

3 Crossings Project Overview

3 Crossings, located at the former Pitt Ohio Terminal facility in the Strip District, is a large-scale, multi-use residential, office, and retail development complex.

3 Crossings encompasses several city blocks featuring a 300 unit residential community (“The Yards”), 375,000 RSF of Class A office space, 10,000 SF of retail space and 1,200 parking spaces.

The project embraces the industrial architectural design qualities of the Strip District and other residential and office conversions in the area.



FOOD/BEVERAGE				RETAIL	FITNESS
1. ART'S TAVERN	13. JOSEPH LABRIOLA SAUSAGE	22. MY SWEET LILY	31. ROLAND'S SEAFOOD GRILL	1. ALBERTS GIFTS	1. ACHIEVE A-NU-YU
2. BAR MARCO	14. KAYA	23. CINDERLANDS BEER CO.	32. S&D DELI	2. PITTSBURGH POPCORN COMPANY	2. THE CAMP TRANSFORMATION CENTER
3. BELLA NOTTE	15. KELLY O'S	24. PAMELA'S DINER	33. SALEM'S MARKET	3. BW WHOLESALE FLORIST	3. PANTHRO FITNESS
4. CAFÉ RAYMOND	16. KLAVONS ICE CREAM	25. PEACE, LOVE, AND LITTLE DONUTS	34. SAVOY	4. GUARDIAN STORAGE	4. STOUT TRAINING
5. CASA REYNA	17. LITTLE BANGKOK	26. PENN AVENUE FISH	35. SMALLMAN GALLEY	5. HEARTLAND COFFEE	5. CROSSFIT IRON CITY
6. CAVO	18. LUKE WHOLEY'S	27. PENNSYLVANIA MACARONI COMPANY	36. SMALLMAN STREET DELI	6. HAIR BY DESIGN	6. MERAKI STUDIO
7. CHICKEN LATINO	19. MAGGIE'S FARM RUM DISTILLERY	28. PHO VAN	37. STAMODLIS BROTHERS	7. HENS & CHICKS	7. YOGA FACTORY
8. CIOPPINO	20. MANY MORE ASIAN MARKET	29. PITTSBURGH WINERY	38. THIN MAN SANDWICH SHOP	8. PERLORA LEATHER	
9. DELUCA'S	21. MULLANEY'S HARP & FIDDLE	30. OSTERIA 2350	39. WIGLE WHISKEY	9. THE DOG STOP	
10. D'ANJOIA'S EATERY				10. MON AIMEE CHOCOLATE	
11. EDGAR TACOS				11. ZERRER'S ANTIQUES	
12. ENRICO BISCOTTI					



Riverfront West



Burns White Center



2501 Smallman



2555 Smallman



The Yards



The HUB

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The Offices at 3 Crossings

Riverfront West, Strip District, Pittsburgh, PA



Building Highlights

- Five (5) Story - 127,242 RSF
- 4,905 RSF Available - 3rd Floor
- Extremely Efficient; 94% Factor for Full Floor Users
- 102 On-Site Parking Spaces (87 Garage and 15 Surface) plus additional parking in the HUB Garage
- EV Charging Stations and 40 Bike Spaces
- Floor Security Available with Key Code Accessibility
- Exterior Signage Available for Anchor Tenant
- Exposed Ceilings with 13'6" Underbeam
- Pursuing LEED® for Core & Shell™ Certification
- 30'x 35' Column Spacing

Urban Flex Office Highlights

- Merges Efficiency of Suburban Flex Model with Urban Design and Quality
- Flexible space to accommodate various users and operations, including general office, R&D, Technology and Product Assembly
- Provides Opportunity for Greater Density and Open & Exposed Floor Plans
- Adaptable to the Specific and Changing Needs of the User

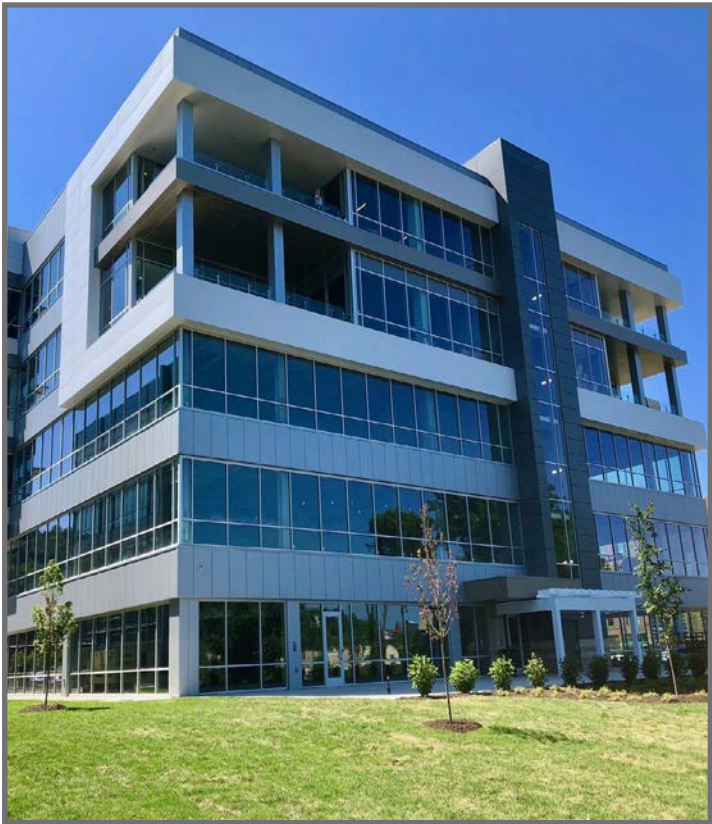
Riverfront East & West



Lobby



Riverfront View



3rd Floor - Ready for Build-Out



Third Floor - 4,905 RSF

