



2nd Union Sta. - Original Location - 1865
Destroyed by P.R.R. July 21, 1877
Replaced - Same Location - by 3rd Union Sta.

Present Union Sta. -
Opened for Service 1901

3

CROSSINGS

MAP OF
PITTSBURGH
IN
1856
SHOWING RAILROAD LINES

LEGEND
RAILROADS 1856
SUBSEQUENT CONSTRUCTION P.R.R. LINES



TABLE OF CONTENTS

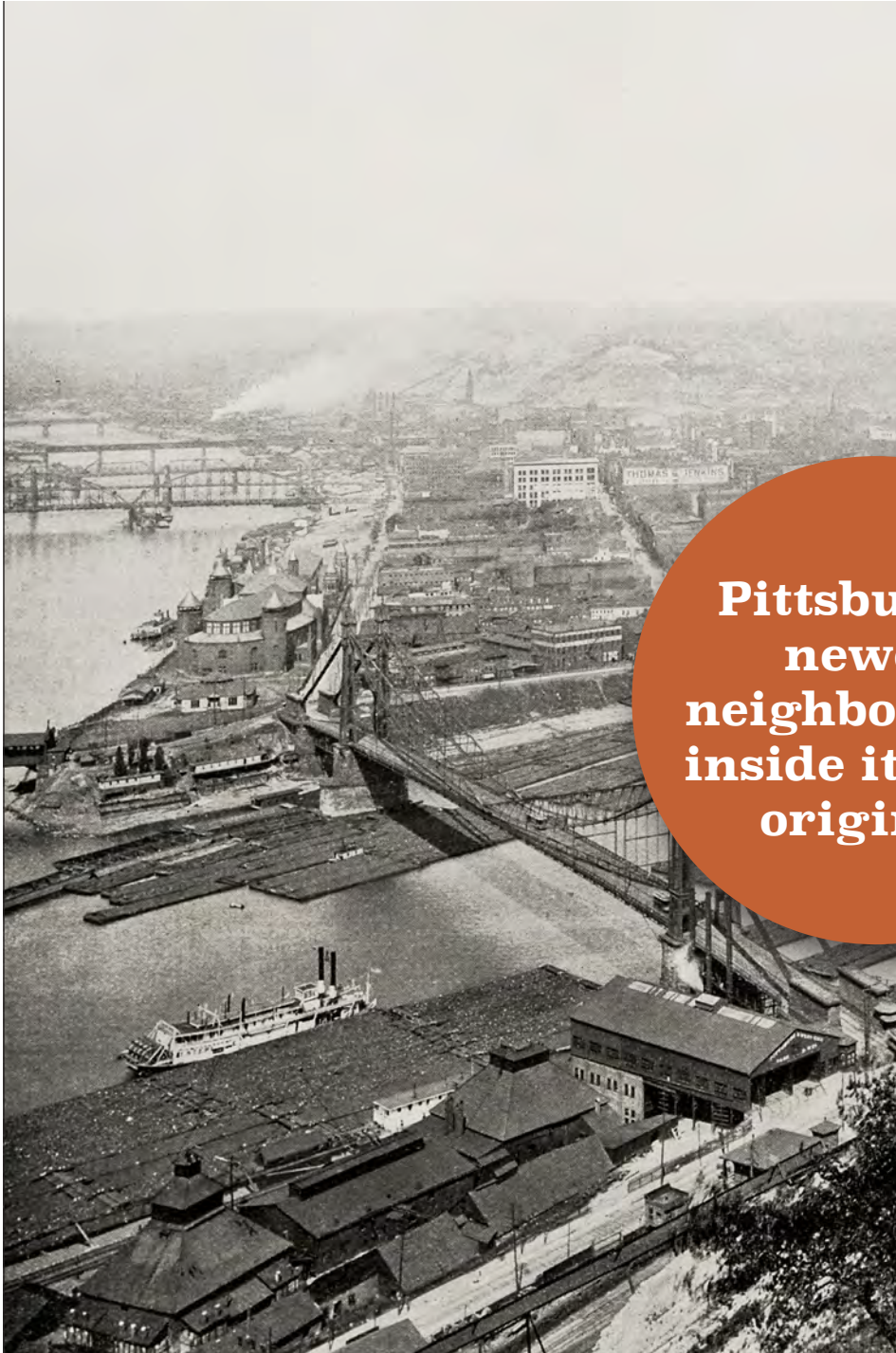
P.2 About
3 Crossings

P.12 Building on
our Success

P.16 Building
Specifics

P.24 About the
Neighborhood

P.28 About
Oxford



**Pittsburgh's
newest
neighborhood,
inside its most
original.**



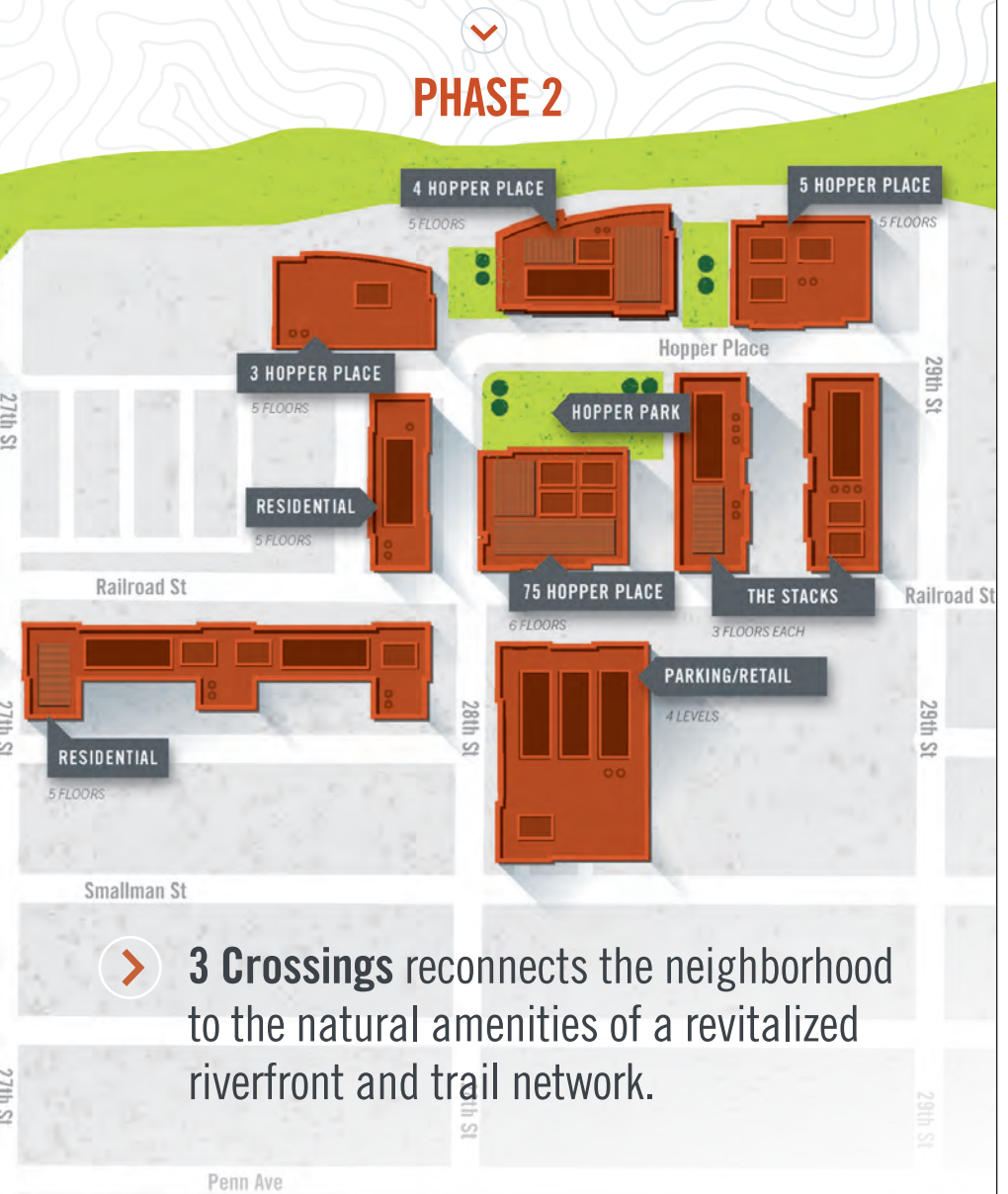
3 Crossings is a sustainable innovation hub in the Strip District neighborhood of the City of Pittsburgh.

Led by Oxford Development Company, the project represents the transformation of the former trucking yards of Pittsburgh's past into a sustainable neighborhood of the future.

PHASE 1



PHASE 2



➤ **3 Crossings** reconnects the neighborhood to the natural amenities of a revitalized riverfront and trail network.

LIVE, WORK AND **Everything Else**

We see the growth of the Strip District as the here and now phase in Pittsburgh's continuing transformation as a place where you can live, work, and everything else.

The Oxford team has worked diligently over the past five years to respond to the neighborhood's desire to see organic growth versus planned development, and to complement, not compete with, the already strong character of the Strip District. The development embraces the neighborhood's historic and authentic past as a market district and integrates it with the desired lifestyle of today's employee, resident, and visitor.



ABOUT



3

CROSSINGS

3 CROSSINGS | PHASE 1

375,000

RSF Office in Four buildings



\$260 MILLION

Total Investment



300

Class A Multifamily
Apartments – LEED®
Gold Certified



20 ACRES

of Brownfield
Development



13,500 RSF

RETAIL SPACE
On first floor of Multimodal
Transit Facility



1,200 PARKING SPACES

Throughout Development and in
a Multimodal Transit Facility with
vehicular, bike, and kayak parking.



RIVERFRONT TRAIL

Extension of riverfront trail network and
improvements including public seating,
children's games, and bike repair.

Sustainability

3 Crossings is home to the two largest solar arrays in the City of Pittsburgh.

The Yards houses 95.4 kw bi-facial solar panels that provide power to all common spaces within the facility. Riverfront West houses 136.8 kw solar panels that provide power to common lobbies, hallways, and exterior lighting.

Both facilities are equipped with digital monitors that broadcast the output of energy and energy savings in real time.



2501 Smallman®
*LEED® Silver certified,
Energy Star certified*

2555 Smallman
LEED Gold certified

The Yards
LEED Gold certified

**Burns White Center
at Riverfront East**
LEED Silver certified

Riverfront West
LEED Gold certified

SUSTAINABLE PRACTICES

- All buildings designed to LEED® Silver standards or greater
- Pittsburgh 2030 District Affiliate
- Sustainable Stormwater Management
- Bicycle network
- Blue Roofs and Green Roofs
- Reuse of a former brownfield
- Walkable streets with new sidewalks and lighting

COMPOSTING

3 Crossings supports office tenants that wish to recycle their organic material through our waste management plan throughout our buildings.

STORMWATER MANAGEMENT

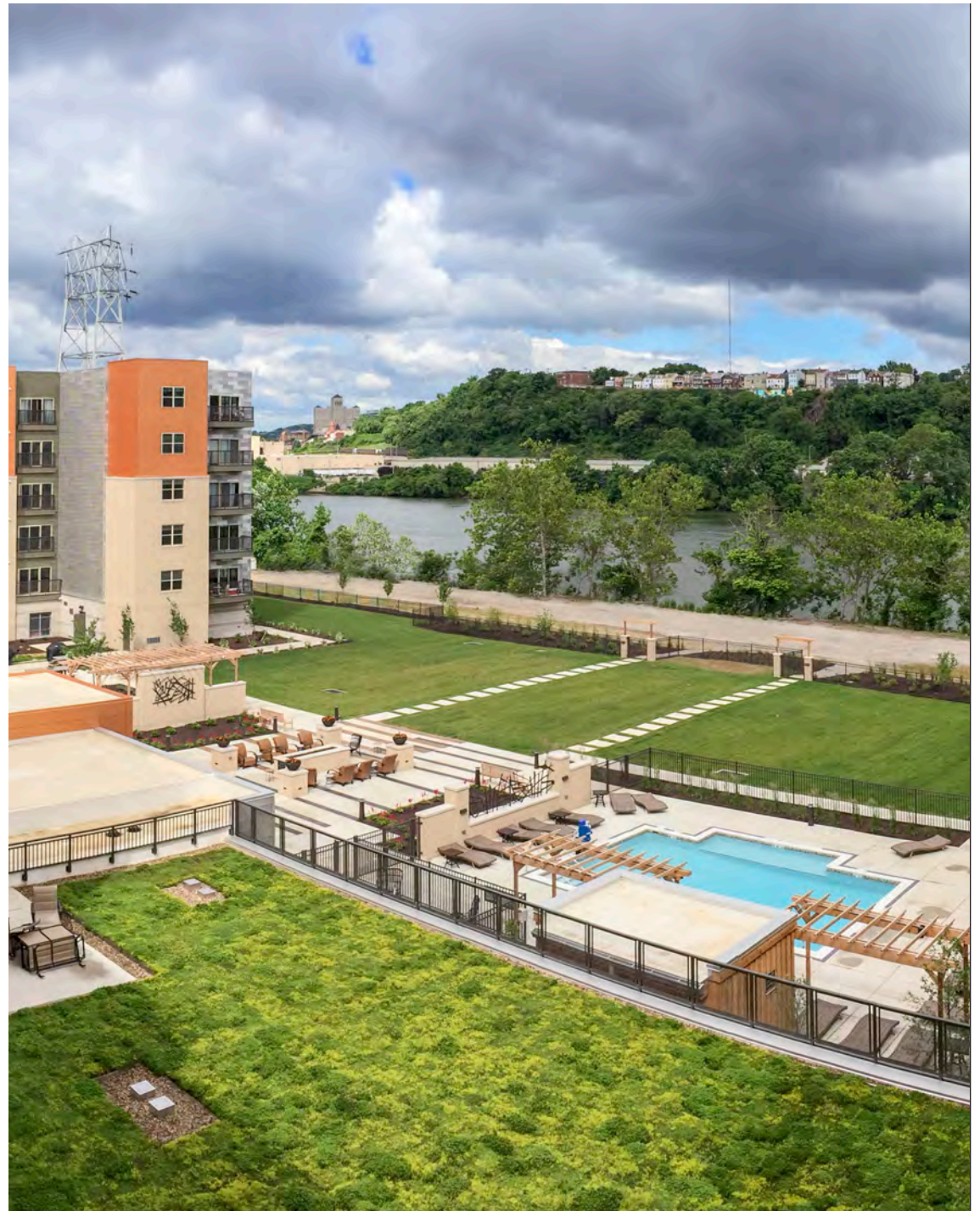
3 Crossings Stormwater Management Plan is designed to reduce runoff of rainwater and melted snow into streets, lawns and other sites.

This effort is to improve water quality is in line with the United States Environmental Protection Agency (EPA) Stormwater Management guidelines.

Oxford strives to be the leader in sustainable real estate practices everywhere we do business.

We believe sustainable development provides our clients with a healthier and more efficient environment — to the benefit of building occupants, the environment, and the profitability of all stakeholders.

As a licensed energy supplier with the Pennsylvania Public Utility Commission, Oxford Energy provides customers one-point of contact for all of their energy management needs – from audits and procurement to financing and project management.



Innovation



APPLE

TAKING A BITE OF THE BURG

Most of the Apple jobs in Pennsylvania are in retail, but the company also employs nearly 50 people, mostly software engineers, at its corporate office in the 3 Crossings development.



BOSCH

TECHNOLOGY THAT SHAPES MANY AREAS OF LIFE

Bosch seeks long-lasting solutions to make the community a better place to live, work and learn. Bosch is committed to the care and stewardship of the community.

3 CROSSINGS

The fastest growing Innovation District in Pittsburgh.



Honeywell



OXFORD

Petuum

SmithNephew





ARGO AI

ENGINEERING THE ROADS OF PITTSBURGH

Argo AI was founded on a deep knowledge of robotics and extensive experience building autonomous technologies for real-world applications. Before starting Argo, their team helped pioneer self-driving technologies at companies such as Google, Uber, and the National Robotics Engineering Center.



SMITH+NEPHEW

RESTORING PEOPLE'S BODIES

Smith+Nephew is a leading portfolio medical technology company, operating in over 100 countries globally.

Smith+Nephew is a constituent of the UK's FTSE100 and their shares are traded on the London Stock Exchange and through American Depository Receipts on the New York Stock Exchange (LSE: SN, NYSE: SNN).

PUBLIC SPACES AND Riverfront Connection



Oxford has created a riverfront trail between 25th and 27th streets where one did not previously exist.

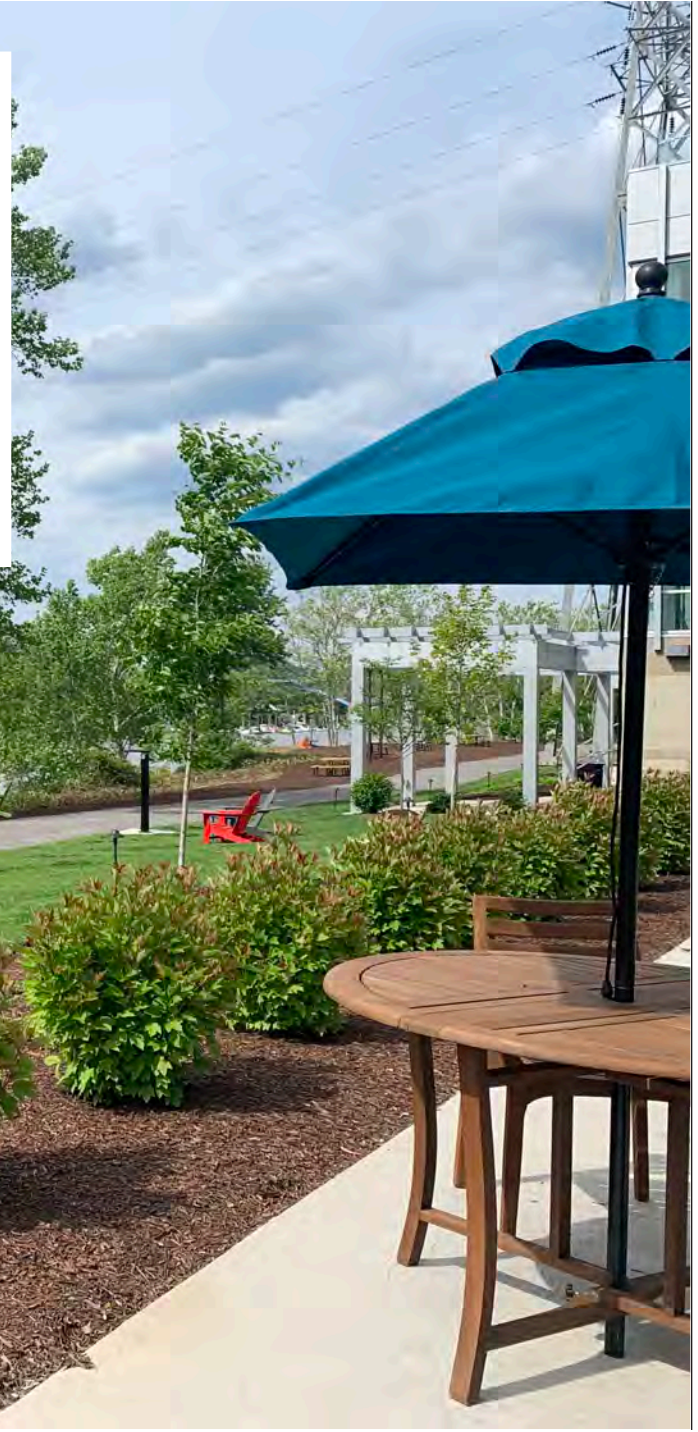
Connecting at 24th Street, and providing trail access all the way to Point State Park and beyond via the Three Rivers Heritage Trail system.

Adding colorful elements like seating, picnic tables, and games have made this section of trail a place used by all.



HEALTHY RIDE

A partnership with Healthy Ride Pittsburgh allows all tenants at 3 Crossings the opportunity to utilize the public bike share system. Bikes can be picked up at 26th Street and dropped off at any bike share station across the city. Access to Downtown or Lawrenceville couldn't be easier.



Building on our Success

The success of 3 Crossings prompted an expansion of the original plan to include even more mixed use spaces.

Through partnerships with private, public, and community stakeholders, the Oxford team has been able to expand the 3 Crossings campus to include public plazas and retail spaces that open up the riverfront.

The development embraces the neighborhood's historic and authentic past and integrates it to the Innovation District of tomorrow.



ABOUT

3 CROSSINGS

3 CROSSINGS | PHASE 2

600,000^{RSF}

Across Six Office Buildings



\$300 MILLION

Total Investment



300

Multifamily Units
in Two Buildings



11 ACRES

of Brownfield
Development



50,000^{RSF}

RETAIL SPACE

Throughout the Development



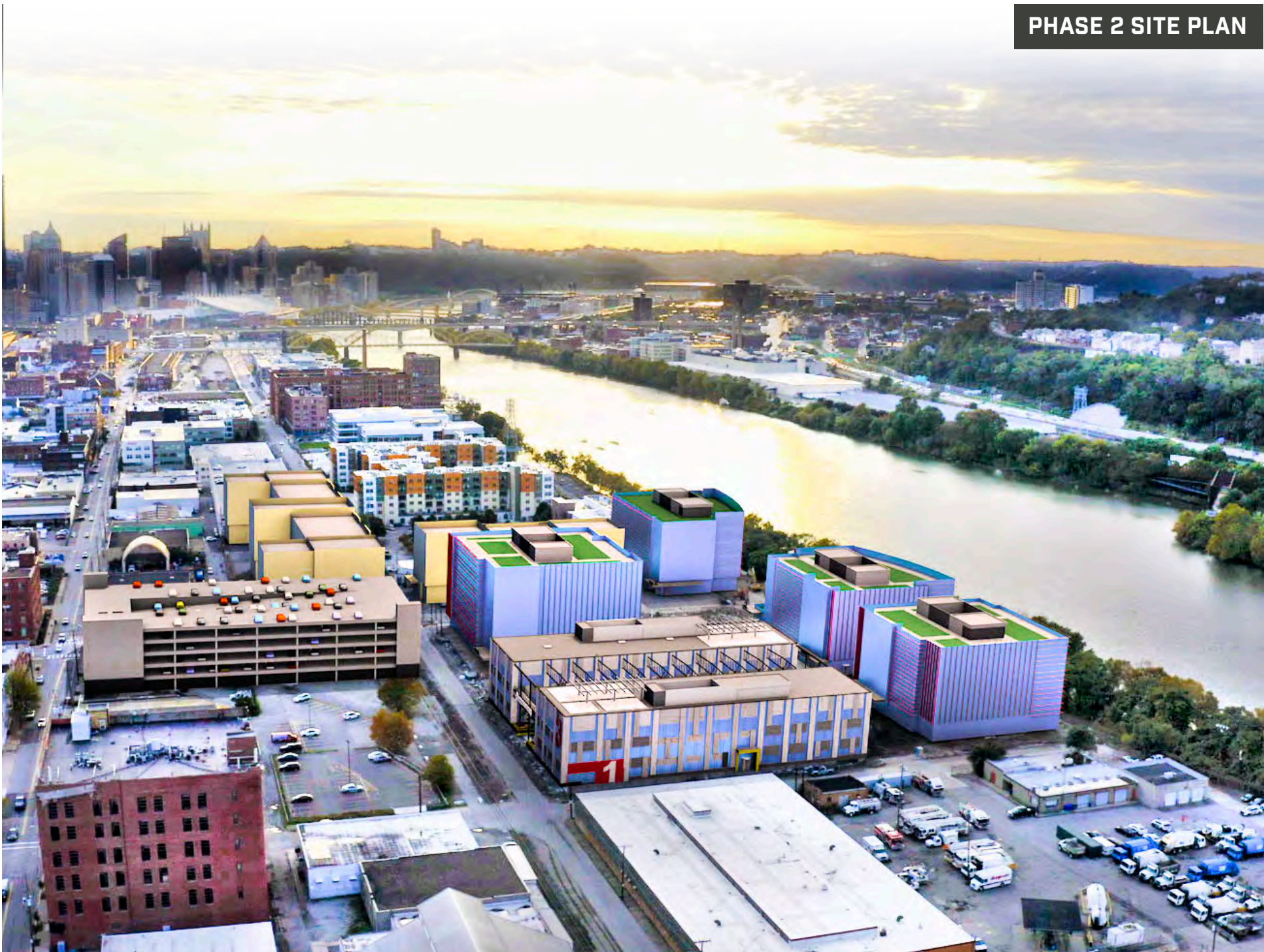
977 PARKING SPACES

Throughout Development and in
Multimodal Facility



CONNECTIONS TO RIVERFRONT TRAIL

Featuring improvements including public
plazas, new streets, and sidewalks.



PHASE 2



THE STACKS

AT 3 CROSSINGS

2875 & 2865 Railroad Street, Pittsburgh, PA 15222

The Stacks at 3 Crossings is a redevelopment project consisting of 110,859 gross square feet located on the northeast corner of 29th Street and Railroad Street in the Strip District area of Pittsburgh.

Two buildings are being redeveloped from an industrial warehouse facility most recently owned and occupied by the Packaging Corporation of America. The Stacks are currently under construction, set for a February 2020 occupancy.

The renovation incorporates three warehouse bays, each approximately 18,000 square feet. The existing structure includes 7' deep trusses that span the width of each bay, with 40' clear to the underside of each truss.

Two new floors are being constructed within each end bay. The top floor of each building will be column free. The central bay will remain open and will function as a common, open air industrial plaza which will be programmed with activities, retail, and amenities.

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Urban Flex Design

Combines Flexibility and Operational Efficiency



606 Parking Spaces

With Additional Bike and EV Spaces



Ground Level Retail

Cafés and Restaurants

URBAN REUSE

The Stacks at 3 Crossings is being redeveloped from the Packaging Corporation of America's industrial warehouse facilities. The Hopper will be reused as an urban sculpture.



PARKING / RETAIL



THE STACKS



HIGHLIGHTS

- 55,430 Rentable SF for Each Building, 110,860 GSF total
- Abundant Bike and EV Parking Available
- Designed to LEED® Silver Standards or Greater
- Three Stories of Class A Office Building Highly Adaptable and Efficient
- 606 Parking Spaces at the Garage Parking Located Across the Street
- A Central, Outdoor Plaza Between Buildings



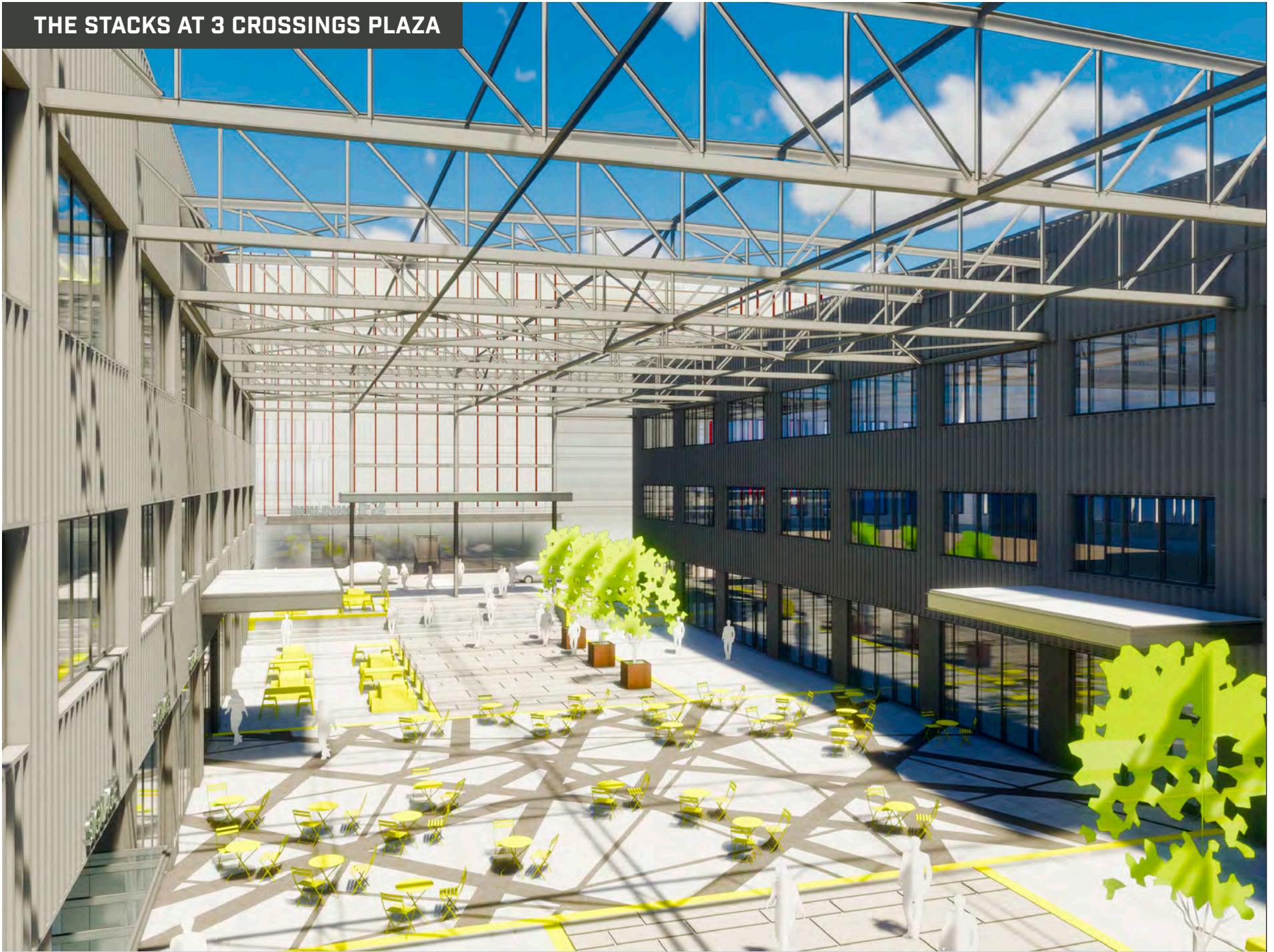
The Stacks provides a large linear public plaza between two refurbished warehouse bays turned office buildings.

Ground level retail spaces line The Plaza which will provide places for cafés and restaurants to spill out into the outdoors.

The Stacks Plaza will also function as a premier event venue that is programmed with neighborhood events, concerts, and food festivals.



THE STACKS AT 3 CROSSINGS PLAZA



75 HOPPER Place

AT 3 CROSSINGS

2855 Railroad Street, Pittsburgh, PA 15222

75 HOPPER PLACE is the tallest building on the 3 Crossings campus and sits at the center with an adjacent public plaza.

75 Hopper Place is a new construction project located on the corner of 28th Street and Railroad Street. 75 Hopper Place is at the center of the 3 Crossings campus with six stories above a one level underground parking garage.

The Building is being constructed as a Class A, highly adaptable and efficient office building, with first floor areas to accommodate additional office, complimentary or shared services, retail, and fitness.

75 Hopper Place will also feature a common outdoor plaza called Hopper Park. Hopper Park is a shared open space amenity on the new connecting road, Hopper Place, shared with all buildings in the 3 Crossings campus.

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**Integral Garage
Parking**
108 Parking with EV Spaces



**Riverfront Trail
Access**
Walk to Downtown



**Hopper
Park**
Shared Open Space

BUILDING MATERIALS

- Composite Metal Brow
- Composite Metal Spandrel Panels
- Aluminum Storefront
- Corrugated Metal Panels
- Brick Veneer
- Composite Metal Entrance Canopy





HIGHLIGHTS

- 145,292 Rentable SF
- Six Stories of Class A Office Space
- Designed to LEED® Silver Standards or Greater
- One Level Underground Garage Parking
- Class A Office Building Highly Adaptable and Efficient
- 3 Common Outdoor Plazas

HOPPER Park

AT 3 CROSSINGS

2855 Railroad Street, Pittsburgh, PA 15222



Hopper Park is the center of the 3 Crossings campus. This plaza will be designed for passive engagements, but also opens onto the new street, Hopper Place, to create a large public gathering space that connects to the riverfront trail network.

This plaza will be programmed for daily activity and serve as place for residents, employees, and visitors to relax and unwind.





HOPPER PARK

STRIP DISTRICT

Pittsburgh's historic market district. The City's most walkable neighborhood. A gritty, urban experience. A regional destination for tourists and residents. Best neighborhood in Pittsburgh. Home of Industrial "Firsts". A foodie heaven. Bursting with local flavor. The darling of national TV shows and movies. The place Presidents visit.

All of these things accurately describe this one-of-a-kind place where you can find uncommon treasures and foods, experience authentic upscale and casual dining, learn something new (and something old), and have all of your senses entertained. But nothing can describe the feeling of being here – where you can hear the heartbeat of Pittsburgh.



AREA HOTSPOTS



0.2 miles



0.2 miles



0.3 miles



0.3 miles



0.3 miles



0.3 miles



0.2 miles



0.3 miles

**Distances from 3 Crossings*



Current Demographics

RESIDENTIAL POPULATION

6,739

HOUSEHOLD INCOME

\$118,574

DAYTIME POPULATION

29,494



YOU'RE IN THE MIX

STRIP DISTRICT

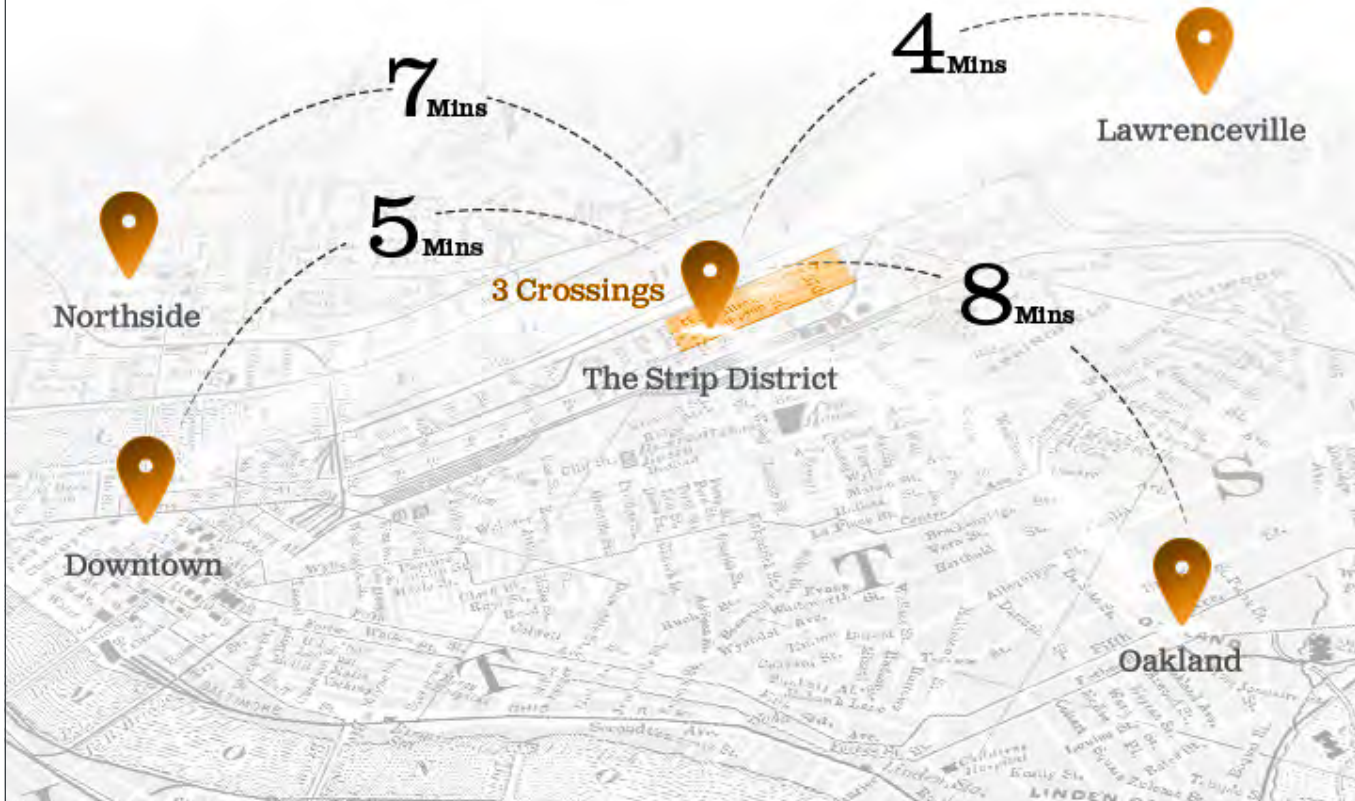
Gritty and authentic. Bursting with local flavor. No pretense, no fluff. Just plain good.

DOWNTOWN

Friendly and welcoming. Comfortable in its city skin. High heels or flip flops, business suit or bathing suit.

LAWRENCEVILLE

Skinny jeans. Artisanal cocktails. Entrepreneurial. Unique and distinct. Hipster Mecca.



Recent / Planned Developments

(from 2017 – present)

OFFICE SPACE

2.2 million square feet

HOUSING

1,200 units

RETAIL

282,900 square feet

PARKING

2,385 spaces

HOTEL

283 keys

ESTIMATED ADDITIONAL DAYTIME POPULATION:

12,555

ESTIMATED NEW TOTAL DAYTIME POPULATION:

42,049

ABOUT THE NEIGHBORHOOD



EATS & DRINKS

- 1 ART'S TAVERN
- 2 BAR MARCO
- 3 BELLA NOTTE
- 4 CAFÉ RAYMOND
- 5 CASA REYNA
- 6 CAVO
- 7 CHICKEN LATINO
- 8 CINDERLANDS
- 9 CIOPPINO
- 10 DELUCA'S
- 11 DIANOLA'S EATERY
- 12 EDGAR TACOS
- 13 ENRICO BISCOTTI
- 14 JOSEPH LABRIOLA SAUSAGE
- 15 KAYA
- 16 KELLY D'S
- 17 KLAVON'S ICE CREAM
- 18 LITTLE BANGKOK
- 19 LUKE WHOLEY'S
- 20 HARP & FIDDLE
- 21 MY SWEET LILLY
- 22 PAMELA'S DINER
- 23 PEACE, LOVE, AND LITTLE DONUTS
- PENN AVENUE FISH
- PA MACARONI CO.
- 26 PHO VAN
- 27 PITTSBURGH WINERY
- 28 OSTERIA 2350
- 29 ROLAND'S SEAFOOD GRILL
- 30 S&D DELI
- 31 SAVOY
- 32 SMALLMAN GALLEY
- 33 STAMOODIS BROS
- 34 WIGLE WHISKEY
- 35 EAST END BREWING CO
- 36 PIZZERIA DAVIDE
- 37 CHOPPIN' BLOCK
- 38 EL LAYALI HOOKAH
- 39 PREETI'S PITT



SHOPPING

- 1 PITTSBURGH POPCORN CO.
- 2 BW WHOLESALE FLORIST
- 3 GUARDIAN STORAGE
- 4 HAIR BY DESIGN
- 5 HENS & CHICKS
- 6 PERLORA LEATHER
- 7 THE DOG STOP
- 8 MON AIMEE CHOCOLATE
- 9 ZERRER'S ANTIQUES



RECREATION

- 1 FREEDOM FITNESS FACILITY
- 2 STOUT TRAINING
- 3 INTREPID FITNESS
- 4 MERAKI STUDIO
- 5 ATTACK THEATRE
- 6 PITTSBURGH BALLET THEATRE
- 7 PITTSBURGH OPERA
- 8 SOCIETY FOR CONTEMPORARY CRAFT



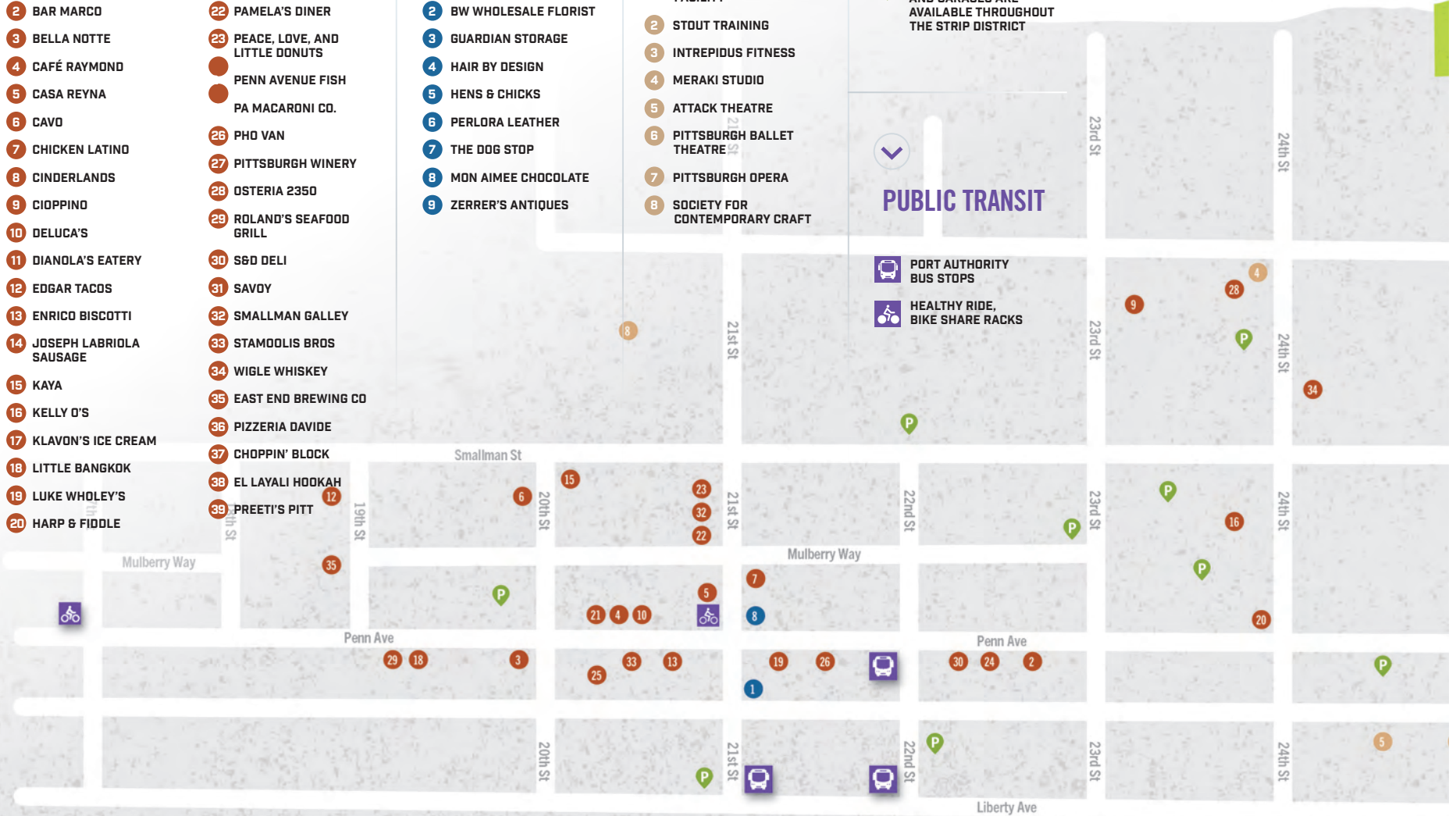
PARKING

P STREET PARKING, LOTS AND GARAGES ARE AVAILABLE THROUGHOUT THE STRIP DISTRICT



PUBLIC TRANSIT

- PORT AUTHORITY BUS STOPS
- HEALTHY RIDE, BIKE SHARE RACKS



PHASE 1

3 CROSSINGS

PHASE 2

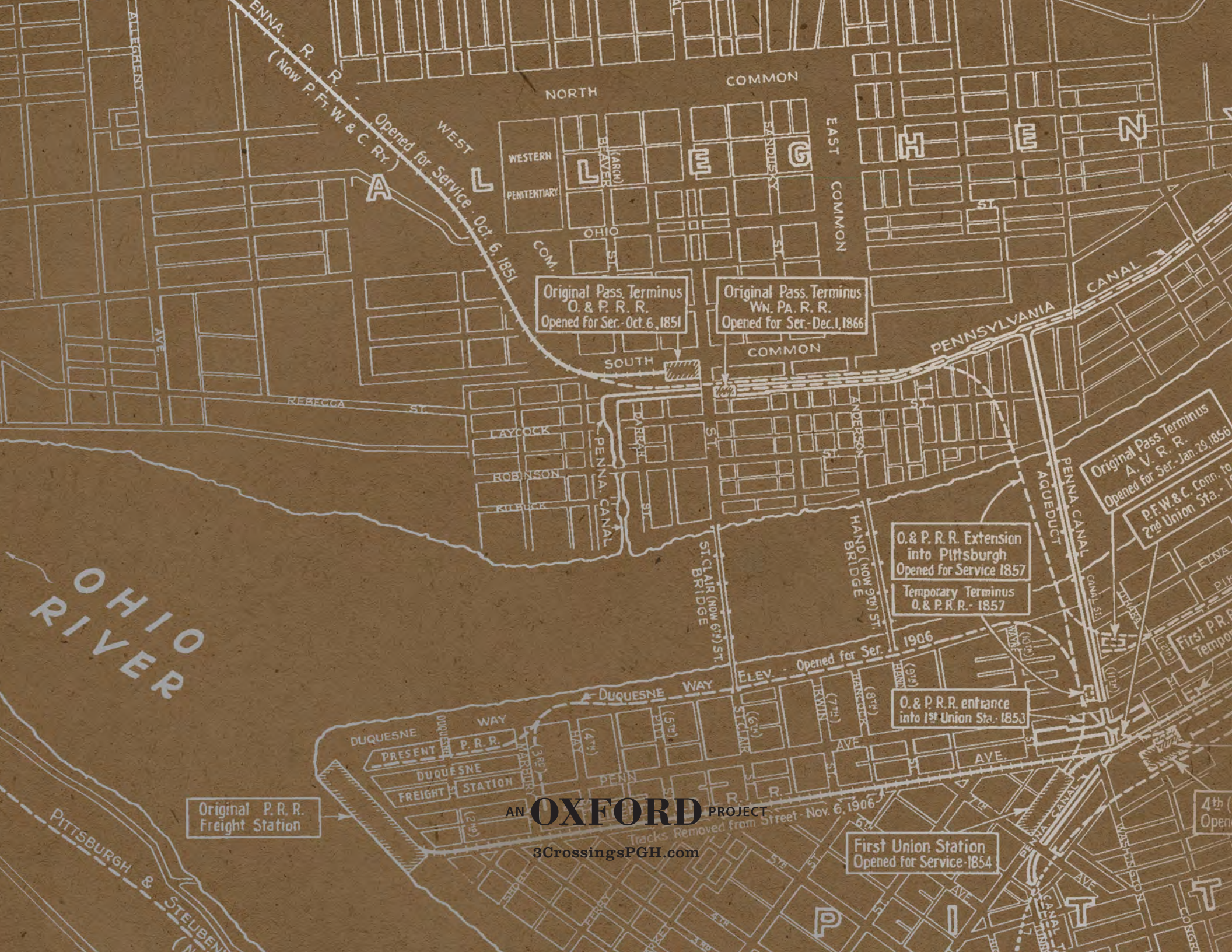


OXFORD

Oxford Development Company, based in Pittsburgh, PA, is the trusted real estate services partner, providing solutions for all property-related needs in North America. From conceptualization to building management, Oxford offers support throughout the life cycle of any project. With more than 50 years of experience and over \$3 billion in development projects, Oxford delivers value through a combination of analytical, management and operational specific real estate services.

www.oxforddevelopment.com





OHIO R. R. -
(Now P. Ft. W. & C. Ry.)
Opened for Service - Oct. 6, 1851

Original Pass. Terminus
O. & P. R. R.
Opened for Ser. - Oct. 6, 1851

Original Pass. Terminus
Wn. PA. R. R.
Opened for Ser. - Dec. 1, 1866

Original Pass. Terminus
A. V. R. R.
Opened for Ser. - Jan. 29, 1856

P. Ft. W. & C. Comm. to
2nd Union Sta. - 1854

O. & P. R. R. Extension
into Pittsburgh
Opened for Service 1857
Temporary Terminus
O. & P. R. R. - 1857

O. & P. R. R. entrance
into 1st Union Sta. - 1853

Original P. R. R.
Freight Station

First Union Station
Opened for Service - 1854

AN OXFORD PROJECT

3CrossingsPGH.com

Tracks Removed from Street - Nov. 6, 1906

Opened for Ser. - 1906