

2555

SMALLMAN STREET

AT

3 CROSSINGS

2555 SMALLMAN STREET
PITTSBURGH, PA 15222

AVAILABLE RSF
7,376

SUBLEASE TERM THRU
MARCH 31, 2029

AVAILABLE FOR SUBLEASE



OXFORD
REALTY SERVICES, INC.

PROPERTY DESCRIPTION

BUILDING SIZE

77,242 RSF

AVAILABLE PREMISES

7,376 RSF - First Floor

SUBLEASE HIGHLIGHTS

- Modern office suite with premium finishes and contemporary design
- True turnkey, plug-and-play opportunity — fully furnished with existing FF&E and IT/AV infrastructure and equipment included
- Thoughtfully designed mix of private offices, open workstations and collaborative areas
- Variety of conference rooms and meeting spaces supporting both formal and informal collaboration
- Open-design café prominently located off the main entrance, creating an inviting central gathering space for employees and guests
- Efficient, flexible layout designed to support both focused individual work and team collaboration
- Eight (8) secured On-site parking - 7 indoor parking spaces and 1 outdoor surface space at \$210/month per space; additional parking available in the HUB Garage directly across the street
- Highly walkable Strip District location with convenient access to restaurants, cafés, fitness studios and neighborhood amenities



SUBLEASE TERM

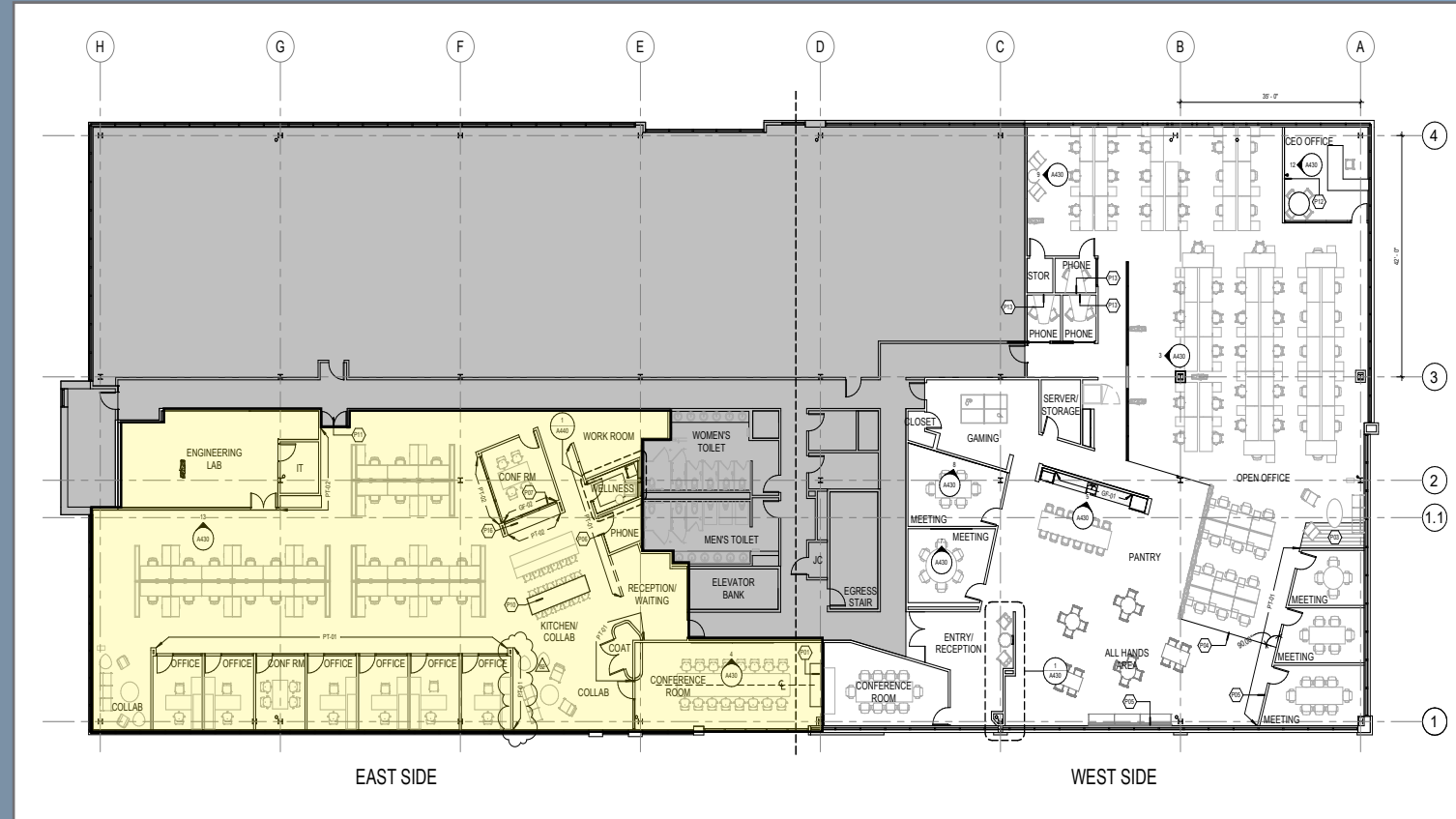
Through March 31, 2029

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FLOOR PLAN

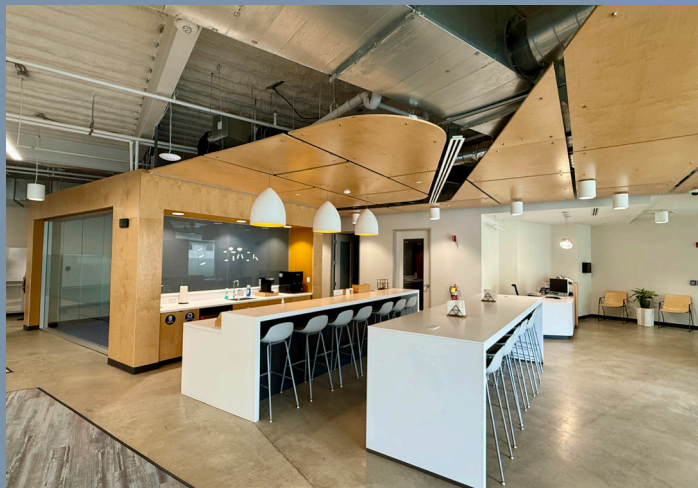
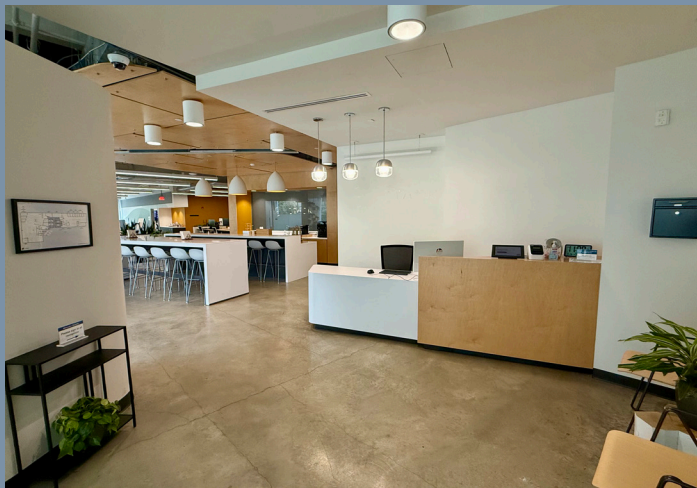
7,376 RSF – Suite 100

- 7 - private offices or small conference rooms
- 26 - workstations
- Conference Room – 18+ person
- Conference Room – 6 person
- Conference Room / Multipurpose Room 25+ person
- Café and Collaboration Areas
- Wellness and Phone Rooms
- Storage / Work Room



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INTERIOR IMAGES



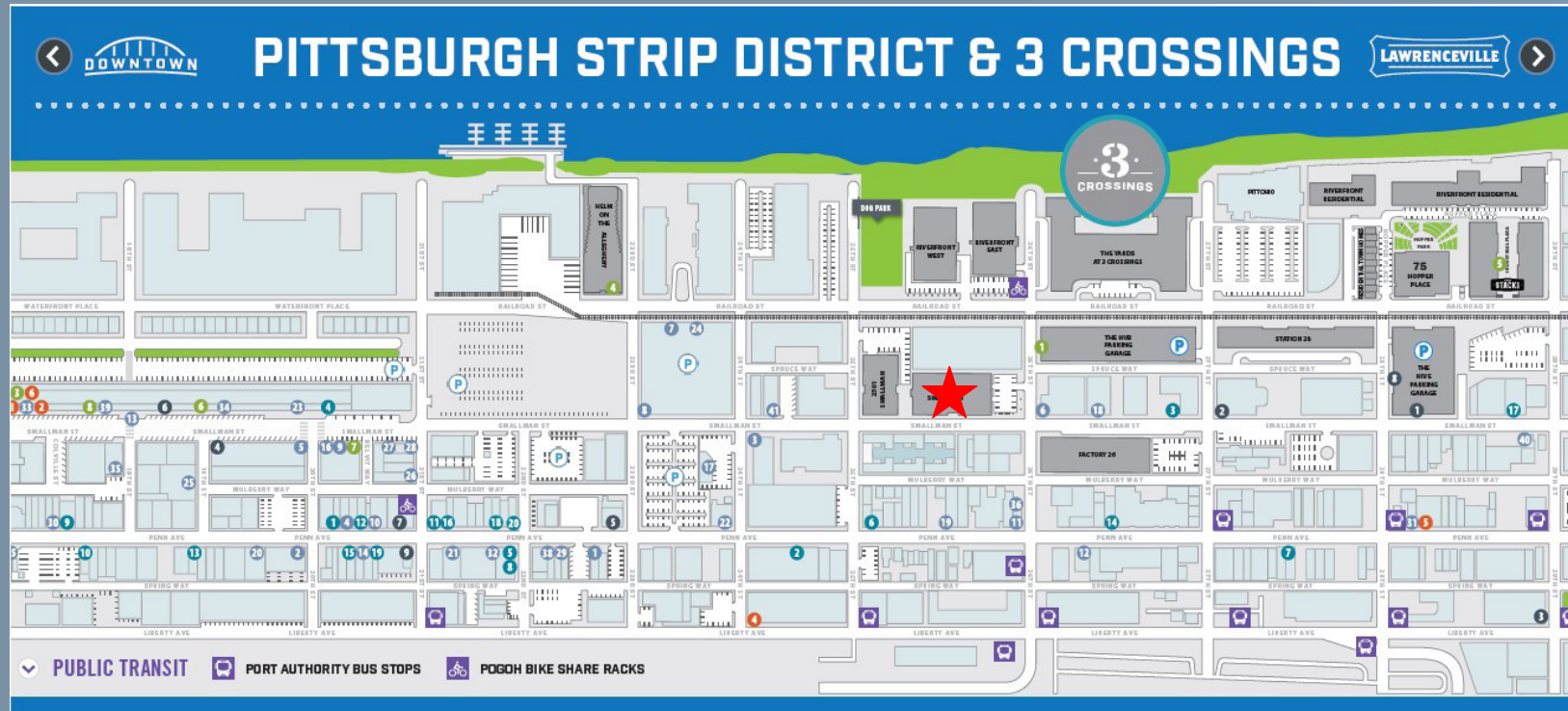
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INTERIOR IMAGES



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THE NEIGHBORHOOD



EATS & DRINKS

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

SHOPPING

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

ENTERTAINMENT

- 1 City Winery Pittsburgh
- 2 On Par 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 Showhouse Yoga
- 5 Stads Fitness
- 6 StretchLab
- 7 The Ora Lounge Yoga
- 8 Walk Run Lift Studio



Recent/Planned
Developments



Office Space
2.9M SF¹



Retail Space
282,900 SF²



Residential Units
2,297¹



Parking
6,302¹ spaces



Hotel
427¹ keys

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

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

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THE NEIGHBORHOOD

The Strip District has long been home to the City's creative economy with design-based, locally owned shops, galleries, studios, and professional service firms connecting the main streets of the Strip District and Lawrenceville.

Today, this innovation industry is expanding to include all manner of technology firms from robotics and telecommunications to software and medical diagnostics.

Arrive on a bustling Saturday and see why The Strip is one of the biggest draws in Pittsburgh, with its ethnic grocers, street grills, sidewalk merchants and string of small shops.

A neighborhood doesn't get more authentic than this: long blocks of side-by-side stores with old wooden screen doors that still bang shut, hand-lettered signs on produce bays, and tantalizing smells of aged cheese, fresh roasted coffee or just-popped kettle corn.



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