

SS | SOUTHSIDE W | WORKS



SomeraRoad


CBRE

THE REDEFINED RIVERFRONT

SouthSide Works is Pittsburgh's premier city lifestyle center, perched on the edge of the Monongahela riverfront and a part of Pittsburgh's vibrant and energetic South Side neighborhood.

EASY ACCESSIBILITY TO:

 3 top universities – Pitt, CMU and Duquesne

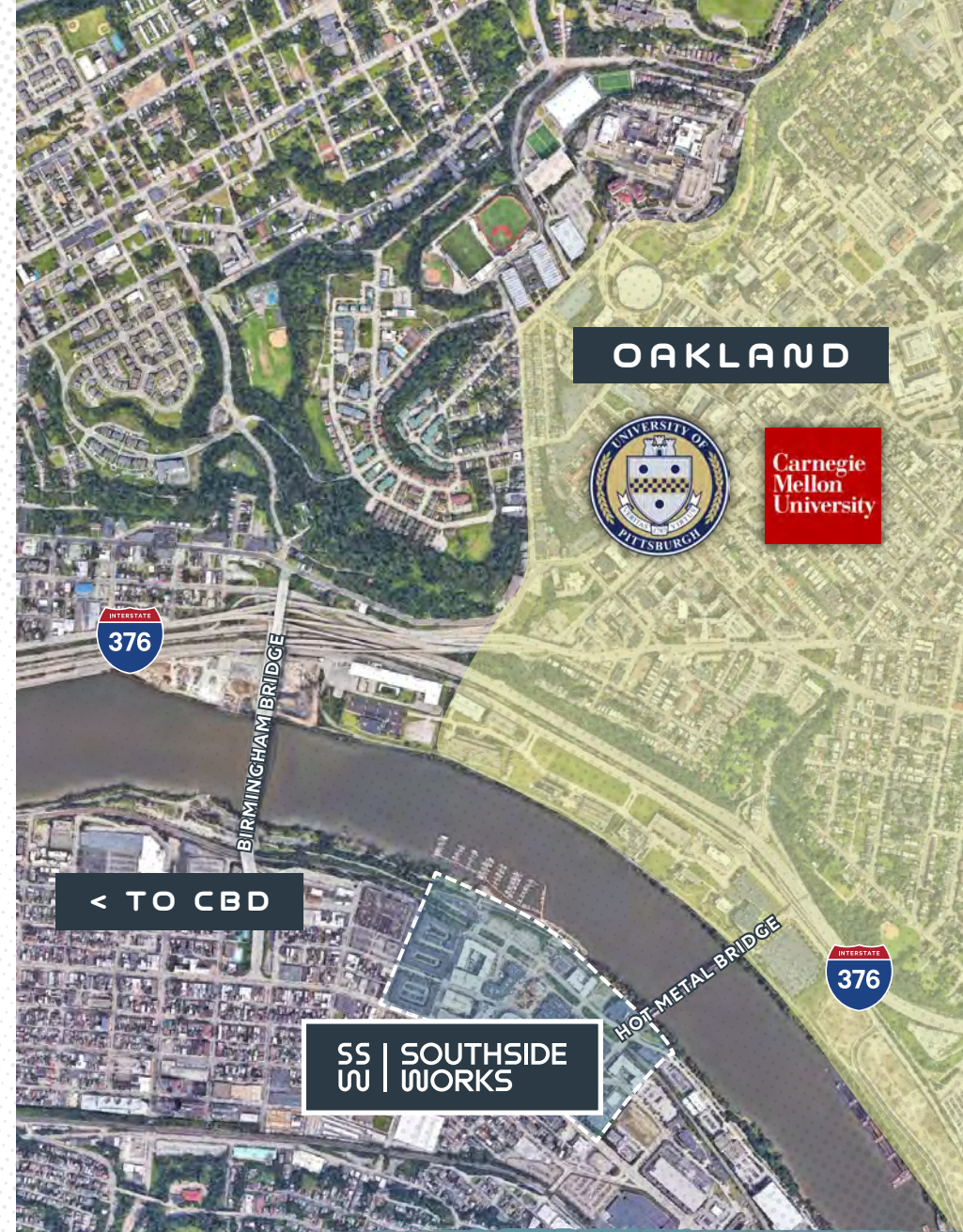
 10 minute drive to the CBD

 4 minute drive to I-376

 2,000 feet of riverfront trail access

 5 minute walk to East Carson Street nightlife

 7 minute walk to Pittsburgh Innovation District via Hot Metal Bridge



 DIRECT LINE
TO THE NATION'S
BEST TALENT

NEW OWNERSHIP
NEW OPPORTUNITY
NEW ERA

SomeraRoad is redefining the riverfront experience at SouthSide Works by investing \$100+ million into property and site improvements. SouthSide Works is embracing an "inside outside" approach to lifestyle, creating spaces for the community of Pittsburghers and visitors to live, shop, work, dine, and play.

Outdoor amenity areas now complete!



YOU CAN HAVE IT ALL WORK-TO-WEEKEND



NOTABLE OFFICE TENANTS

- + Amazon
- + American Eagle (Corporate Headquarters)
- + Fred Rogers Productions
- + General Dynamics
- + University of Pittsburgh
- + UPMC

MULTIFAMILY DEVELOPMENT

- + 1,832 existing units
- New 247-unit multifamily waterfront building, The Park at SSW, now under construction, delivering 2024)



SOUTHSIDE
WORKS
LIVES
SHOPS
DINES
PLAYS



Revitalized Town Square and public gathering areas



Revitalized retail strategy – lifestyle-centric, local vendors and artisans



Brand-new dog park featuring Levery Brewing Company's permanent kiosk



Children's playground



Public art exhibits and installations



Refreshed branding and way-finding signage

THE PARK
MULTIFAMILY
DEVELOPMENT



BUILDING THREE



CLASS A OFFICE SPACE FOR LEASE

424 S. 27TH STREET

PROPERTY DETAILS

- + 110,000 RSF, three-story, Class A office building
- + REI on first floor
- + Affordable abundant parking steps away
- + Close proximity to South Side Marina and South Shore Riverfront Park

AVAILABILITY



Creative loft-office space with abundant natural light

Total of 18,032 RSF contiguous between 2nd & 3rd floors (Suites 220 & 320)

Third Floor:

- 2,384 RSF (Suite 320)
- 1,398 RSF (Suite 308)

Second Floor:

- 15,648 RSF (Suite 220)
- 3,869 RSF (Suite 201)



BUILDING THREE



SECOND FLOOR AVAILABILITY



15,648 RSF (Suite 220)

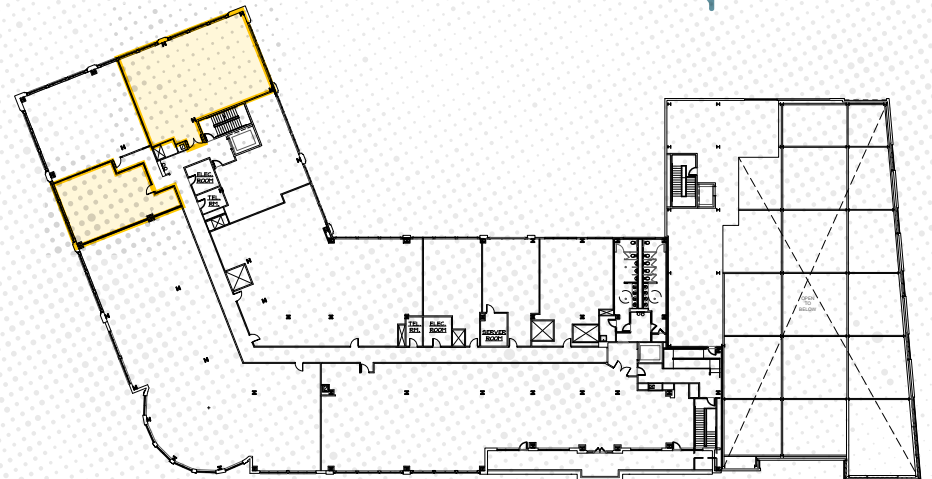
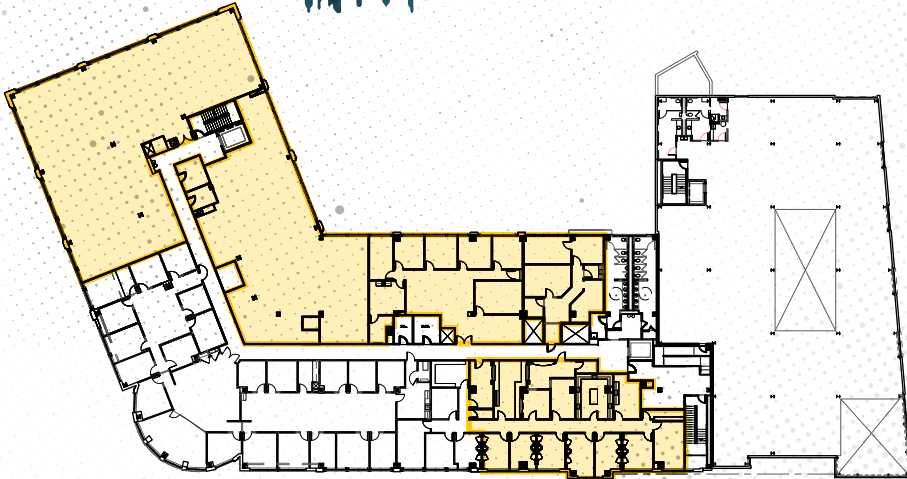
3,869 RSF (Suite 201)

THIRD FLOOR AVAILABILITY



2,384 RSF (Suite 320)

1,398 RSF (Suite 308)



CARMINE
DILUCENTE

Vice President

+1 412 394 9828

carmine.dilucente@cbre.com



©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2022

SomeraRoad

CBRE