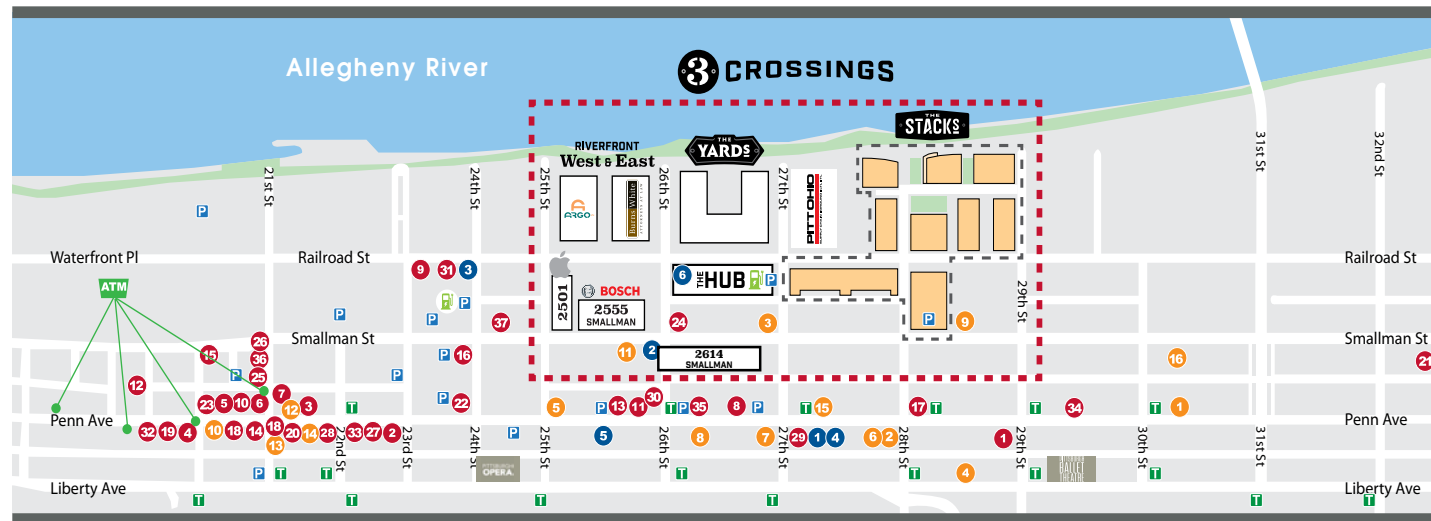


3 Crossings Project Overview

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. EDGAR BEST TACOS	23. MY SWEET LILY	33. S&D POLISH DELI	1. ALBERTS GIFTS	10. PENNSYLVANIA MACARONI COMPANY	1. FREEDOM FITNESS FACILITY		
2. BAR MARCO	14. ENRICO BISCOTTI	24. CINDERLANDS WAREHOUSE	34. SALEM'S MARKET	2. BOW WOW DOGGIE DAY CARE	11. THE DOG STOP	2. INTREPIDUS FITNESS LLC		
3. THE BEEHIVE	15. KAYA	25. PAMELA'S DINER	35. SAVDY	3. BW WHOLESALE FLORIST	12. MON AIMEE CHOCOLATE	3. MERAKI STUDIO		
4. BELLA NOTTE	16. KELLY O'S	26. PEACE, LOVE, AND LITTLE DONUTS	36. SMALLMAN GALLEY	4. GUARDIAN STORAGE	13. PITTSBURGH POPCORN COMPANY	4. ONE ON ONE PERSONAL TRAINING AND FITNESS		
5. CAFÉ RAYMOND	17. KLAVONS ICE CREAM	27. PENN AVENUE FISH	37. WIGLE WHISKEY	5. HAIR BY DESIGN	14. STAMOOLIS BROTHERS	5. PANTHRO FITNESS		
6. CASA REYNA	18. LA PRIMA ESPRESSO COMPANY	28. PHO VAN		6. HENS & CHICKS	15. ZERRER'S ANTIQUES	6. STOUT TRAINING		
7. CHICKEN LATINO	19. LITTLE BANGKOK	29. PITTSBURGH WINERY		7. JIM LUDWIG'S BLUMENGARTEN FLORIST	17. MANY MORE ASIAN MARKET			
8. THE CHOPPIN BLOCK	20. LUKE WHOLEY'S	30. PIZZERIA DAVIDE		8. JOSEPH LABRIOLA SAUSAGE				
9. CIOPPINO	21. MAGGIE'S FARM RUM DISTILLERY	31. OSTERIA 2350		9. PERLORA LEATHER				
10. DELUCA'S	22. MULLANEY'S HARP & FIDDLE	32. ROLAND'S SEAFOOD GRILL						
11. D'ANONIA'S EATERY								
12. EAST END BREWERY TAP ROOM								

For more information please contact:

Joseph F. Tosi
Senior Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Jeffrey A. Deitrick, SIOR
Executive Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3473
jdeitrick@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.

2545 Railroad Street - Suite 300
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

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3 CROSSINGS

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

The Offices at 3 Crossings

2555 Smallman Street, Strip District, Pittsburgh, PA



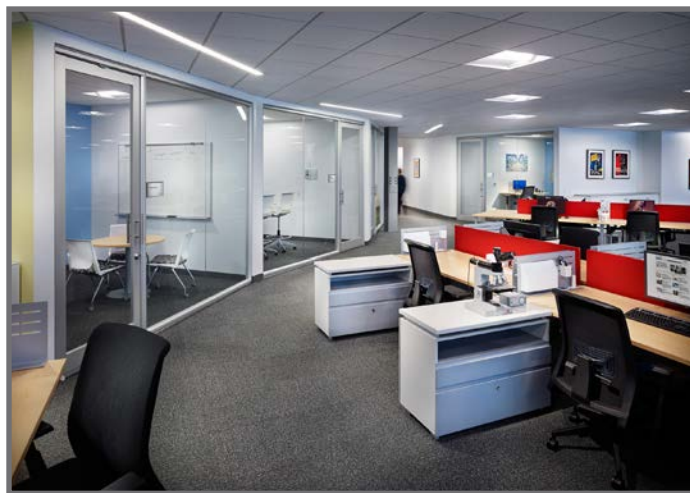
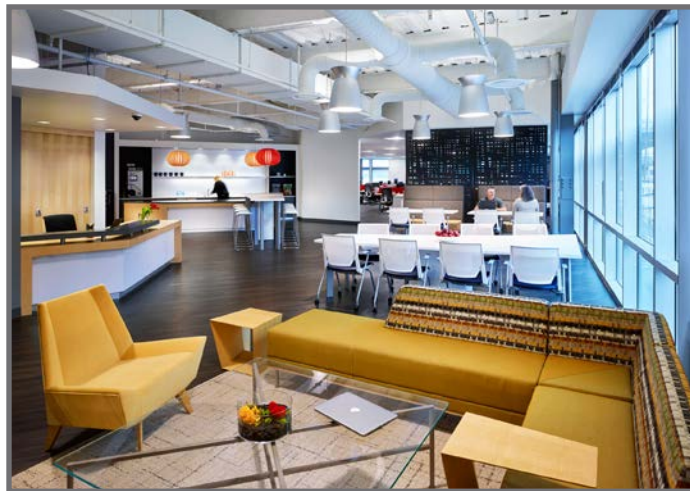
Building Highlights

- 5,000 RSF Available - First Floor
- Three (3) Story - 77,501 RSF
- Extremely Efficient; +/- 94% Factor for Full Floor Users
- 91 On-Site Parking Spaces (75 Garage and 16 Surface) plus 46 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

Example Interior Finishes



Ground Floor Parking



75 Garage Spaces
16 Surface Space
46 Bike Spaces

137 Total Spaces

First Floor Plan 5,000 RSF

