

SS | SOUTHSIDE W | WORKS

NOW OPEN



COMING SOON!



SomeraRoad

CBRE

RETAIL OFFICE



SS | SOUTHSIDE W | WORKS

The evolution of SouthSide Works is immeasurable. Pittsburgh's riverfront is alive with activity. New retailers and restaurants are taking advantage of the exciting amenities in the reimagined Town Square and Dog Park. The investment which Somera Road has pledged, shows their enthusiasm in the Pittsburgh region, and the belief that SouthSide Works is the pinnacle example of live work play stay lifestyle in Western Pennsylvania.



TOWN SQUARE

Renewed and fresh. The Town Square will focus on community public space creating an inclusive and inviting, neighborhood vibe. Three new F&B kiosks have been added and will be accompanied by seasonal farmers markets, lawn games, live music, movie nights, holiday market, bingo and trivia nights, and much more.

FOOD KIOSKS





Play a game
and grab a bite to eat.

The green space beside the dog park will support the competitive groups with pickle ball and volleyball courts.

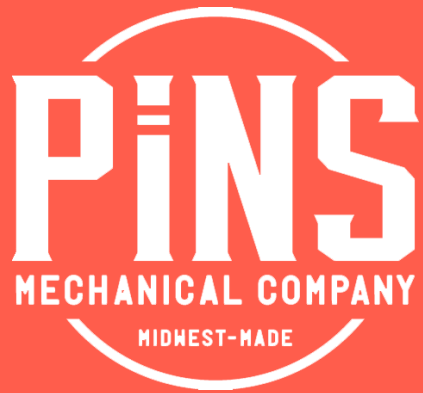
PICKLEBALL & BASKETBALL

DOGS & BEER

Puppies & Beer - what could be better!? Relax with a cold beer from Levity Brewing Co.'s first Pittsburgh location while watching your dog in the park. The permanent kiosk is next to the dog park between Tunnel Blvd and South Water Street.



JOIN



Pins Mechanical is an experiential duckpin bowling, arcade and bar concept with 7 locations across Nashville, Ohio, North Carolina, and Indiana, and is continuing its expansion into select markets inclusive of Pittsburgh. Pins occupies 30k SF across the 1st and 2nd floors of the newly improved Box Office.



BOX OFFICE

- The University of Pittsburgh School of Health & Rehabilitation Sciences will serve as anchor for this 66,000 SF redevelopment of the former SouthSide Works Cinema
- Pitt's program will bring 180 students
- Large central communal stair & video wall available for town hall meetings
- 2,000± RSF outdoor patio space, overlooking the town square and heart of SouthSide Works community





THE PARK

INSIDE · OUTSIDE · SOUTHSIDE



247 UNITS



CLASS A



OPENING
Q2 2024

The last of the riverfront developments sites along the Monongahela River at SouthSide Works, The Park will provide unmatched views of the river and Downtown Pittsburgh.

Residents of The Park will have unparalleled access to all of the amenities of SouthSide Works, Carson Street, and all of the Pittsburgh neighborhoods that are a quick car ride, bike ride, public transit ride, or walk.

WORK FROM COHATCH.

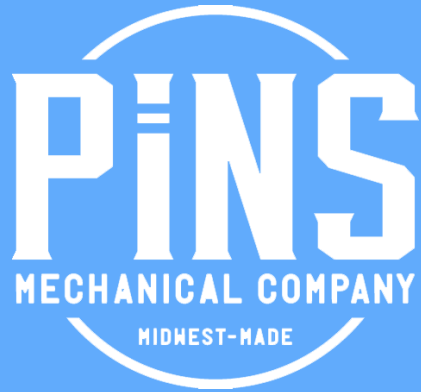


Now open, COhatch joins the SouthSide Works impressive lineup of new tenants.

COhatch is the new way to work, meet, and live. Their mission is to strengthen communities, improve lives, and equip people to be greater.

Professionals who use the services COhatch has to offer, will bring **new life** to SouthSide Works.

BOWLING ANYONE?



THRILLS! FUN! EXCITEMENT!
Pinball
FASTEST ACTION
EVER KNOWN!
It's NEW! *It's* REVOLUTIONARY!

Pins Mechanical Co. is located on the 1st & 2nd floors of Box Office, the re-imagined former SouthSide Works Cinemas.

The 30,657 SF entertainment complex features duckpin bowling, pinball, arcade games and drinks.

NEW.FRESH.YUM

COMING SOON!

南翔 Nan Xiang

Nan Xiang is entering the Pittsburgh market with this SouthSide Works location. This full service, Michelin Recommended, authentic Northern Chinese cuisine restaurant will soon fill the corner of Sidney and 28th Streets. Look for an opening late q1 2024!

くら KURA

Kura Revolving Sushi Bar breaks into the Pittsburgh market with their first location at SouthSide Works. Kura brings authentic Japanese dishes made with fresh, premium ingredients.



From scratch ice cream, Jeni's has a uniquely smooth texture and buttercream body, with bright flavor and clean finish. Jeni's expands to SouthSide Works as their second location in Pittsburgh.

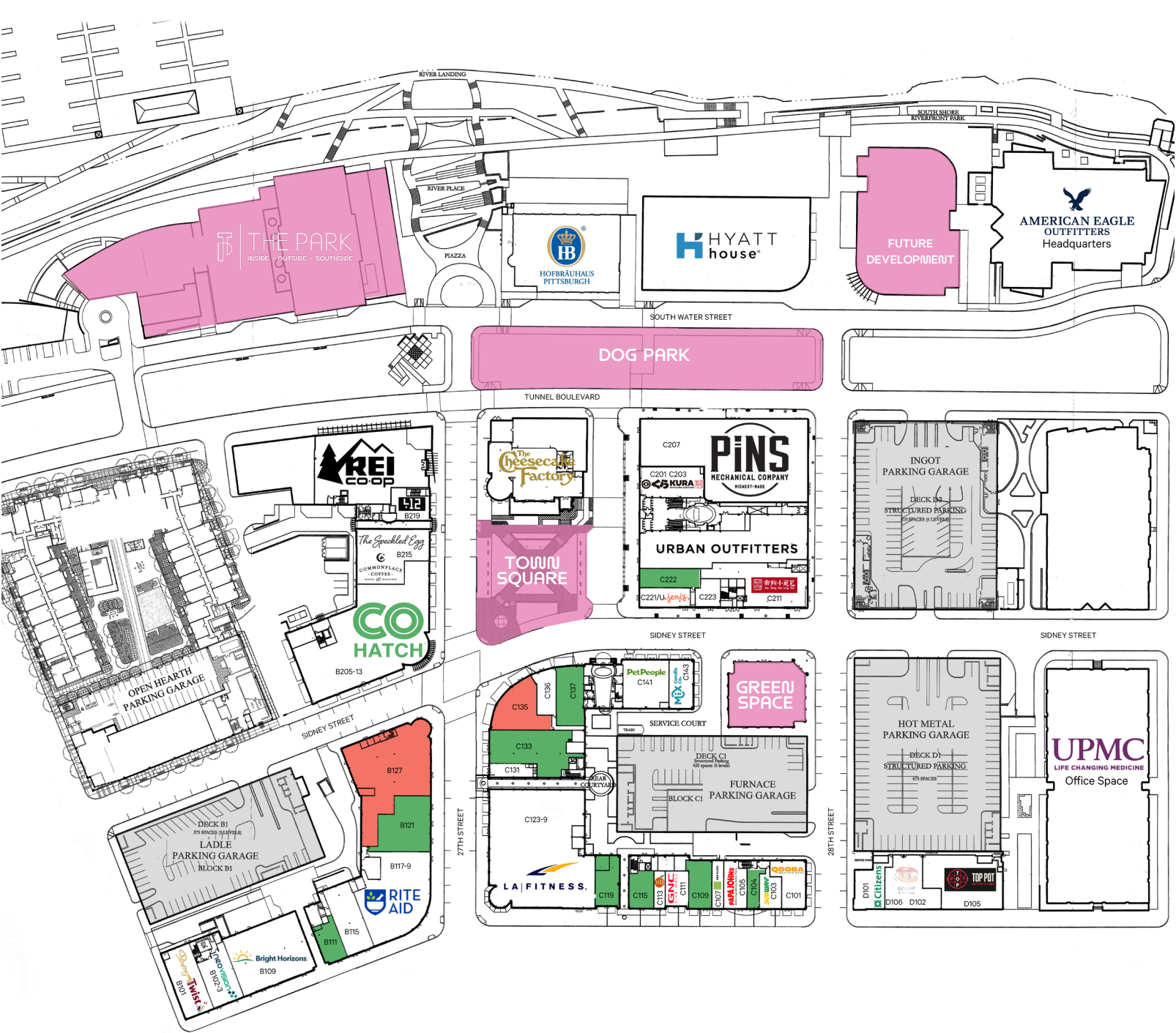


Neighborhood diner whipping up omelets, sandwiches, cocktails and espresso in a friendly atmosphere.

The Speckled Egg

**COMMONPLACE
COFFEE CO.**

HOUSE AND ROASTERS



SPACE	SIZE	
B 111	1,497 SF	
B 121	4,497 SF	} 14,491 SF
B 127	10,012 SF	
C 104	832 SF	
C 105	1,860 SF	
C 109	1,950 SF	
C 115	1,536 SF	
C 119	2,015 SF	
C 131	1,137 SF	
C 133	5,233 SF	} 8,721 SF
C 135	3,488 SF	
C 137	2,964 SF	
C 222	1,886 SF	

**DEVELOPMENTS
IMPROVEMENTS**

PREMIER SPACE

AVAILABLE SPACE

PARKING

CURRENT AVAILABLE SPACE



SPACE C 135 3,488 SF > 8,721 SF
SPACE C 133 5,233 SF

Corner location facing the newly redesigned Town Square of SouthSide Works. Available space is at the base of 2730 Sidney Street - the same building as LA Fitness. Unique frontage that wraps from 27th to Sidney Streets.



SPACE D 105



SPACE B 127 10,012 SF > 14,491 SF
SPACE B 121 4,497 SF.

Corner location facing the newly redesigned Town Square of SouthSide Works. Available space is at the base of The Flats at SouthSide Works, an 83 unit apartment building.

UNIQUE. MARVELOUS. FIRST CLASS.

PROMINENT CORNERS AVAILABLE



TOTAL POPULATION

1 MILE 20,524
3 MILES 175,098
5 MILES 398,502

1 MILE 24,347
3 MILES 258,520
5 MILES 459,069

DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME

1 MILE \$65,148
3 MILES \$79,798
5 MILES \$78,411

1 MILE 8,882
3 MILES 81,564
5 MILES 191,070

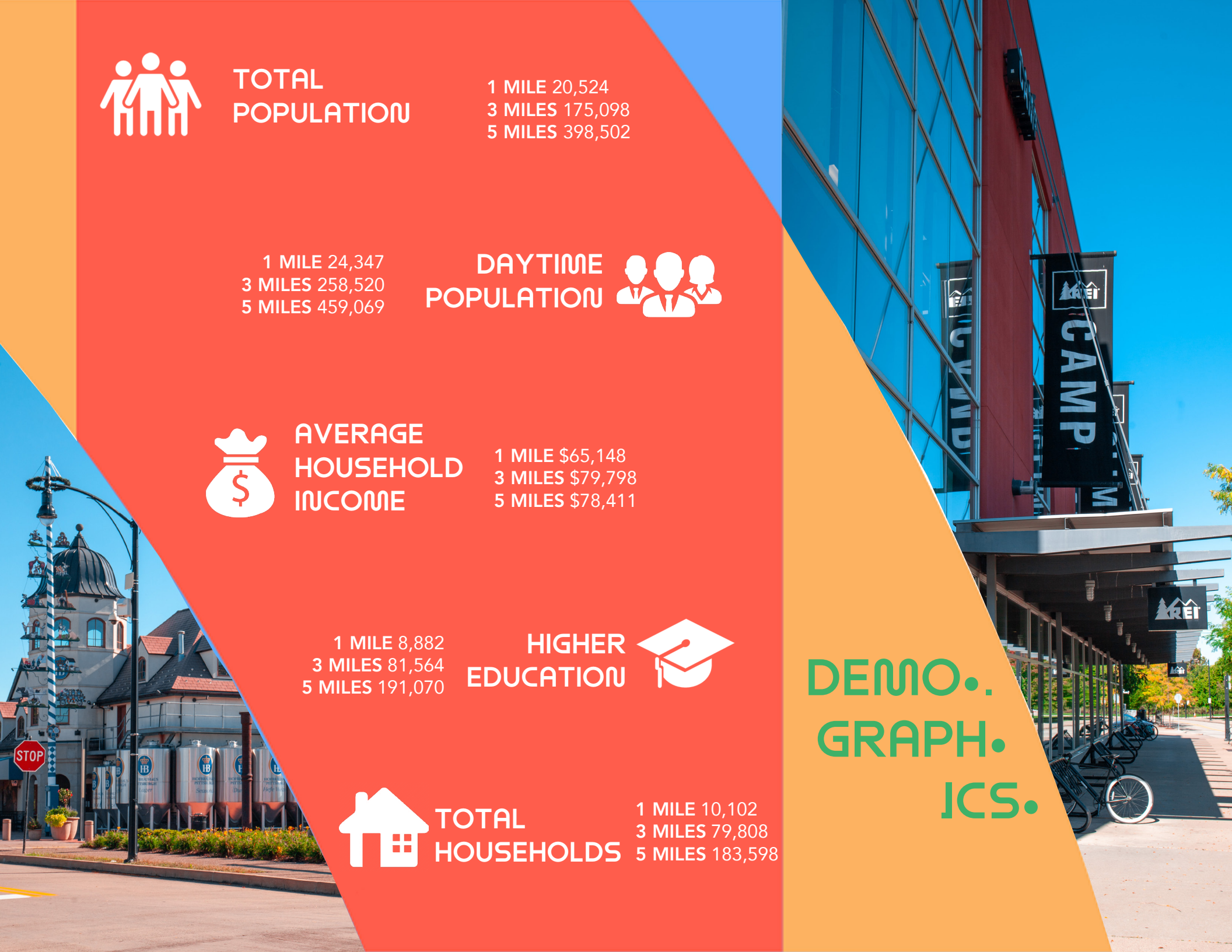
HIGHER EDUCATION



TOTAL HOUSEHOLDS

1 MILE 10,102
3 MILES 79,808
5 MILES 183,598

DEMO. GRAPH. ICS.



PITTSBURGH POWER

800 
ACRES OF
RIVERFRONT PARKS


24
MILES
OF CITY
BIKE TRAILS

Pitt

1 PUBLIC UNIVERSITY
IN THE NORTHEAST

WSJ/TIMES HIGHER EDUCATION
COLLEGE RANKINGS, 2020

79
COLLEGES
UNIVERSITIES



MOST LIVABLE
US CITY

THE ECONOMIST, 2021



SS | SOUTHSIDE
W | WORKS



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