



GUSHMAN &
WAKEFIELD



GRANT STREET
ASSOCIATES, INC.

Rendering courtesy of MSR Design

BUILDING C

INNOVATIVE DESIGN TRANSFORMING PITTSBURGH

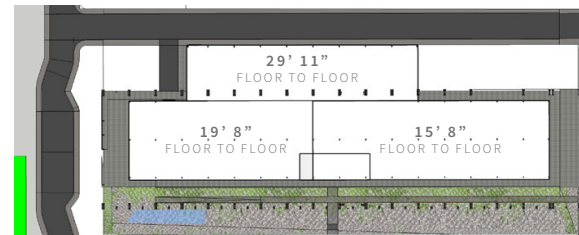
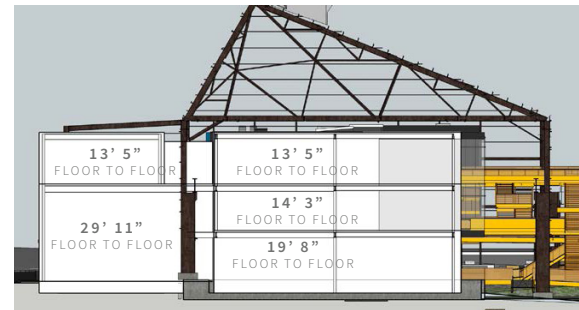
RIDC MILL 19

100,000 SF office/flex space in design

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.

- 100,000 SF 3-story Class A proposed office/flex building
- Office space with 11' high ceilings and floor-to-ceiling windows
- Flex/R&D space with 29' and 19' high ceilings and drive-in door access
- The hub of a tech city - an exciting existing tenant roster including Aptiv, Carnegie Mellon University, Advanced Robotics for Manufacturing (ARM) and Catalyst Connection
- Riverfront trail access (walk, run, bike, blade)
- Beautiful public gathering areas and outdoor event space available
- Parking available
- Bus route #57 on-site



HAZELWOOD GREEN

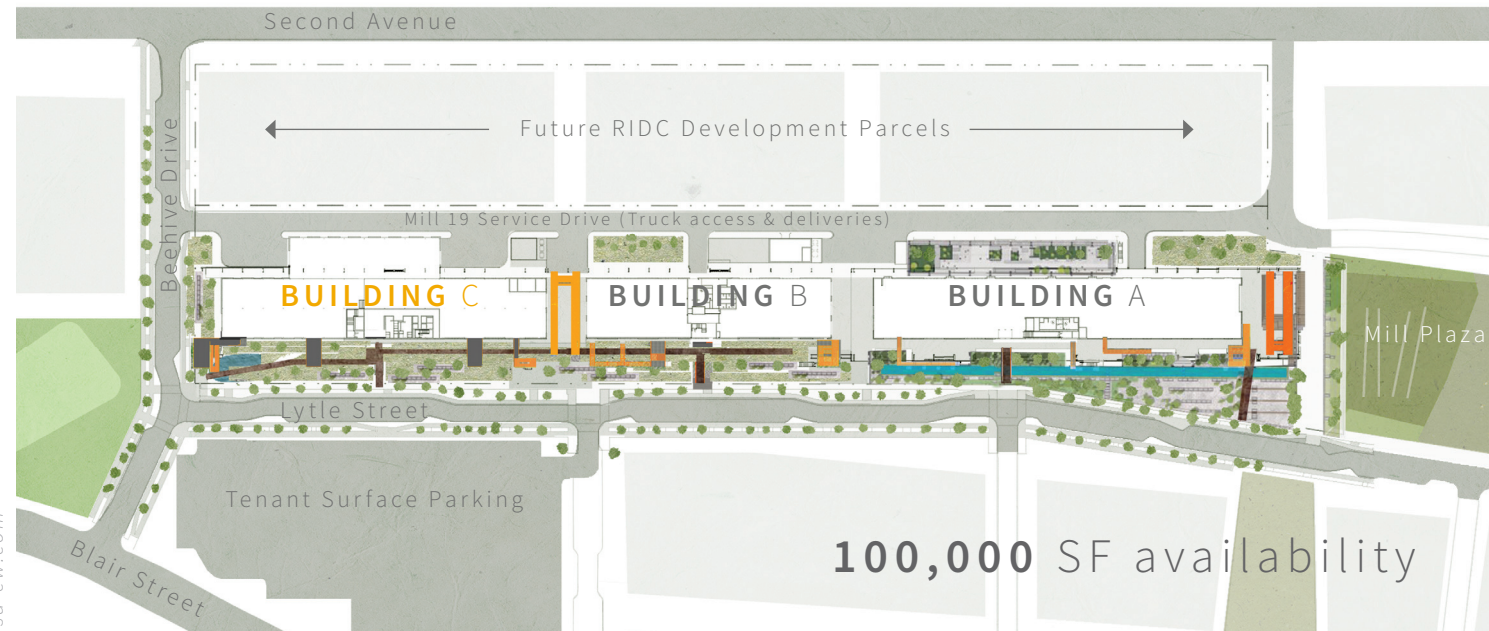
The Hazelwood Green development site is envisioned as a place where people thrive, new ideas are forged, and the ecological condition is regenerated.

-Almono Limited Partnership



Renderings courtesy of MSR Design

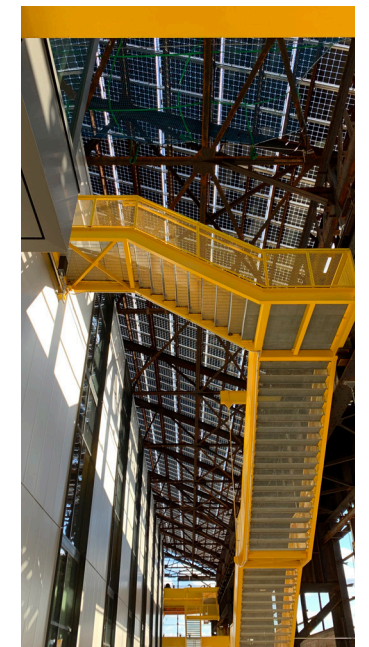
Mill 19 Site Plan



SUSTAINABLE DESIGN

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

- Largest pitched-roof solar array in the country, providing 2 megawatts of electricity to the 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

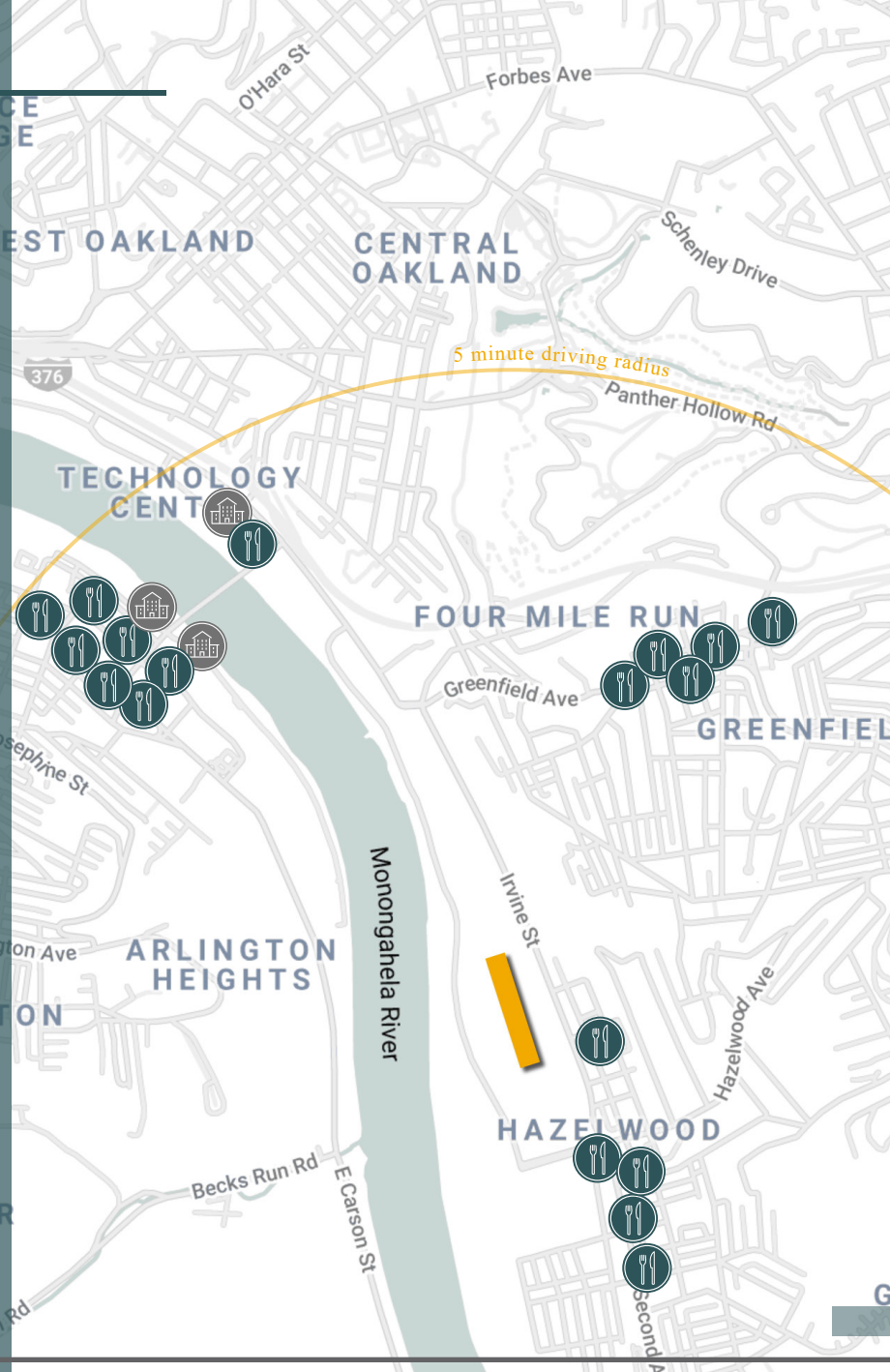
15 minutes from Downtown Pittsburgh, Mill 19 is nestled between South Side and Oakland, ideally situated with easy access to I-376.

 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



INNOVATIVE DESIGN TRANSFORMING PITTSBURGH

RIDC MILL 19

LEASING CONTACTS

ROB GEIGER
Principal
412 391 2610
rgeiger@gsa-cw.com

SAM MCGILL
Senior Vice President
412 391 2635
smcgill@gsa-cw.com

