



2nd Union Sta. - Destroyed by P.R.R. Replaced - Same
3rd Union Sta. - Destroyed by P.R.R. July 21, 1877 Replaced - Same
Present Union Sta. - Started for Service 1901

3

CROSSINGS

MAP OF
PITTSBURGH
IN
1855
SHOWING RAILROAD LINES
Legend
RAILROAD
ROAD
RAILROAD CONSTRUCTION (EX. & UNCL.)

75 HOPPER Place

AT 3 CROSSINGS

28th Street & Railroad Street, Pittsburgh, PA 15222

75 Hopper Place is a new Class A office building consisting of 146,057 square feet located on the corner of 28th Street and Railroad Street in Pittsburgh's Strip District.

75 Hopper Place is the tallest building on the 3 Crossings campus and sits at the center with an adjacent public plaza, Hopper Park.

Designed to LEED® Gold standards, 75 Hopper Place is six stories above a one-level 101 space underground parking garage.

The building is a highly adaptable and efficient office building, with first-floor areas to accommodate additional office, complimentary/shared services, and retail.

75 Hopper Place is home to the new world headquarters for GNC.

Office Contact

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Integral Garage Parking

101 Parking with EV Spaces and 24 Secured Bike Spaces



Hopper Park

Shared Open Space to Relax and Gather



Riverfront Trail Access

Via Riverfront Plaza, Across from Hopper Park

BUILDING MATERIALS

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





HIGHLIGHTS

- 146,057 Rentable SF
- Six Stories — Approximately 24,000 SF Per Floor
- Available Space (Floors 1-3); 69,612 SF
- Designed to LEED® Silver Standards or Greater
- Fifth & Sixth Floor Balcony Spaces
- 3 Common Outdoor Plazas
- One Level Underground Garage Parking — 101 Spaces
- 604 Additional Guest and Employee Parking Across the Street in The Stacks Parking Garage
- Highly Adaptable and Efficient Design



HOPPER PARK

HOPPER Park

AT 3 CROSSINGS

2855 Railroad Street, Pittsburgh, PA 15222

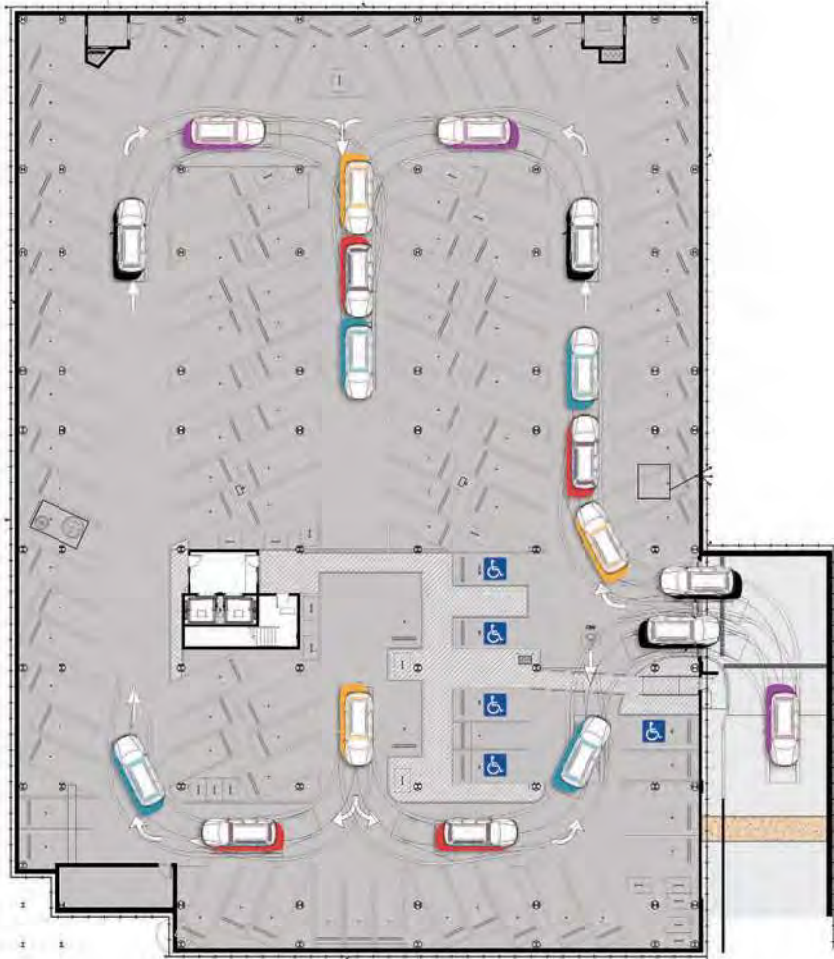
Hopper Park is located at the center of the 3 Crossings campus and designed for passive engagements and opens onto the new street, Hopper Place.

Hopper Park creates a large public gathering space that connects to the riverfront trail network.

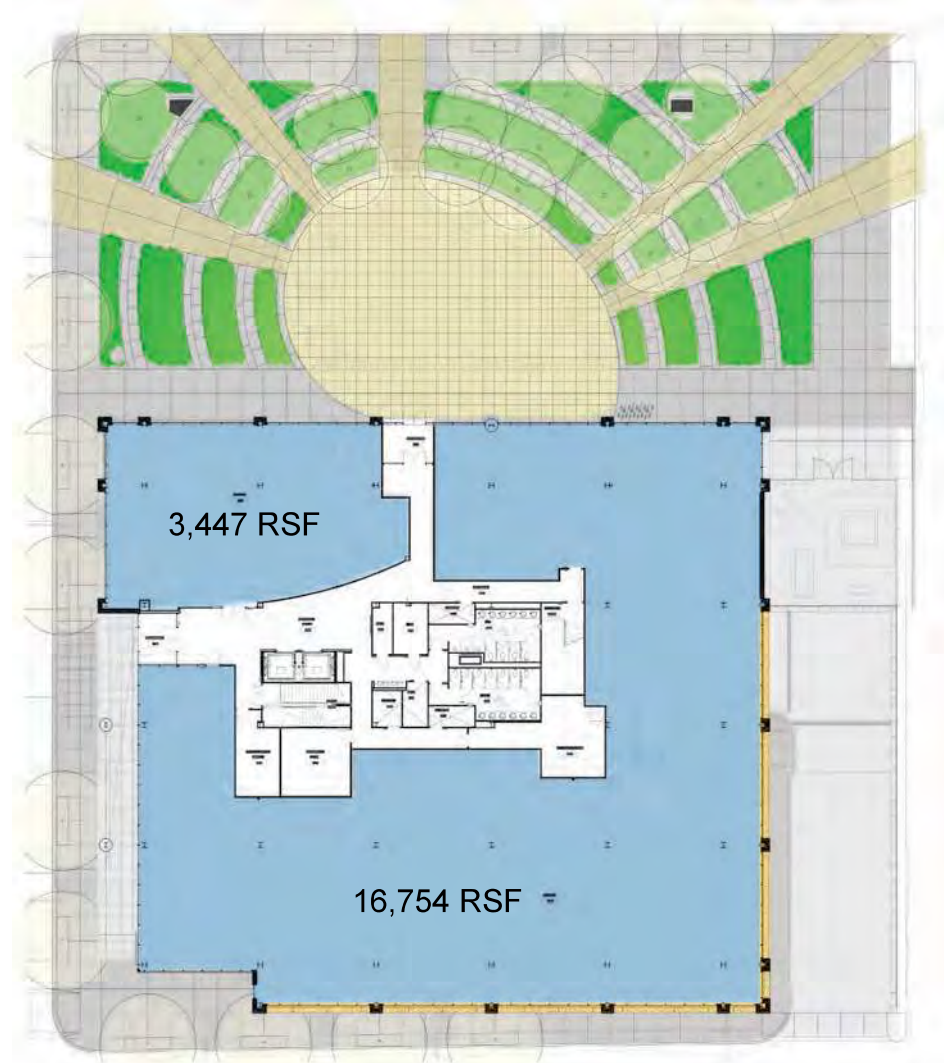
This plaza will be programmed for daily activity and serve as place for residents, employees, and visitors to relax and unwind.



AVAILABLE SPACE Floor Plans



108 SPACE INTEGRAL GARAGE



FIRST FLOOR — 20,367 RSF

AVAILABLE SPACE **Floor Plans**



SECOND FLOOR — 23,301 RSF



THIRD FLOOR — 25,944 RSF

INTERIOR Finishes

EXAMPLES OF CURRENT 3 CROSSINGS INTERIORS



STRIP DISTRICT

Pittsburgh's historic market district. The City's most walkable neighborhood. A gritty, urban experience. A foodie heaven.

A regional destination for tourists and residents. Best neighborhood in Pittsburgh. Home of Industrial "Firsts". 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.



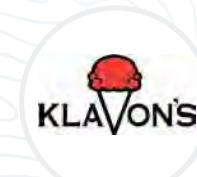
1 block



2 blocks



1 block



2 blocks



1 block



1 block



0.3 blocks



2 blocks



2 blocks



1 block



3 blocks



2 blocks

AREA HOTSPOTS

Walking Distance from 3 Crossings



YOU CAN GET EVERYWHERE FROM HERE

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.



DRIVING

Downtown Pittsburgh	4 min.
Lawrenceville	4 min.
PNC Park	5 min.
Heinz Field	5 min.
University of Pittsburgh	8 min.
Duquesne University	8 min.
Carnegie Mellon University	11 min.

WALKING

The Strip District's colorful entertainment district is a 15 minute walk from the heart of 3 Crossings

Diverse food purveyors, hot eateries, and breweries and distilleries are within 1-3 block walk

PARKING

The HUB @ 3 Crossings
590 spaces

The HIVE @ 3 Crossings
300 spaces

Cork Factory Garage
427 spaces

+ 5 public surface parking lots within 1 mile

BIKING

200+ bike stalls throughout the 3 Crossings campus including The Hub and Hive parking garages

Healthy Ride Pittsburgh Station on-site and at 3 other Locations

10 blocks of protected bike lanes along Penn Avenue

Three Rivers Heritage Trail Access

MASS TRANSIT

The 54, 86, 87, 88, and 91 travel through the Strip District with stops on Liberty and/or Penn Avenue

OUR NEIGHBORS IN THE STRIP DISTRICT



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
- 24 PENN AVENUE FISH
- 25 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 STAMOOLIS BROS
- 34 WIGLE WHISKEY
- 35 EAST END BREWING CO
- 36 PIZZERIA DAVIDE
- 37 CHOPPIN' BLOCK
- 38 EL LAYALI HOOKAH
- 39 PREETI'S PITT
- 40 SMALLMAN DELI
- 41 COOP DEVILLE



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 INTREPIDUS FITNESS
- 4 MERAKI STUDIO
- 5 ATTACK THEATRE
- 6 PITTSBURGH BALLET THEATRE
- 7 PITTSBURGH OPERA
- 8 SOCIETY FOR CONTEMPORARY CRAFT
- 9 MADABOLIC



AVE. DAILY TRAFFIC VOLUME

- LIBERTY AVE - 19,306
- PENN AVE - 5,899
- SMALLMAN ST - 8,792

HELM ON THE ALLEGHENY



PUBLIC TRANSIT

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



PARKING

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



3 CROSSINGS

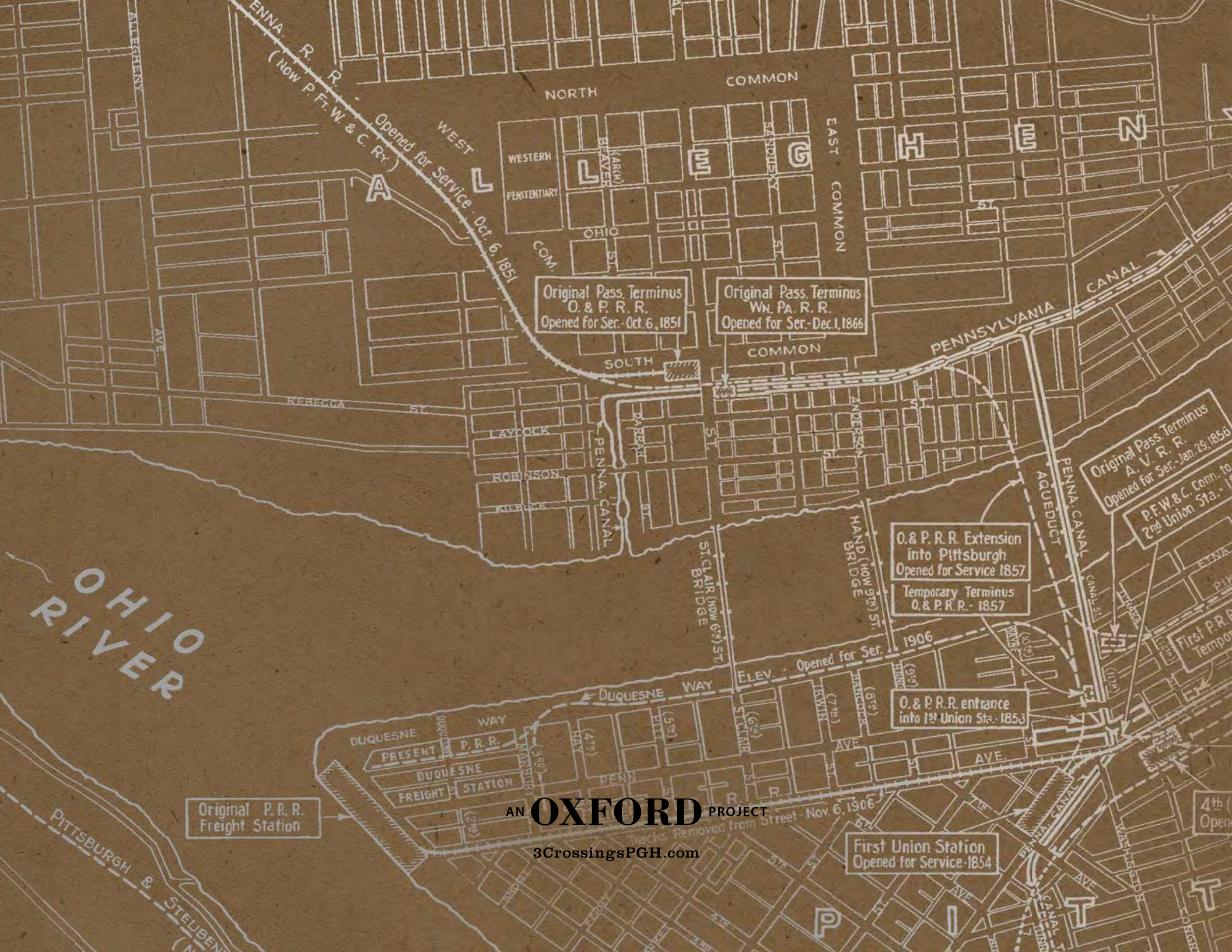


3 CROSSINGS TIMELINE

- PRE-3 CROSSINGS
- 3 CROSSINGS PHASE I
- 3 CROSSINGS PHASE II

LAWRENCEVILLE





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

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

Original Pass. Terminus
A. V. R. R.
Opened for Ser. - Jan. 29, 1856
P.F.W. & C. Comm. to
2nd Union Sta. - 1854

Original P. R. R.
Freight Station

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

First Union Station
Opened for Service - 1854

AN **OXFORD** PROJECT

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