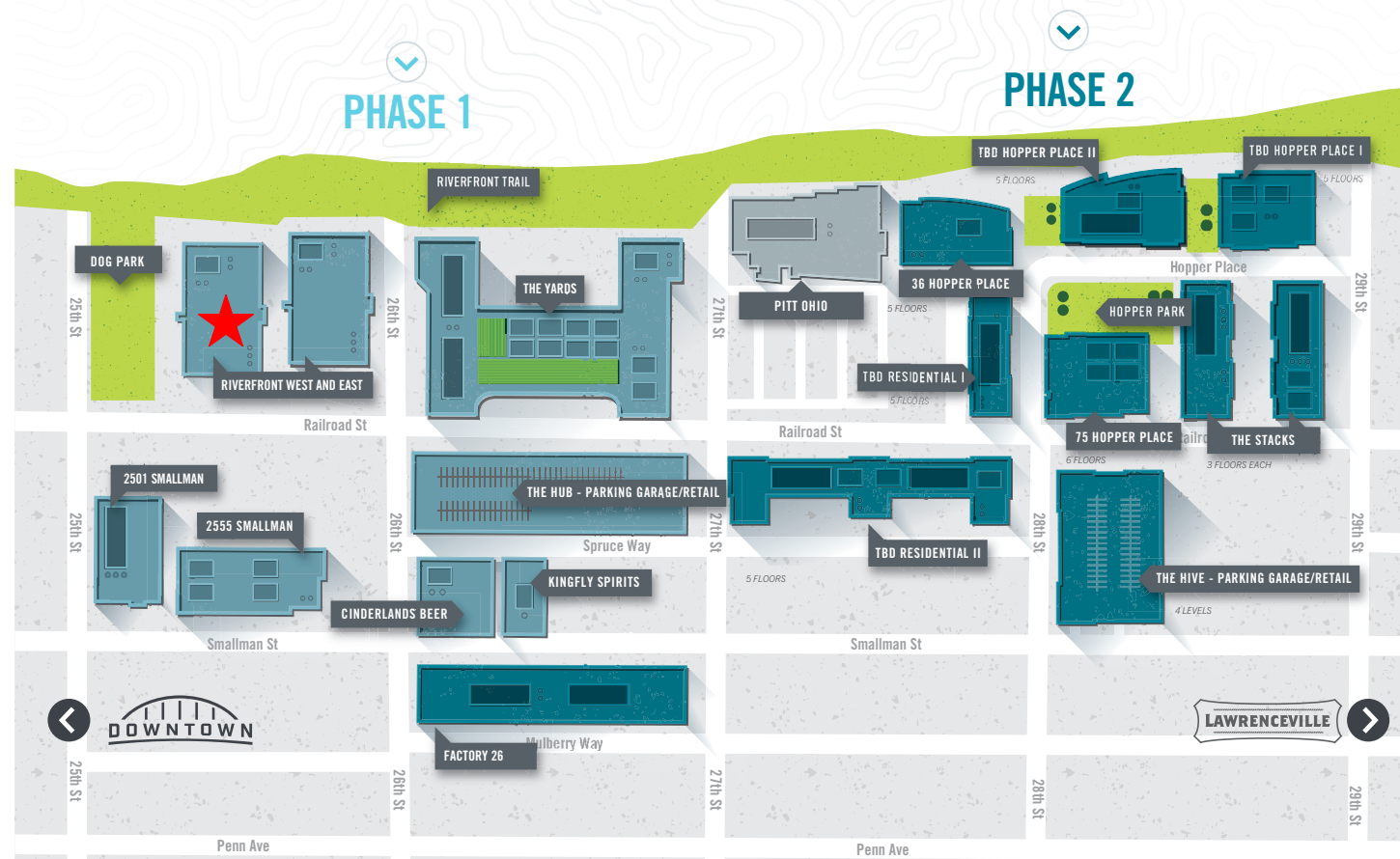


## 3 Crossings - Live, Work and Everything Else



For more information please contact:

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# OXFORD

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## The Offices at 3 Crossings

Riverfront West, Strip District, Pittsburgh, PA



### Building **Size**

127,242 RSF

### Available **Premises**

11,911 RSF - Second Floor

### Sublease **Term**

Through November 10, 2025

### Sublease **Rate**

Negotiable

### Property **Highlights**

- Newly constructed with premium finishes
- Built-In casework and furniture will remain
- 102 On-Site Parking Spaces (87 Garage and 15 Surface) plus additional parking in the HUB Garage
- EV Charging Stations and 40 secured Bike Spaces
- Direct access to outdoor plaza with furniture, fire pit and connection to Riverfront Trail
- Monument signage



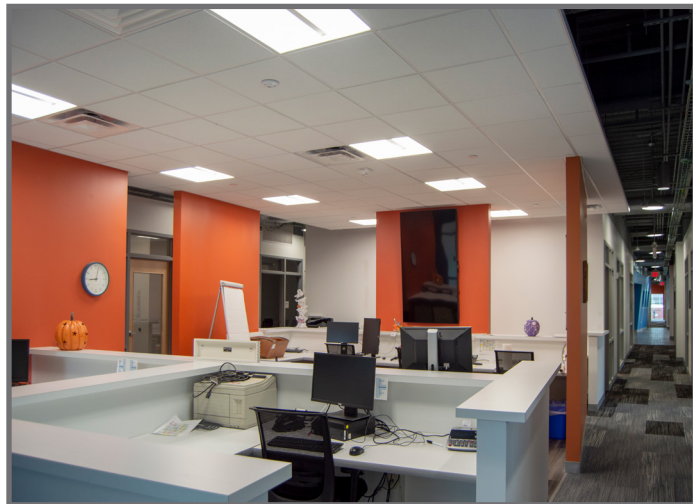
## Cafe Area



## Team Room



## Conference Room



**Floor Plan Details:**

- Top Row:** ACCT'G. EXEC. [203], ACCT'G. OFFICE [205], ACCT'G. OFFICE [207], ACCT'G. OFFICE [209], ACCT'G. OFFICE [211], ACCT'G. OFFICE [213], TENANT LOUNGE, FUTURE OFFICE [221], FUTURE OFFICE [223], FUTURE OFFICE [225], FUTURE OFFICE [227], FUTURE OFFICE [229], B.G. PM OFFICE [233], B.G. PM OFFICE [237], B.G. PM OFFICE [239], B.G. EXEC. [241].
- Second Row:** ACCT'G. OFF. [257], ACCT'G. OFF. [258], ACCT'G. OFF. [259], ACCT'G. OFF. [261], ACCT'G. OFF. [263], ACCT'G. OFF. [265], ACCT'G. OFF. [267], ACCT'G. STORAGE [247], CAFE / MULTIPURPOSE [210], CONF. [212], SR. ESTIM. OFF. [253], SR. ESTIM. OFF. [254], EST. OFF. [256], EST. OFF. [257], EST. OFF. [258], B.G. PE OFFICE [234], B.G. PE OFFICE [236], BID ROOM [238], B.G. DIR. [243].
- Third Row:** RECEPTION [201], COATS [202], CONFERENCE [204], STOR. [206], SERVER ROOM [214], BOARD ROOM, STOR. [240], SWING SPACE [242], B.G. PE OFFICE [244], B.G. PE OFFICE [245], B.G. DIR. [246].
- Dimensions:** 10' 0" (top left), 27' 4" (left), 27' 8" (bottom left), 10' 0" (bottom left), 10' 0" (bottom right), 9' 5" (bottom right), 1' 0" (bottom right).
- Accessibility:** Symbols for wheelchair access are shown in the CAFE / MULTIPURPOSE [210] and COATS [202] areas.

### Private Office View

