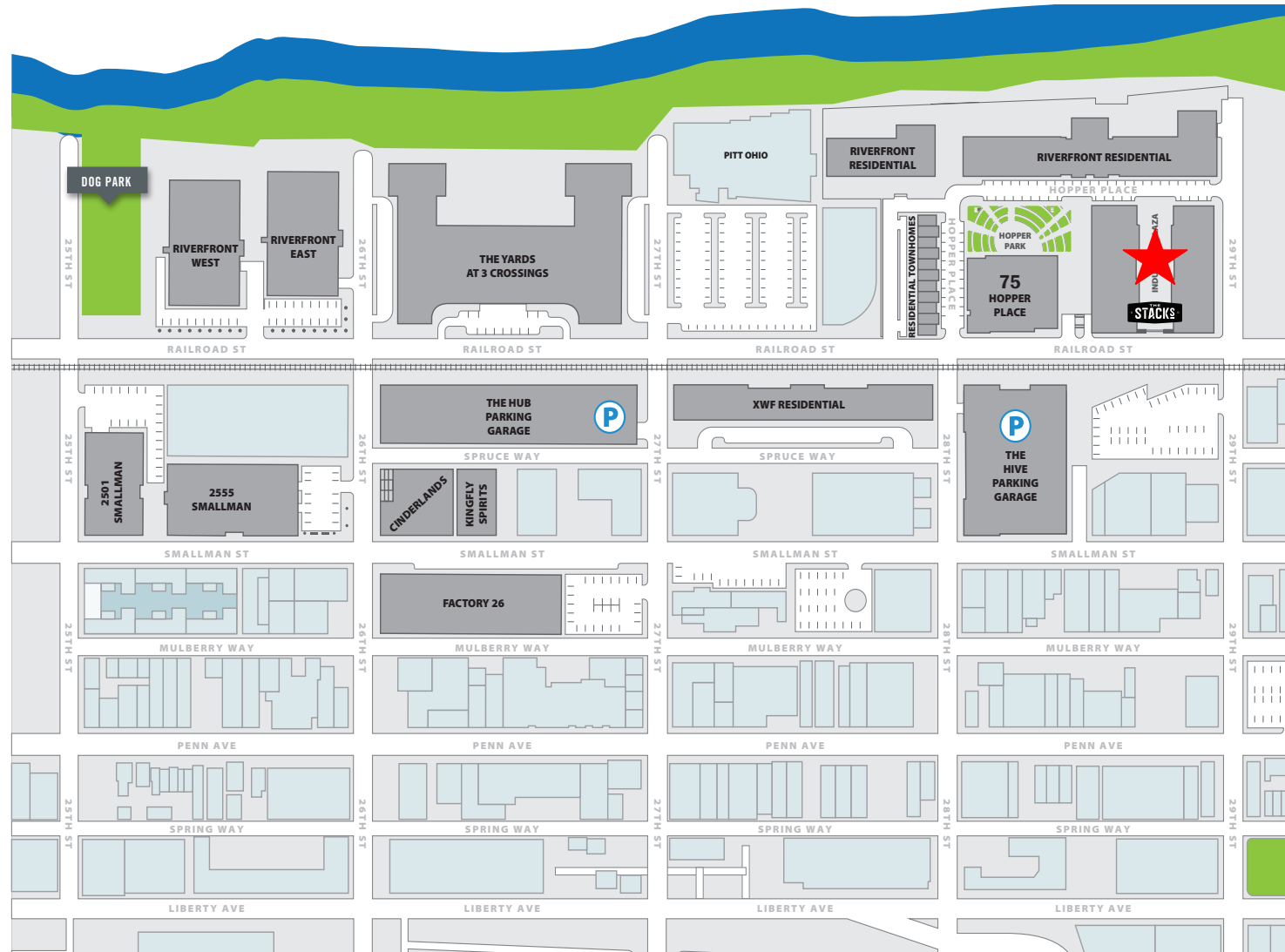


3 Crossings Project Overview

3 Crossings, located at the former Pitt Ohio Terminal facility in the Strip District, is a large-scale, multi-use residential, office, and retail development complex.

3 Crossings encompasses several city blocks featuring a 300 unit residential community ("The Yards"), 375,000 RSF of Class A office space, 10,000 SF of retail space and 1,200 parking spaces.

The project embraces the industrial architectural design qualities of the Strip District and other residential and office conversions in the area.



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The Stacks at 3 Crossings

2865 & 2875 Railroad Street, Strip District, Pittsburgh, PA 15222

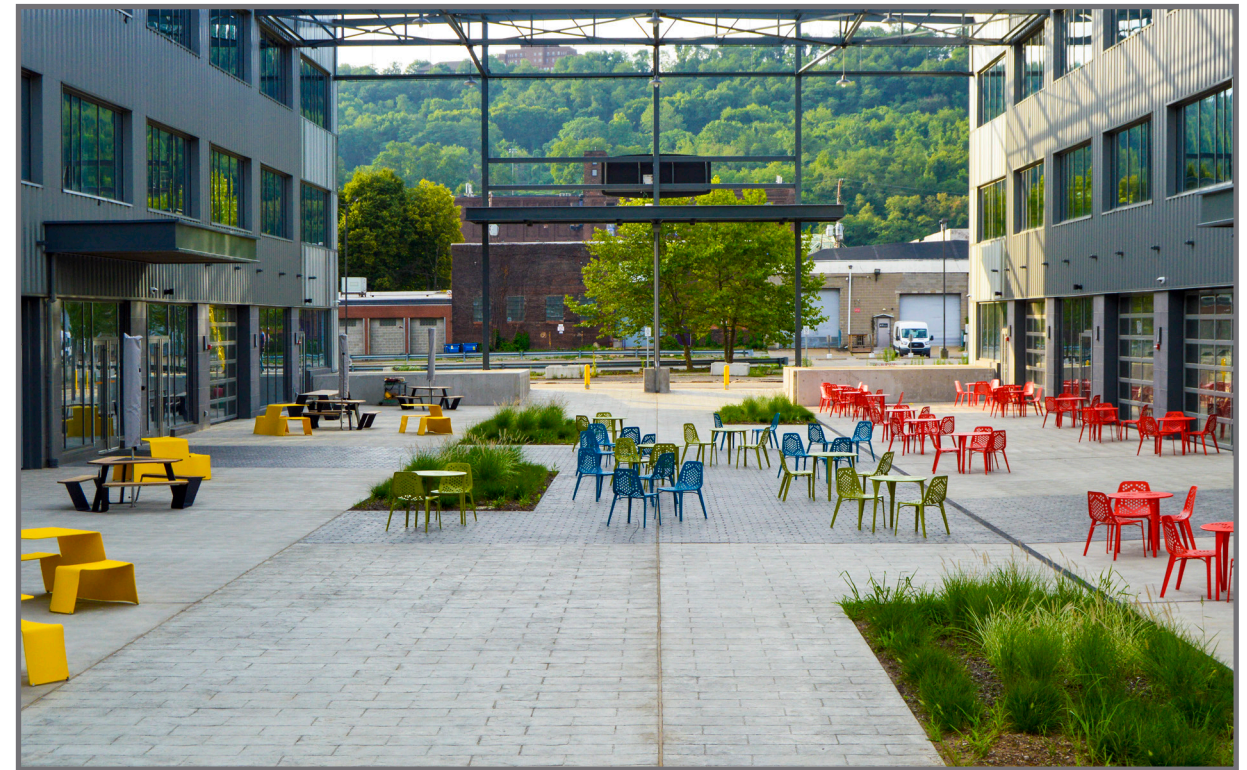


Building Highlights

- 3,525 SF - Building E
- 6,640 SF - Building D
- The Stacks features an Industrial Plaza - A central, outdoor plaza between buildings
- Stacks Fitness - a full service fitness facility operated in partnership with Mecka Fitness

Property Highlights

- 3 Crossings is a large-scale, multi-use residential, office, and retail development complex that reconnects the Strip District neighborhood to the natural amenities of a revitalized riverfront and Pittsburgh's Three Rivers
- Prime location at the former Pitt Ohio Terminal facility in the Strip District - a fast growing part of the Strip District which features new office buildings, retail development, and luxury condos
- Daytime population within 4 blocks - 2,051



By The Numbers

Average Household Income	Median Home Values	Average Gross Rent	Bachelor's Degree or Higher	Estimated Daytime Population
\$127,711	\$425,000	\$1,882	84.3%	42,049

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019

Recent/Planned Developments	Office Space	Residential Units	Retail Space	Parking	Hotel
	2.2M SF	1,200	282,900SF	2,385 spaces	283 keys