

SS W | SOUTHSIDE WORKS



SomeraRoad

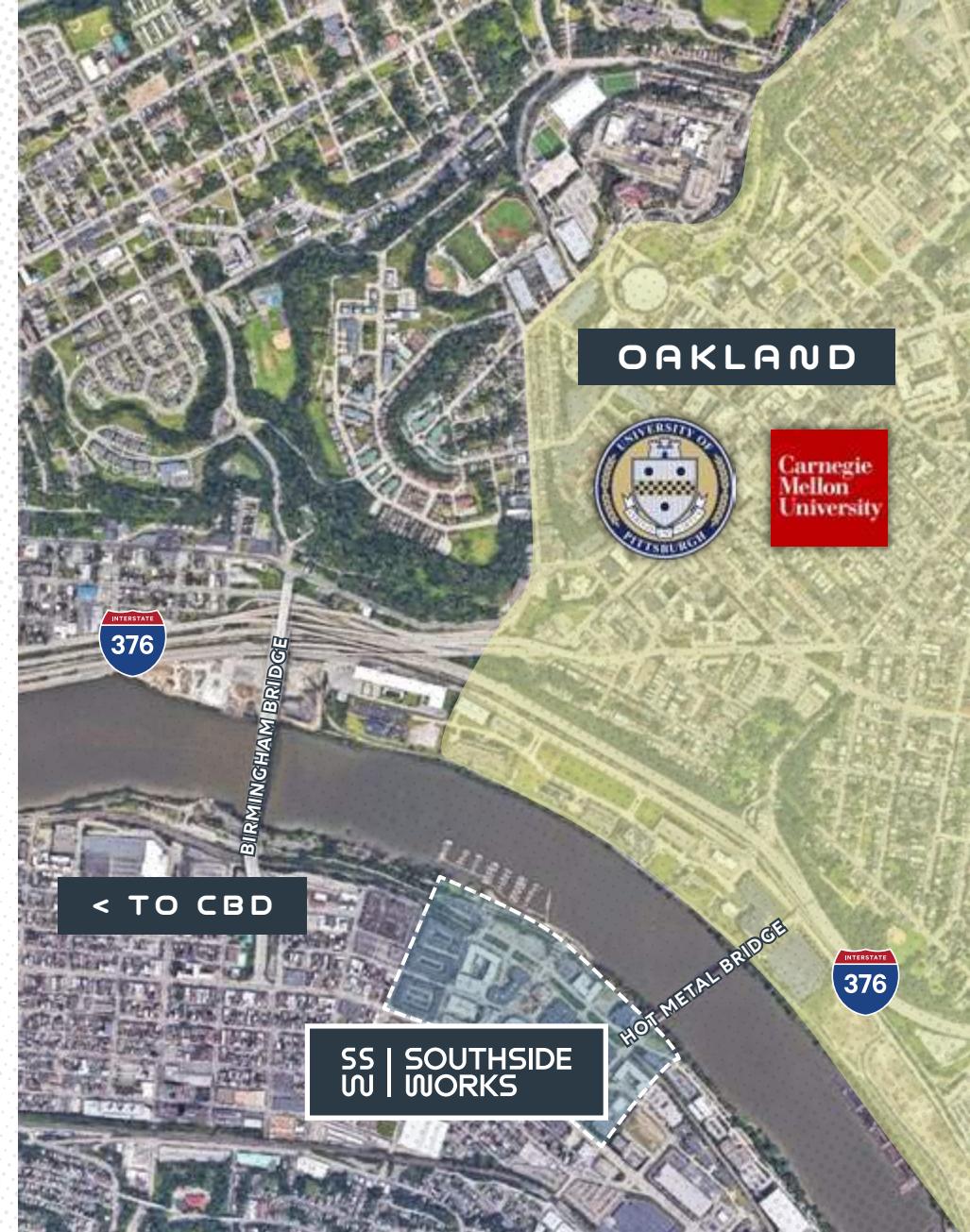
CBRE

THE REDEFINED RIVERFRONT

SouthSide Works is Pittsburgh's premier city lifestyle center, perched on the edge of the Monongahela riverfront and a part of Pittsburgh's vibrant and energetic South Side neighborhood.

EASY ACCESSIBILITY TO:

-  3 top universities – Pitt, CMU and Duquesne
-  10 minute drive to the CBD
-  4 minute drive to I-376
-  2,000 feet of riverfront trail access
-  5 minute walk to East Carson Street nightlife
-  7 minute walk to Pittsburgh Innovation District via Hot Metal Bridge



 DIRECT LINE
TO THE NATION'S
BEST TALENT

NEW OWNERSHIP NEW OPPORTUNITY NEW ERA

SomeraRoad is redefining the riverfront experience at SouthSide Works by investing \$130+ million into property and site improvements. SouthSide Works is embracing an "inside outside" approach to lifestyle, creating spaces for the community of Pittsburghers and visitors to live, shop, work, dine, and play.

Outdoor amenity areas now complete!



YOU CAN HAVE IT ALL WORK-TO-WEEKEND



SOUTH SIDE WORKS
LIVES SHOPS DINES PLAYS



Revitalized Town Square and public gathering areas



Revitalized retail strategy – lifestyle-centric, local vendors and artisans



Brand-new dog park featuring Levity Brewing Company's permanent kiosk



Outdoor Pickleball and Basketball Courts



Children's playground



Public art exhibits and installations



Refreshed branding and way-finding signage



SIGNIFICANT OFFICE LEASING VELOCITY IN 2024:

GENERAL DYNAMICS

Renewed in 27k SF to retain their regional HQ at SouthSide Works.



Primanti Brothers relocates their corporate headquarters, taking 10K SF in the Building 3 and neighboring Fred Rogers Productions.



HUB International moves into their new 15k SF Pittsburgh HQ



RSLI Matrix relocates from the CBD to SouthSide Works in 9k SF for their new Pittsburgh Office.

NOTABLE OFFICE TENANTS



AMERICAN EAGLE
OUTFITTERS



“

The new immersion space allows me to finally connect in person with my colleagues. It is very evident that this space is top tier and very high class. You can tell that this is such a prestigious DPT program from this space alone. This is something that I am proud to be a part of and proud to show off.”

- STUDENT AT UNIVERSITY OF PITTSBURGH
Newest & Largest Tenant at The Box Office



FLIP
THE
SCRIPT
ON
OFFICE
SPACE



Complete building
redevelopment



40,000 SF of modern,
open office design

THE HIGHLIGHT REEL



Adaptive reuse of the former SouthSide Works Cinema



40,000 SF on the third floor overlooking Southside Works Town Square



Large, efficient floor plates to accommodate a wide array of office users



High glass-line ratio



Large efficient floor plate with cool techy space with skylight provides environment with an abundance of natural light



Large central communal stair and video wall available for town hall meetings



Pins Mechanical, Kura Revolving Sushi Bar, Urban Outfitters, & Jeni's Ice Cream on the first floor of this building



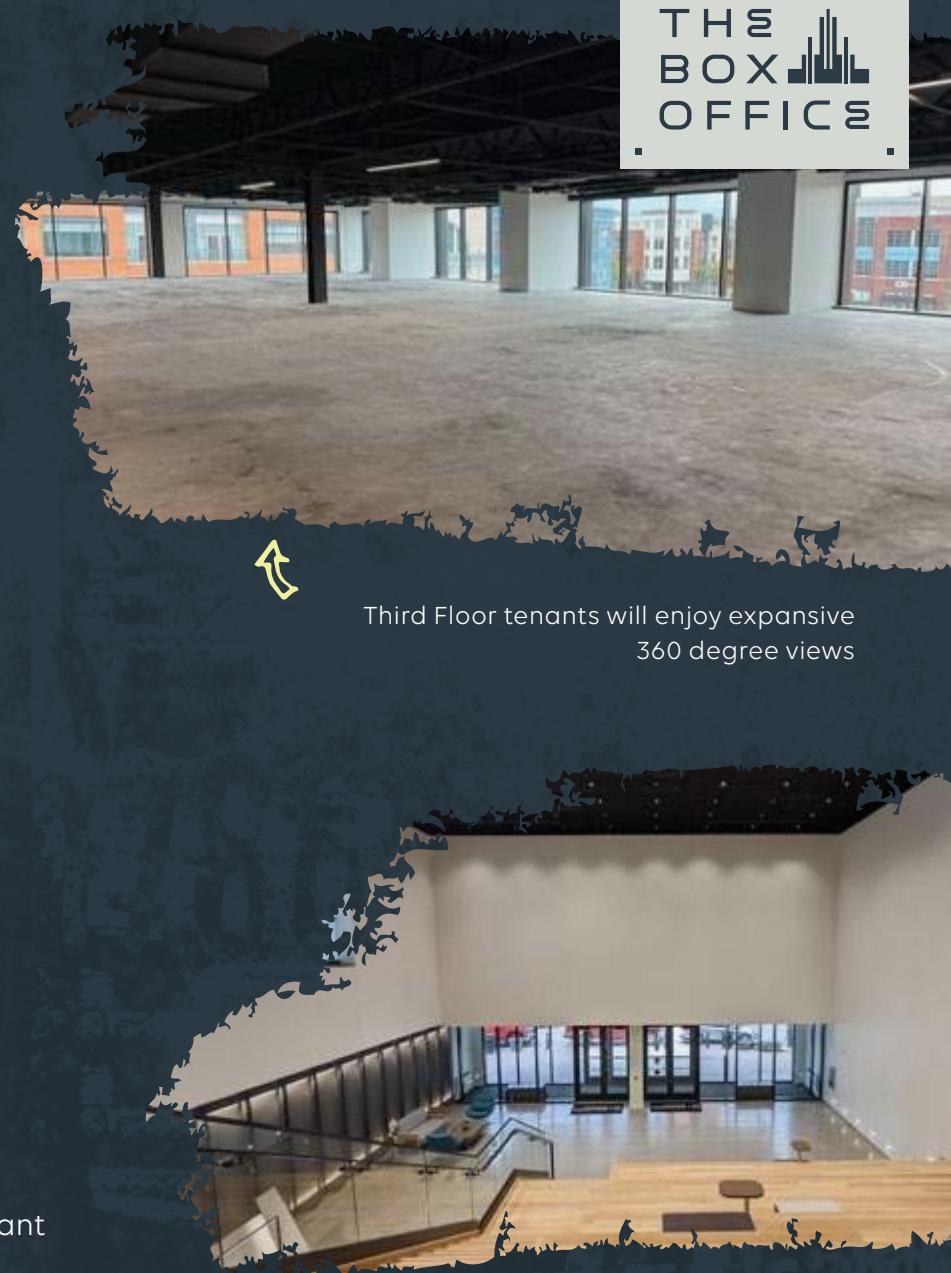
Exclusive unique High Wall signage opportunity for anchor tenant



First floor retail bays available; newly signed retail tenants include: Pins Mechanical, Kura Revolving Sushi Bar, and Jeni's



Core and shell complete!



Third Floor tenants will enjoy expansive 360 degree views



The Box Office Lobby will double as one large, two-story, all-hands space complete with monumental stair, sound-system, and 4K UHD theater-quality projector for presentations and "all-hands" meetings



LEVEL THREE

40,782 RSF Available



“ Although it is off campus, the area has more of a campus feel compared with our previous location at the convention center. There is a variety of student friendly food, exercise and entertainment options within a one to two block radius at the Box. ”

Newest & Largest Tenant at The Box Office

Divisible down to +/- 10,000 SF



CLASS A OFFICE SPACE FOR LEASE

2730
SIDNEY
STREET

AVAILABILITY

Second Floor
8,000 RSFThird Floor
3,764 RSFCreative loft shell space with
private outdoor balcony

PROPERTY DETAILS

- + 171,244 RSF, three story, Class A office building
- + LA Fitness on first floor
- + Affordable, abundant parking steps away
- + Exclusive building courtyard, water fountain and outdoor gathering area
- + High glass-line ratio provides abundant natural light to office tenants
- + Highly efficient floor plates
- + Across the street from the newly renovated Town Square, 'The Syd'



BUILDING TWO



AVAILABILITY



Second Floor
8,000 RSF

Second generation office
space with open floorplan.



BUILDING TWO



AVAILABILITY



Third Floor
3,764 RSF

Creative loft shell space
with private outdoor balcony



CLASS A OFFICE SPACE FOR LEASE

424
S. 27TH
STREET

PROPERTY DETAILS

- + 110,000 RSF, three-story, Class A office building
- + REI, Common Place Coffee, Speckled Egg, CoHatch and Shop 412 on first floor
- + Affordable abundant parking steps away
- + Close proximity to South Side Marina and South Shore Riverfront Park



AVAILABILITY



High quality second generation move in ready spaces

Total of 8,951 RSF contiguous between 2nd & 3rd floors (Suites 230 & 320)

Third Floor:

2,384 RSF (Suite 320)
1,398 RSF (Suite 308)
4,343-5,355 RSF (Suite 305-307)

Second Floor:

6,229 RSF (Suite 230)
3,869 RSF (Suite 201)





SECOND FLOOR AVAILABILITY



6,299 RSF (Suite 230)

3,869 RSF (Suite 201)

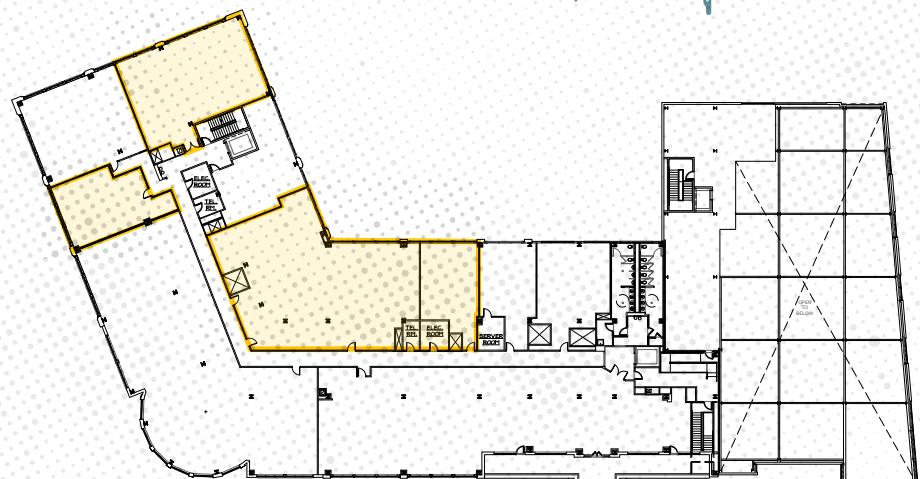
THIRD FLOOR AVAILABILITY



2,384 RSF (Suite 320)

1,398 RSF (Suite 308)

4,343-5,355 RSF (Suite 305 - 307)



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CARMINE DILUCENTE

Senior Vice President

+1 412 394 9828

carmine.dilucente@cbre.com



CHARLIE MUST, CCIM

Senior Associate

+1 412 394 9806

charlie.must@cbre.com

ADAM VICCARO, SIOR

Senior Vice President

+1 412 471 3285

adam.viccaro@cbre.com



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