

OXFORD

REALTY SERVICES, INC.

TENANT REPRESENTATION | STRATEGIC PLANNING | TRANSACTION MANAGEMENT | RESEARCH & COLLABORATIVE SUPPORT | LEASE ADMINISTRATION



75 HOPPER PLACE @ 3 CROSSING

LANDLORD REPRESENTATION | ACQUISITIONS & DISPOSITIONS | CORPORATE SERVICES | SITE SELECTION | CONSULTING SERVICES | MARKET RESEARCH

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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

AT 3 CROSSINGS

2855 Railroad Street, Pittsburgh, PA 15222

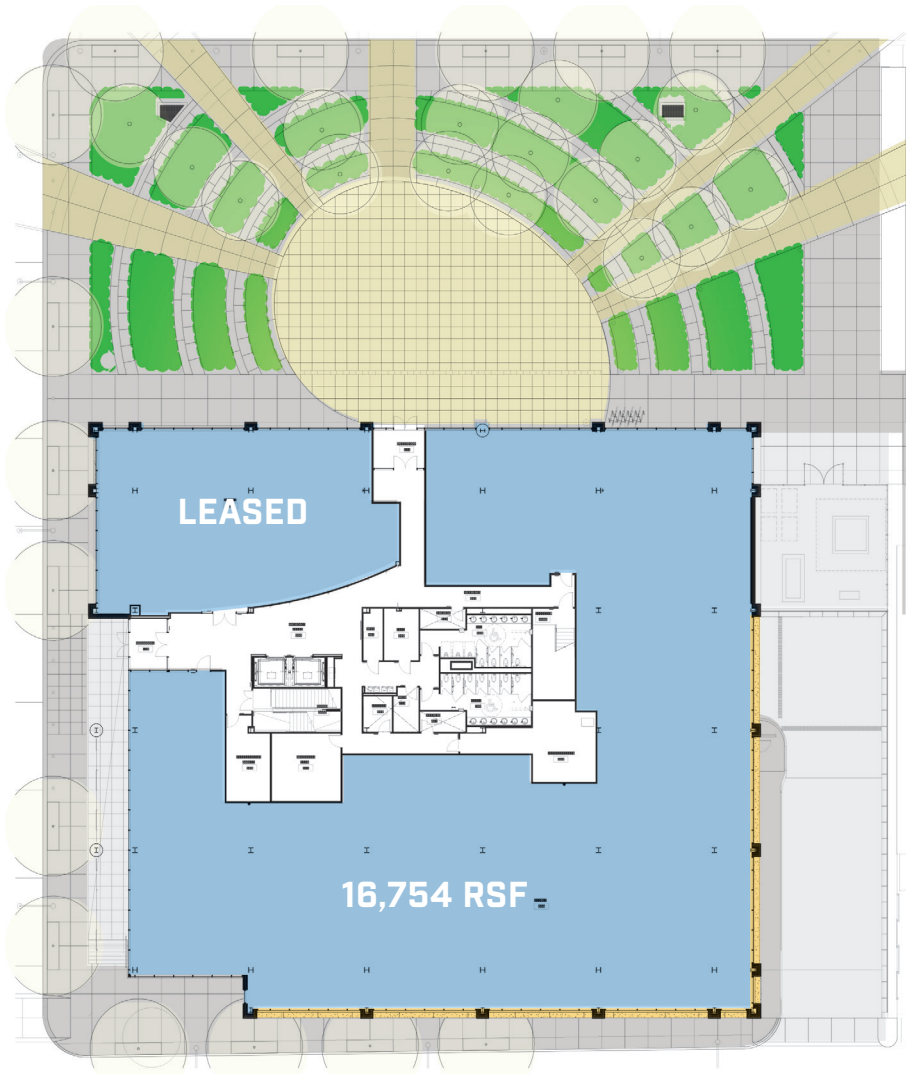
Hopper Park is located at the center of the 3 Crossings campus and designed for passive engagements and opens onto the new street, Hopper Place.

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

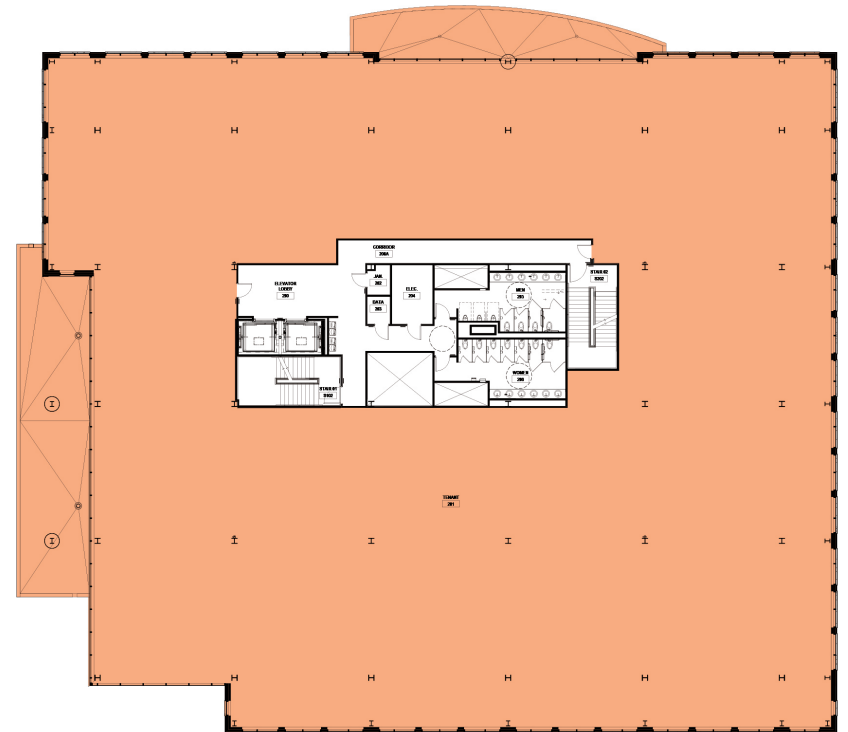
This plaza will be programmed for daily activity and serve as place for residents, employees, and visitors to relax and unwind.



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



By The Numbers



Average
Household Income

\$147,451¹



Median
Home Values

\$470,000¹



Average
Gross Rent

\$1,989²



Bachelor's Degree
or Higher

84.3%³



Estimated
Daytime Population

42,049³



Recent/Planned
Developments



Office Space
2.9M SF²



Residential Units
2,297²



Retail Space
282,900 SF³



Parking
6,302² spaces



Hotel
427² keys

1 – Source: Pittsburgh Urban Redevelopment Authority – 2025

2 – Source: Strip District Neighbors 2024 State of the Strip

3 – Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019

YOU CAN GET EVERYWHERE FROM HERE

STRIP DISTRICT

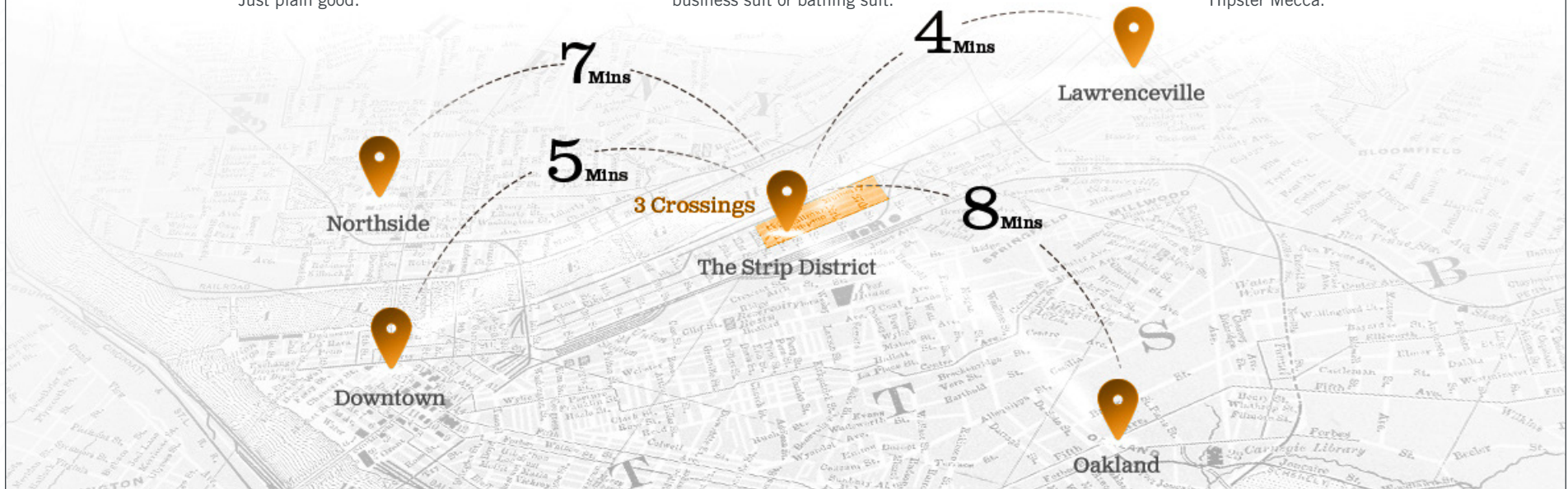
Gritty and authentic. Bursting with local flavor. No pretense, no fluff. Just plain good.

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 Cinderlands Wearhouse | 18 Kingfly | 30 Peppi's | 41 Wigle Whiskey |
| 7 Cioppino | 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 DiAnoia'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 Stamoolis 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 |