



THE STACKS @ 3 CROSSINGS | 2865 RAILROAD STREET

DEVELOPMENT | PROPERTY MANAGEMENT | RESIDENTIAL COMMUNITY MANAGEMENT | LEASING & BROKERAGE | INVESTMENT ADVISORY

www.oxforddevelopment.com

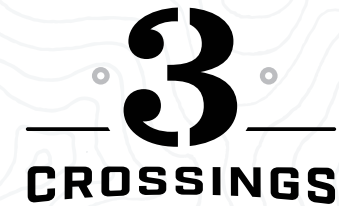
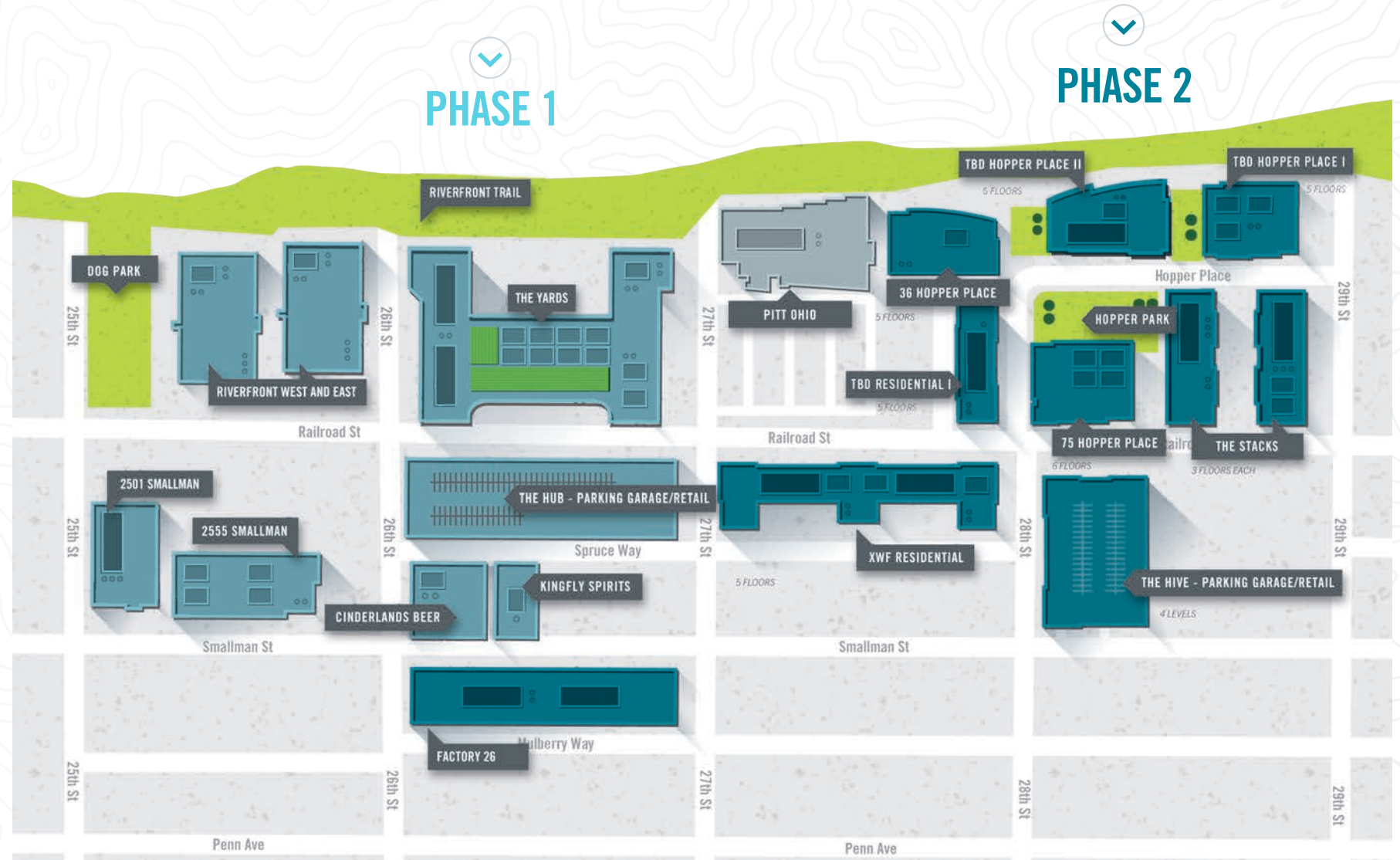
Building on our Success



The success of 3 Crossings prompted an expansion of the original plan to include even more mixed use spaces.

Through partnerships with private, public, and community stakeholders, the Oxford team has been able to expand the 3 Crossings campus to include public plazas and retail spaces that open up the riverfront.

The development embraces the neighborhood's historic and authentic past and integrates it to the Innovation District of tomorrow.



3 Crossings is a sustainable innovation district in the Strip District neighborhood of the City of Pittsburgh. It reconnects the community to the natural amenities of a revitalized riverfront and trail network.

THE STACKS

AT 3 CROSSINGS

2875 & 2865 Railroad Street, Pittsburgh, PA 15222

The Stacks at 3 Crossings is an adaptive reuse consisting of 110,000 gross square feet located on the northeast corner of 29th Street and Railroad Street in the Strip District neighborhood of Pittsburgh.

Two buildings have been redeveloped from an industrial warehouse facility most recently owned and occupied by the Packaging Corporation of America. International medical technology company Smith+Nephew calls The Stacks home.

The renovation incorporates three warehouse bays, each approximately 18,000 square feet. The existing structure includes 7' deep trusses that span the width of each bay, with 40' clear to the underside of each truss. Two new floors have been added within each end bay, bringing the total of each building to 55,430 square feet. The top floor of each building is column-free.

The central bay has been converted to a large, urban open-air common industrial plaza that is programmed with activities and amenities.

Ground level retail spaces line the plaza which will provide places for cafés and restaurants to spill out into the outdoors.



BUILDING HIGHLIGHTS

AVAILABLE SPACE:

Up to 36,248 RSF | 25,877 RSF contiguous

LEED® Silver Certified

Well Health + Safety Rated

606 Parking Spaces at The Hive Garage

Abundant Bike and EV Parking Available

Two Outdoor Plazas —

Stacks Plaza and Hopper Park

Stacks Fitness – On-Site Fitness Center



THE HIVE GARAGE



STACKS PLAZA

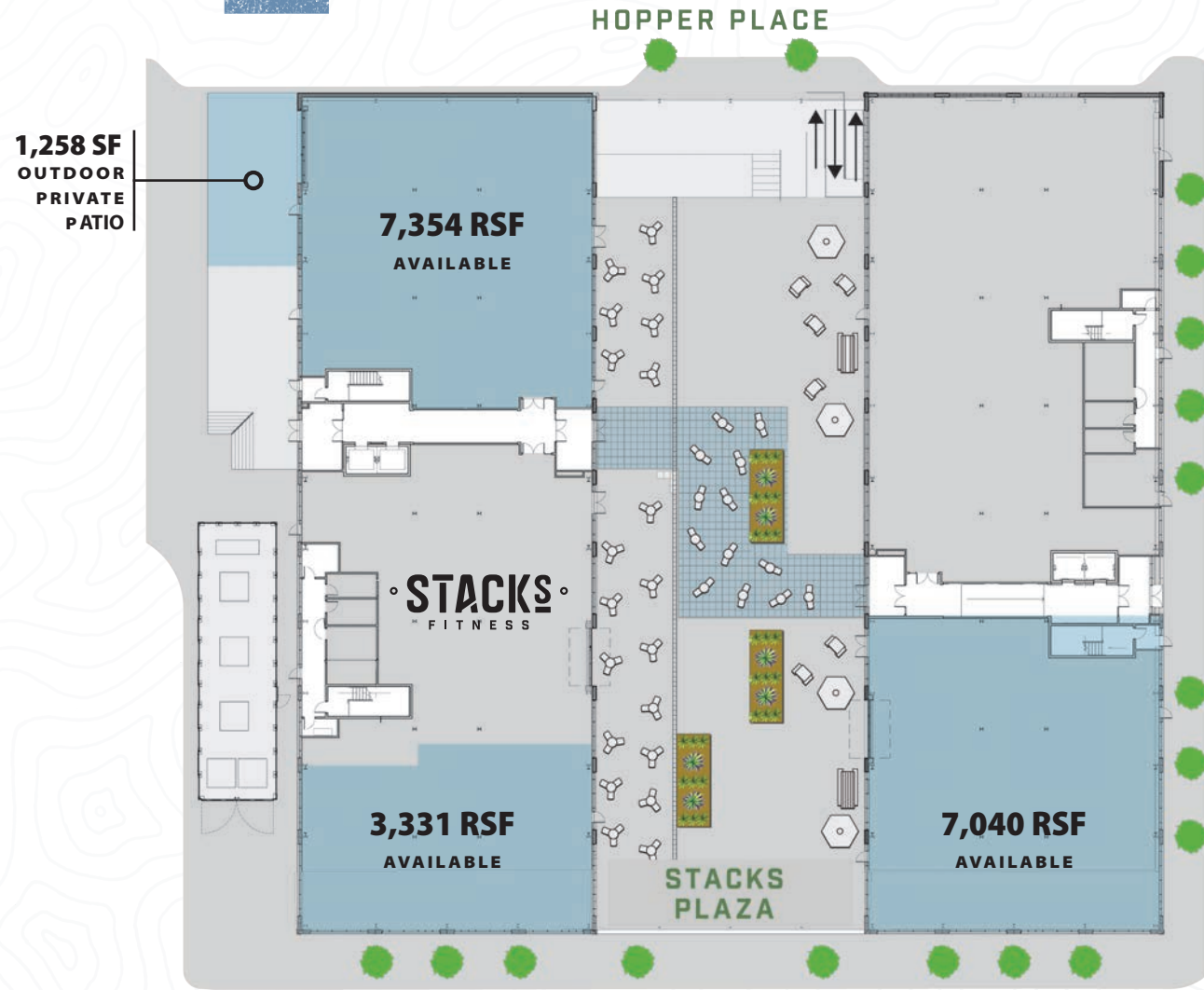


HOPPER PARK



STACKS FITNESS

Available Space



RAILROAD STREET
1ST FLOOR

10,685 RSF BUILDING E | 7,040 RSF BUILDING D



RAILROAD STREET
2ND FLOOR

18,523 RSF BUILDING E | 0 RSF BUILDING E

STACKS

FITNESS

AT 3 CROSSINGS

2865 Railroad Street, Pittsburgh, PA 15222

Stacks Fitness is a high-quality, self-guided fitness facility on the 3 Crossings campus, equipped with a wide range of strength training equipment, including barbells, dumbbells, weight plates, benches, power racks, and cardio equipment.

Located on the ground level, Stacks Fitness is the only free-weight gym in the Strip District offering a more traditional gym format, personal training.

A “Workout of the Day”, programmed by Mecka Fitness, allows for individuals to get the benefit of fitness training on their own time.

The facility is accessible by fob seven days a week from 5am – 10pm.

Tenants at 3 Crossings have the opportunity to provide free gym memberships to their employees.



FREE WEIGHTS



WEIGHT STATIONS



TREADMILLS, BIKES AND STAIR-CLIMBER



PERSONAL TRAINING



CABLE MACHINES



SPECIAL SWEATNET CLASSES



Outdoor Plaza Events

The Stacks at 3 Crossings has become one of Pittsburgh's premiere event spaces in the Strip District.

The 3 Crossings event space is programmed for its tenants, community events and available for tenant use.

Annual public events include the Neighborhood Flea, Pittsburgh Monster Pumpkins Festival, Pittsburgh Taco Festival, and Barrel and Flow Fest.



BARREL & FLOW FEST



PITTSBURGH TACO FESTIVAL



THE NEIGHBORHOOD FLEA



PITTSBURGH MONSTER PUMPKINS FESTIVAL



Phase 2 Site Plan

PHASE 2 SITE PLAN



PROJECT TIMELINE

- 1 THE STACKS COMPLETED
- 2 75 HOPPER PLACE COMPLETED
- 3 THE HIVE GARAGE COMPLETED
- 4 36 HOPPER PLACE- OFFICE * TBD
- 5 TBD HOPPER PLACE I - OFFICE * TBD
- 6 TBD HOPPER PLACE II - OFFICE * TBD
- 7 TBD RESIDENTIAL I - MULTI-FAMILY TBD
- 8 XWF RESIDENTIAL II - MULTI-FAMILY STARTED

* DENOTES TIMELINE SUBJECT TO MARKET DEMAND AND BUILD TO SUIT REQUIREMENTS.



Building Signage Opportunity

(min 18,000 RSF)



SOUTH ELEVATION

Building Signage Opportunity

(min 18,000 RSF)



WEST ELEVATION

The Stacks @ 3 Crossings | 2865 Railroad Street | 9