



CUSHMAN &
WAKEFIELD



GRANT STREET
ASSOCIATES, INC.

BUILDING A

INNOVATIVE DESIGN TRANSFORMING PITTSBURGH

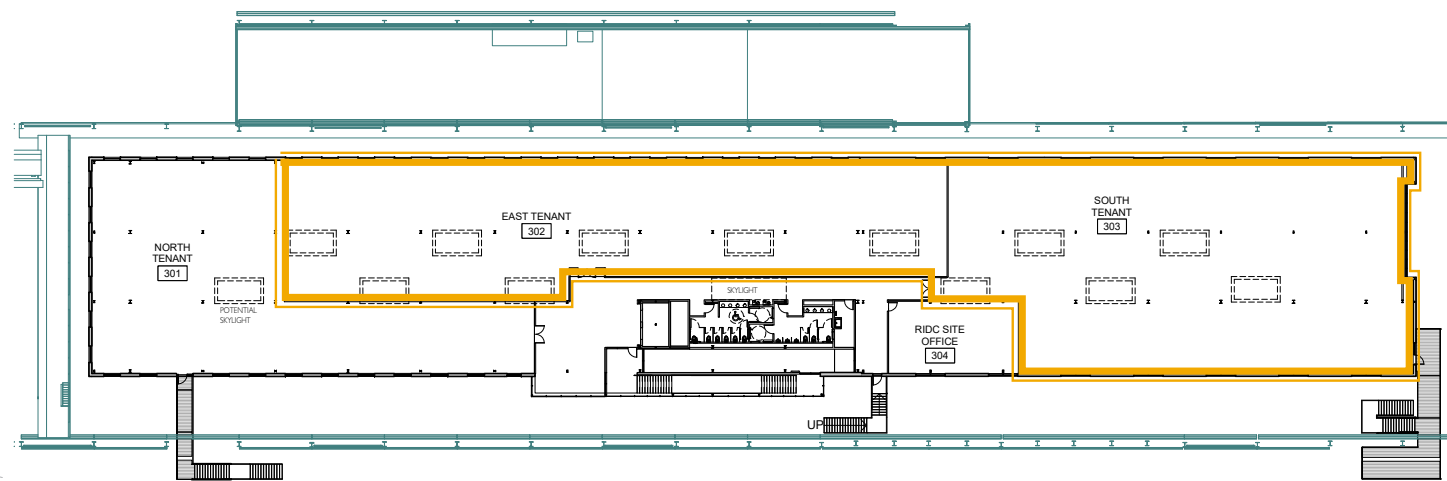
RIDC MILL 19

24,000 RSF office space available now

PROPERTY FEATURES

Mill 19 is the first phase of development on Hazelwood Green, designed to balance historic form with modern function, creating a one-of-a-kind space for innovative companies.

- 24,000 RSF top floor availability with a flexible floor plate, subdividable to 8,000 RSF
- 3-story, 95,000 SF Class A new construction office/flex building
- Atrium skylights options on the 3rd floor tenant build-out
- The hub of a tech city - an exciting existing tenant roster including Aptiv, Carnegie Mellon University, Advanced Robotics for Manufacturing (ARM) and Catalyst Connection
- Office space with 11' high ceilings and floor-to-ceiling windows
- One-of-a-kind redevelopment - an iconic Pittsburgh site transformed
- Secured building lobby
- Riverfront trail access (walk, run, bike, blade)
- Beautiful public gathering areas and outdoor event space available
- Infinity sky deck with views of downtown Pittsburgh
- Dedicated bike lanes established throughout Hazelwood Green, with bike racks on-site
- Parking ratio of 4 per 1,000 SF
- Bus route #57 on-site



24,000 RSF 3rd floor availability

HAZELWOOD GREEN

The Hazelwood Green development site is envisioned as a place where people thrive, new ideas are forged, and the ecological condition is regenerated.

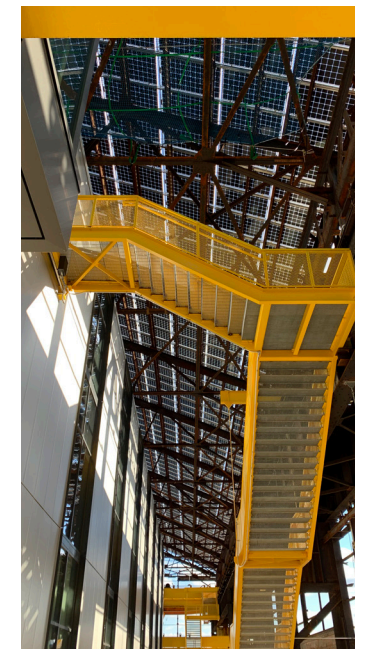
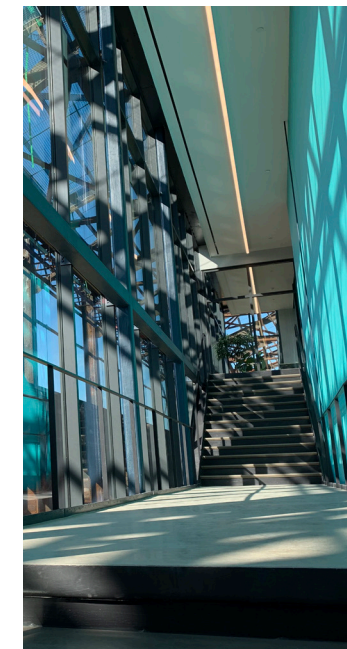
-Almono Limited Partnership



SUSTAINABLE DESIGN

Mill 19 is a beacon of sustainability with LEED Gold Standard design.

- Solar panel roof provides on-site electricity for 2/3 of the entire complex
- High-performance envelope for thermal efficiency and up to 96% daylight autonomy
- Recycled storm water drainage system and rooftop water reuse system



LOCATION & AMENITIES

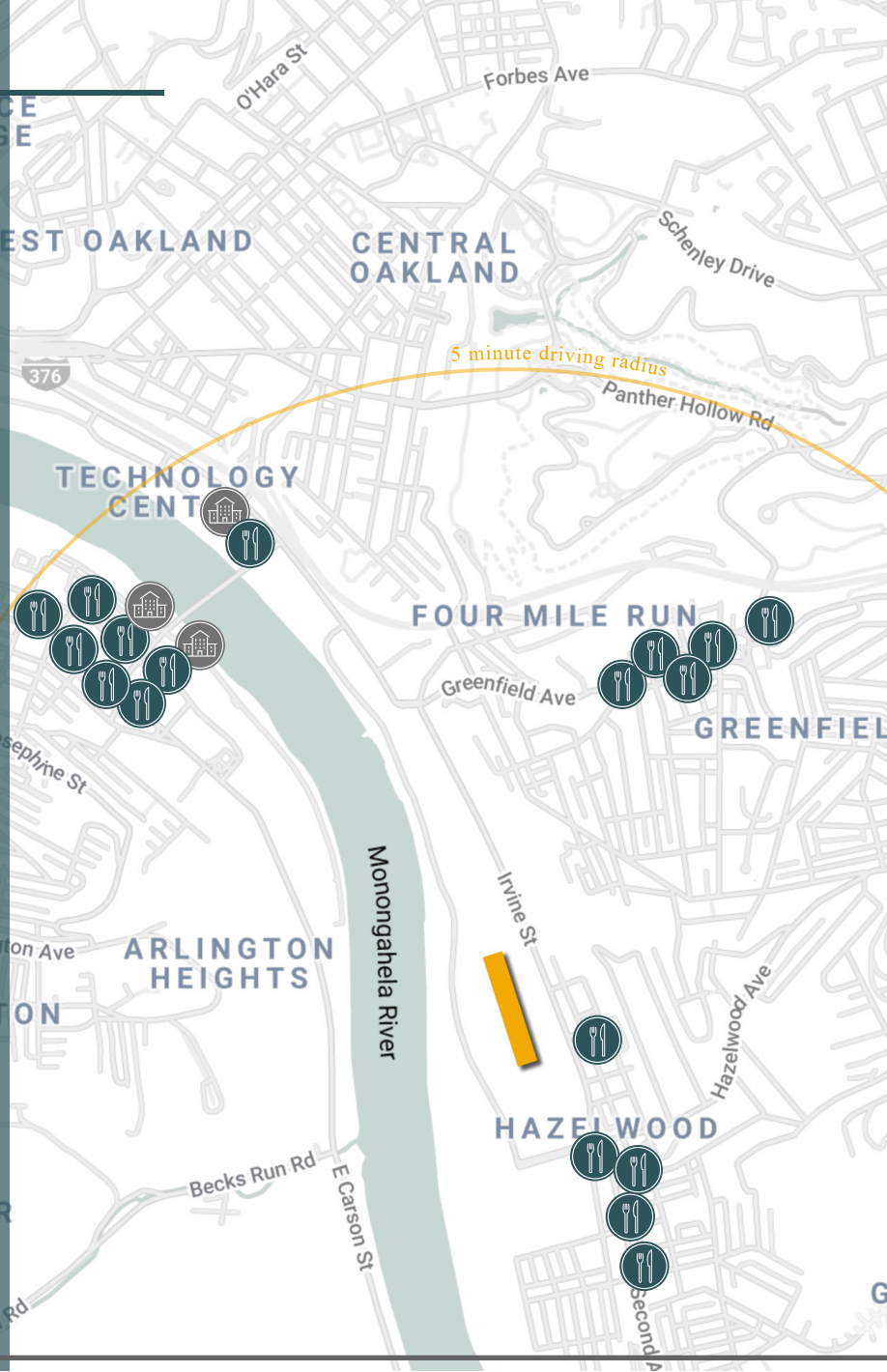
15 minutes from Downtown Pittsburgh, Mill 19 is nestled between South Side and Oakland, ideally situated with easy access to I-376.

 Restaurants within a 5 minute drive:

- John Woods House
- Jozsa Corner
- C&D's Kitchen
- Community Kitchen Pittsburgh
- Pittsburgh Fish & Chicken
- 61Z Cafe
- Italian Village Pizza
- Big Jim's
- Capezzutto's Pizza
- Yesterday's Bar & Grill
- Staghorn Garden Cafe
- Hough's Taproom & Brewpub
- Rialto Pizza
- Eliza Restaurant and Lounge
- The Cheesecake Factory
- Hofbrauhaus Pittsburgh

 Lodging within a 5 minute drive:

- Hotel Indigo Pittsburgh
- Hyatt House Pittsburgh
- SpringHill Suites by Marriott



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RIDC MILL 19

LEASING CONTACTS

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