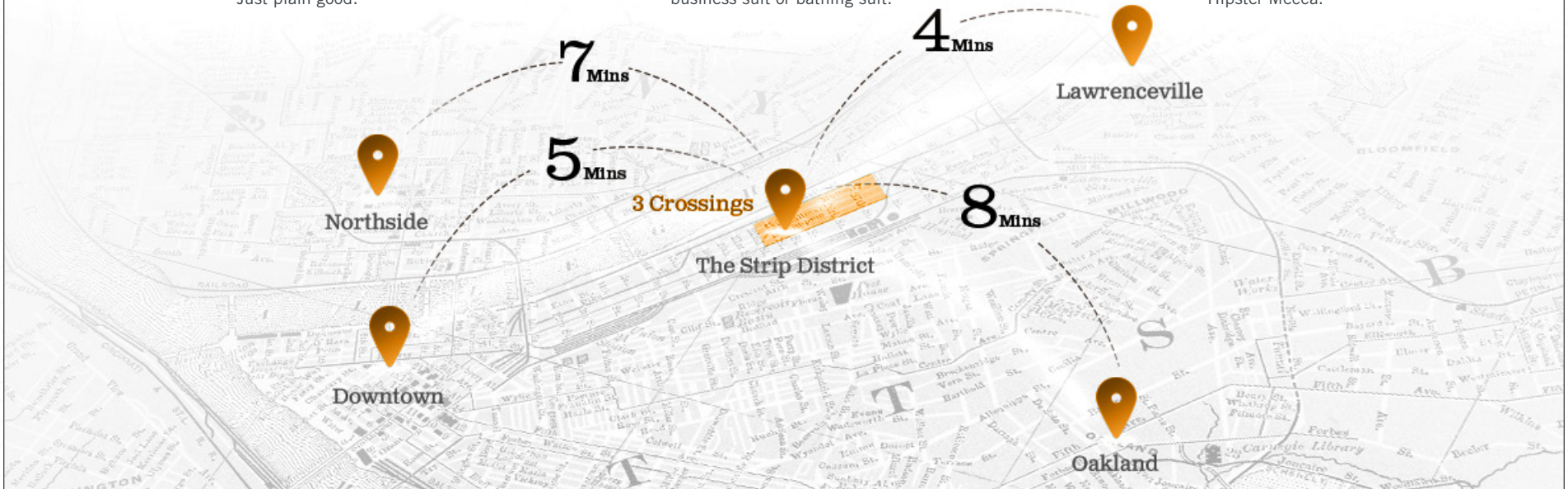
Gritty and authentic. Bursting with local flavor. No pretense, no fluff. Just plain good.

**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

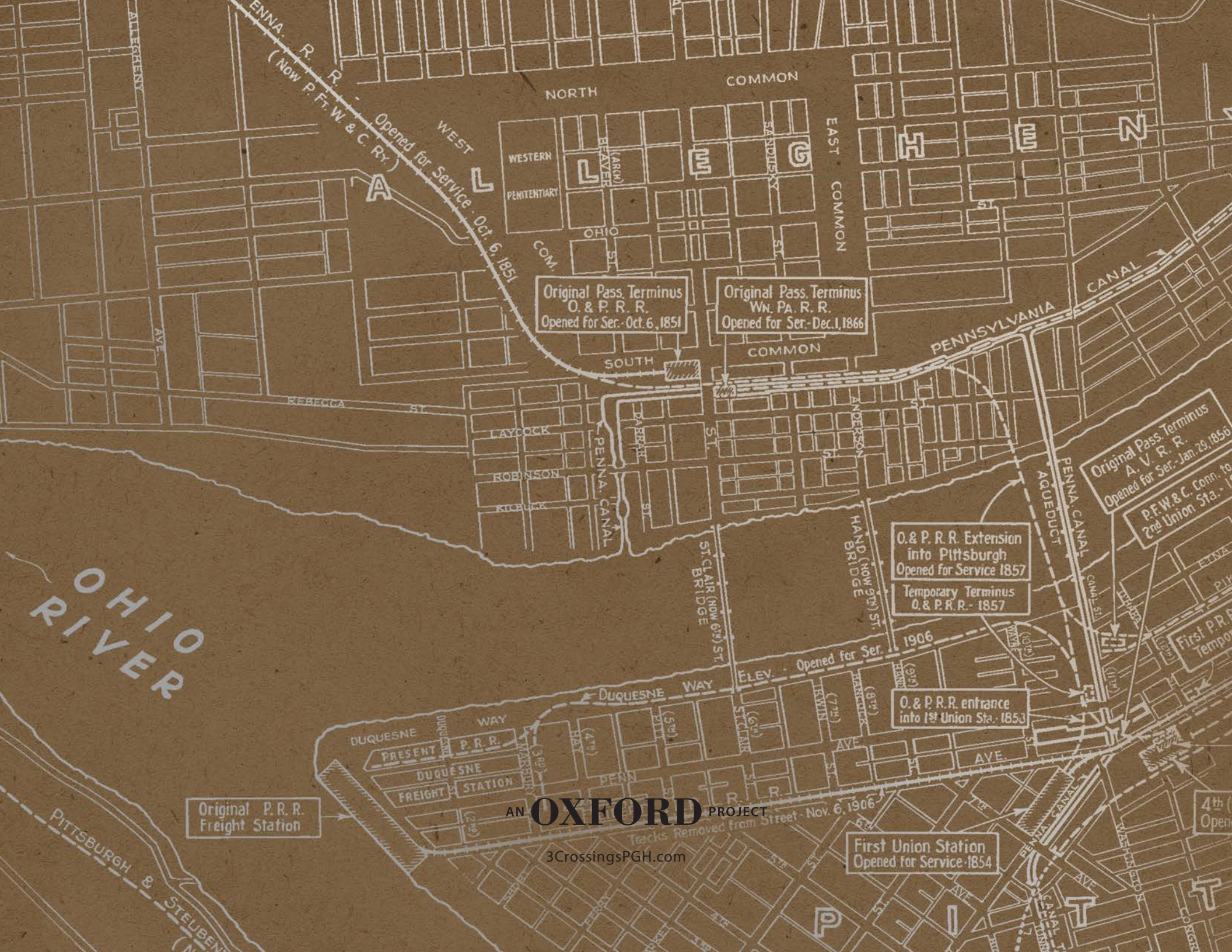
- 1 City Winery Pittsburgh
- 2 OnPar Now
- 3 Pittsburgh Ballet Theatre
- 4 Pittsburgh Opera
- 5 Pittsburgh Winery
- 6 Sandbox VR

## 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



Original P. R. R. Freight Station

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

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

Original Pass Terminus  
A. V. R. R.  
Opened for Ser. - Jan. 29, 1856  
P. F. W. & C. Conn. to  
2nd Union Sta. - 1856

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

First Union Station  
Opened for Service - 1854

AN OXFORD PROJECT

3CrossingsPGH.com

Tracks Removed From Street - Nov. 6, 1906