



TISHMAN SPEYER

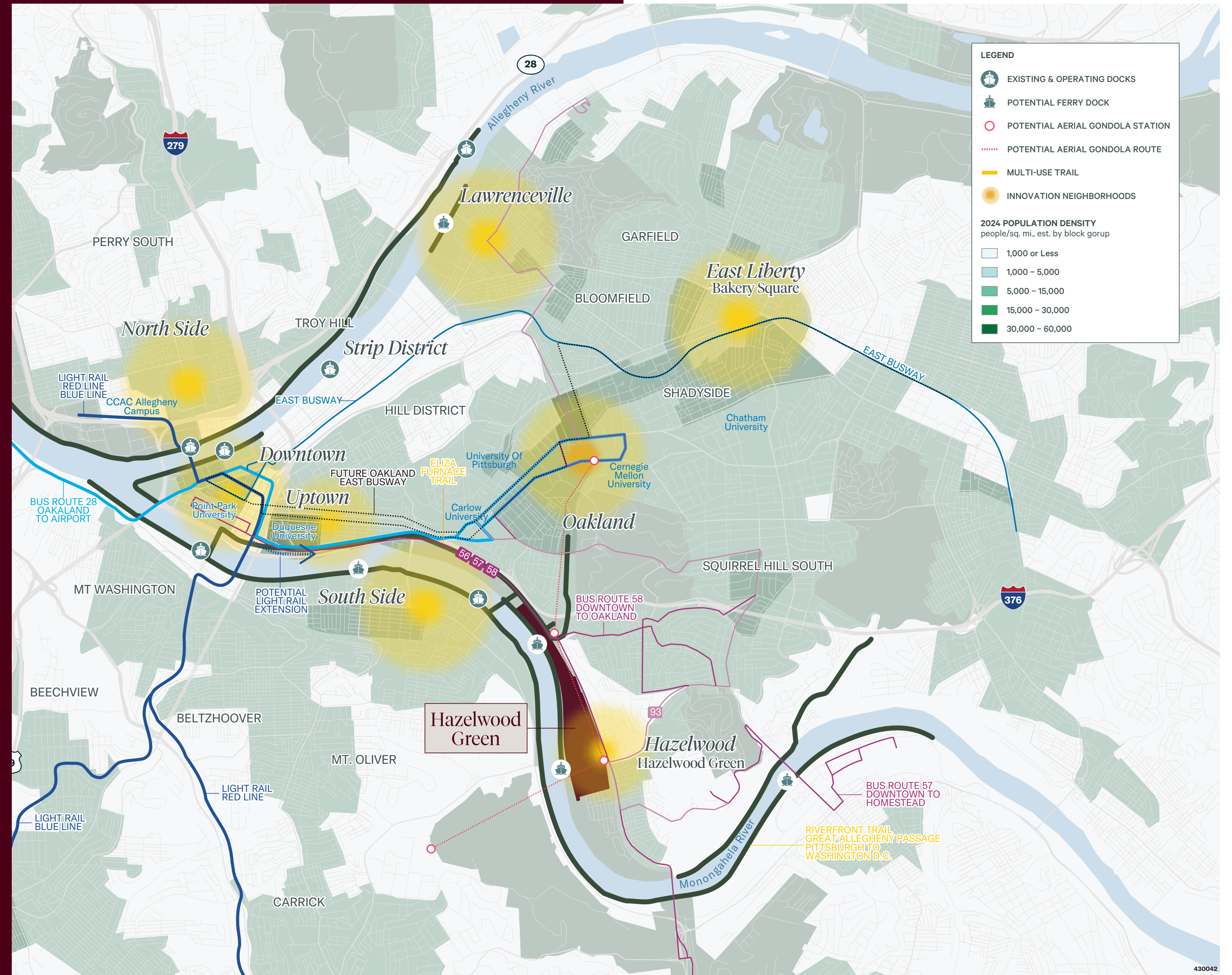
Hazelwood Green

CBRE

Eliza Commons | Lytle Street, Pittsburgh
Retail for Lease

Perfectly Positioned in Pittsburgh

Hazelwood Green is situated on 178 acres along the Monongahela River adjacent to the Hot Metal Bridge in Pittsburgh's Greater Hazelwood neighborhood. This vibrant hub sits at the intersection of the nearby Southside Flats, Pittsburgh Technology Center, South Oakland, and Greenfield with community events and programming, an abundance of green spaces, and miles of publicly accessible bike trails.



The Vision

Open Minds, Open Spaces

Hazelwood Green is rebuilding 178 acres of Pittsburgh's riverfront as a beacon of innovation, creativity, and wellbeing—in ways that align with Pittsburgh and the surrounding communities. Here, people thrive, ideas take flight, and a historic industrial brownfield site is transforming into a sustainable, equitable, and inclusive new model for urban development. In addition to the redevelopment of historic industrial structures—a former LTV mill and roundhouse—the site will soon include research and workspaces for Carnegie Mellon University and the University of Pittsburgh.

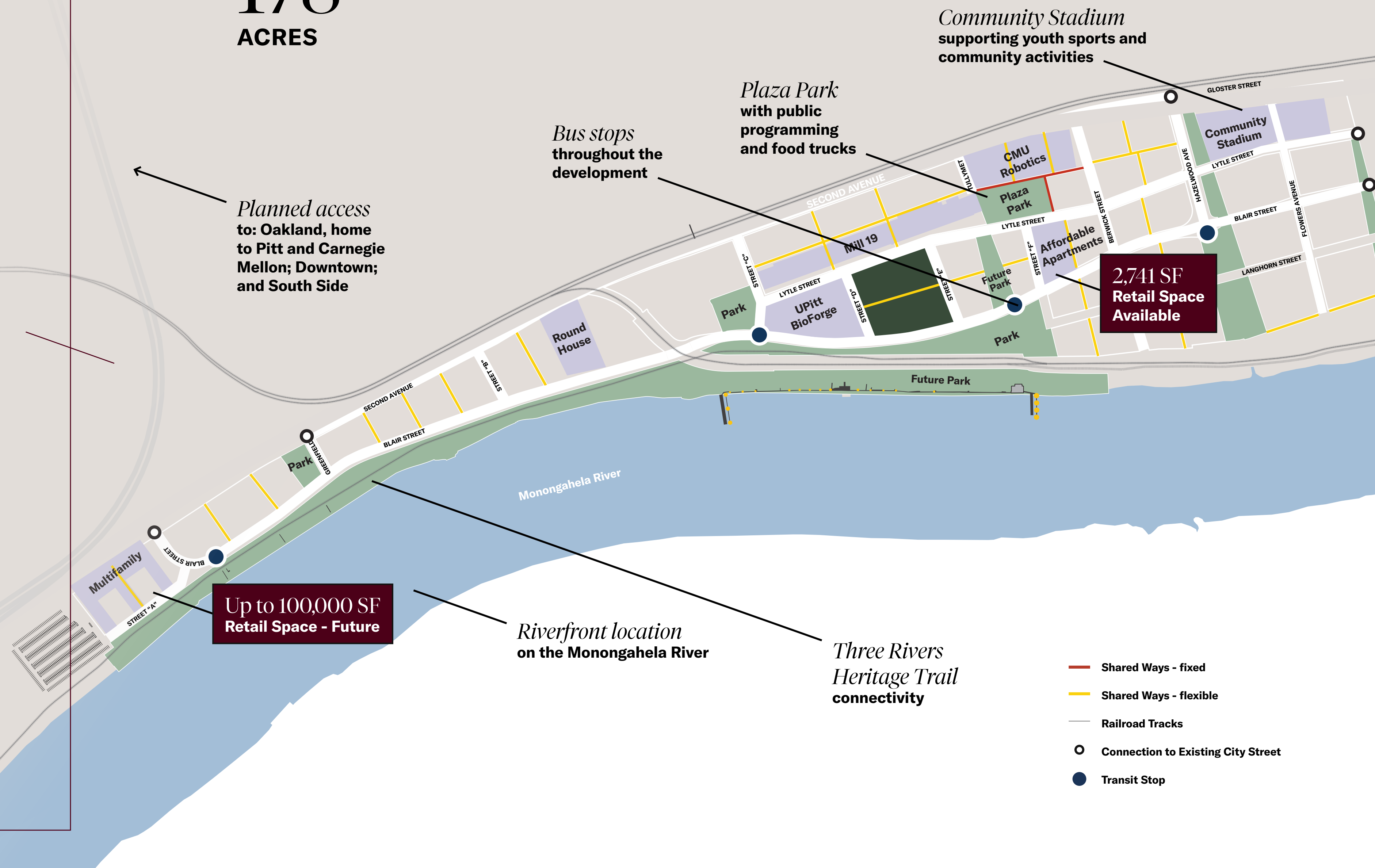
Initial Phase

130
RESIDENTIAL UNITS

320K
SF RESEARCH &
DEVELOPMENT

280K
SF OFFICE

178
ACRES



Planned access to: Oakland, home to Pitt and Carnegie Mellon; Downtown; and South Side

Bus stops throughout the development

Plaza Park with public programming and food trucks

Community Stadium supporting youth sports and community activities

**2,741 SF
Retail Space Available**

**Up to 100,000 SF
Retail Space - Future**

Riverfront location on the Monongahela River

Three Rivers Heritage Trail connectivity

- Shared Ways - fixed
- Shared Ways - flexible
- Railroad Tracks
- Connection to Existing City Street
- Transit Stop

At the Heart of

The Now



Mill 19

Mill 19 is a three-building research and development hub for advanced manufacturing born from the remains of the LTV Coke Works steel mill. The former mill's metal walls and roof have been stripped away to reveal its underlying steel superstructure and three new LEED-Gold buildings have been constructed within it. Some of the most innovative institutions and companies in Pittsburgh call Mill 19 home, including the Advanced Robotics for Manufacturing Institute and Manufacturing Futures Initiative (affiliates of Carnegie Mellon University), autonomous vehicle company Motional, Catalyst Connection, and YKK AP.



BioForge

Delivering in Summer 2025: The University of Pittsburgh's BioForge, a 180,000 SF state-of-the-art biomanufacturing facility, will spark novel cell and gene treatments and therapies from concept to market. Equipped with advanced high-tech manufacturing, wet lab, and incubation spaces—and anchored by cutting-edge biomanufacturer ElevateBio—it's a catalyst for medical breakthroughs and patient care innovations.



Plaza Park

The two-acre park at Hazelwood Green offers a mix of natural and recreational spaces, including a tiered water feature, rain gardens, pollinator gardens, lawns, trees, native vegetation, and hardscaped surfaces that accommodate a range of public events, with more recreational spaces rolling out over the next few years. Hazelwood Trail spans the entire site, connecting with the Three Rivers Heritage Trail at Hot Metal Bridge toward Second Avenue with plans to connect through Duck Hollow to the Carrie Furnace trail in the future. On-site programming is executed by Hazelwood Local, an initiative managed by urban design and placemaking firm Street Plans, and is open to all.

At the Heart of the Now

& *What's Next*



Roundhouse

Built in 1887, a 10-bay roundhouse and turntable has been transformed into an innovation hub led by OneValley, a Silicon Valley-based platform connecting and supporting entrepreneurs, startups, and organizations around the world. The workspaces feature high ceilings, ample natural light, and green space connecting the building with the project beyond. This structure links Hazelwood Green's industrial past with Pittsburgh's start-up ecosystem.



Robotics Innovation Center

Delivering in Summer 2025, Carnegie Mellon University's Robotics Innovation Center further enhances Pittsburgh's leadership in next-generation robotics and artificial intelligence. The 145,000 SF facility will accelerate research, integration, education, and commercialization in these groundbreaking fields.



Community Stadium [Future—2026]

Tishman Speyer will be bringing a multi-sport facility to support the region's youth active recreation, skills-building, and wellness to Hazelwood Green. The facility will be utilized year-round for programming, sports, and community organization activities that emphasize health, resilience, and leadership development. The Field will also support coaches and offer certification opportunities, encouraging stronger and healthier players, teams, and communities. The project will break ground in 2025 and open in 2026.

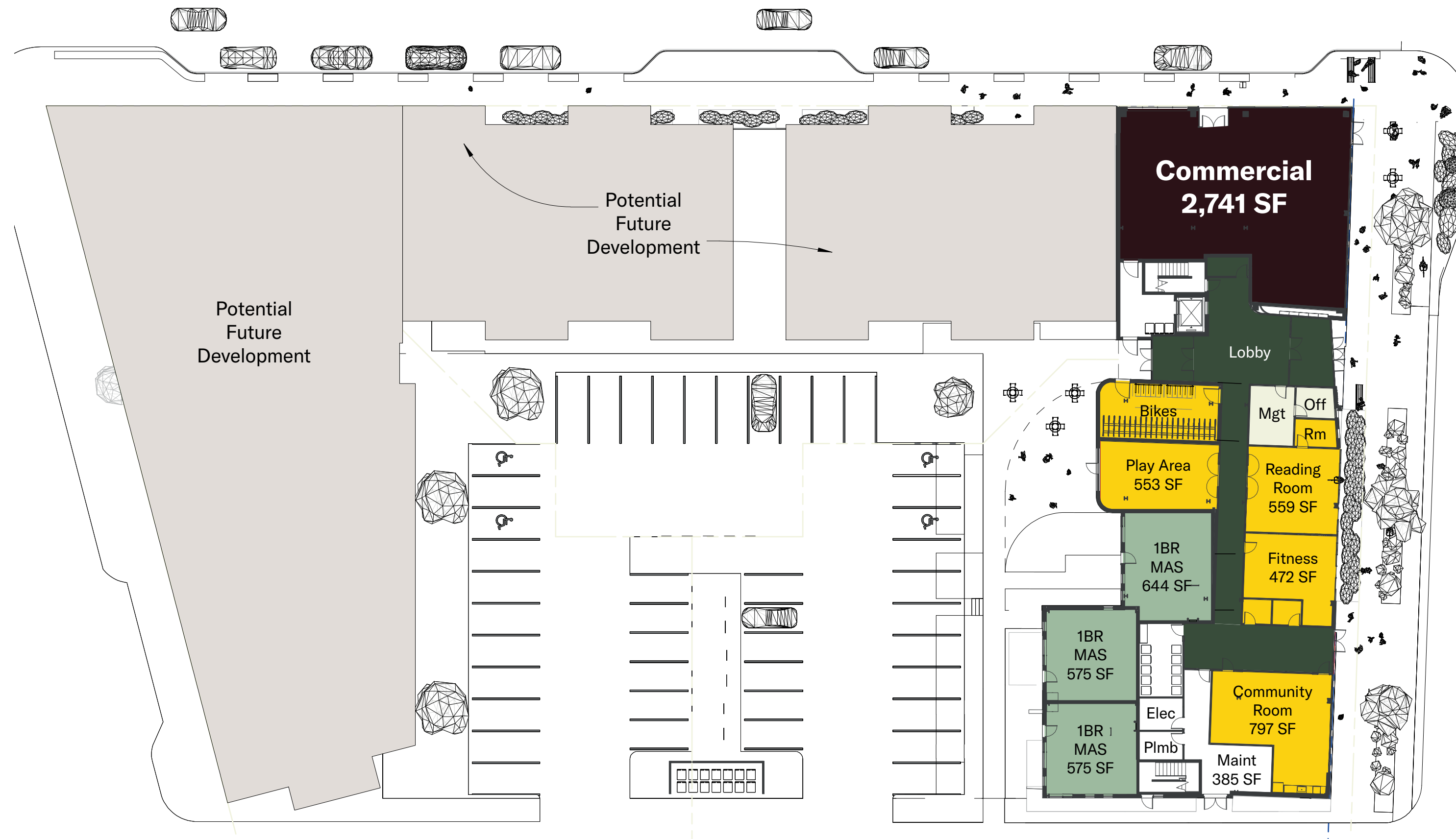


Lytle Street Apartment Building [Future]

The first residential building at Hazelwood Green, being developed in partnership with Trek Development, is a new 50-unit apartment building right across the street from the Plaza Park with views of the former mill building. A unique partnership with Pittsburgh Scholar House—a nonprofit focused on helping financially constrained single parents working their way through college—will allow select residents to access an array of services in the building. The building's first floor along Lytle Street will include a cafe, community room, fitness room, library, playroom, ample bike storage, and outdoor space.

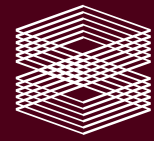
The Opportunity

Lytle Street Apartment Building - 50 Units



2,717 SF Retail For Lease

Early 2027 Delivery



TISHMAN SPEYER

Hazelwood Green

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CBRE



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