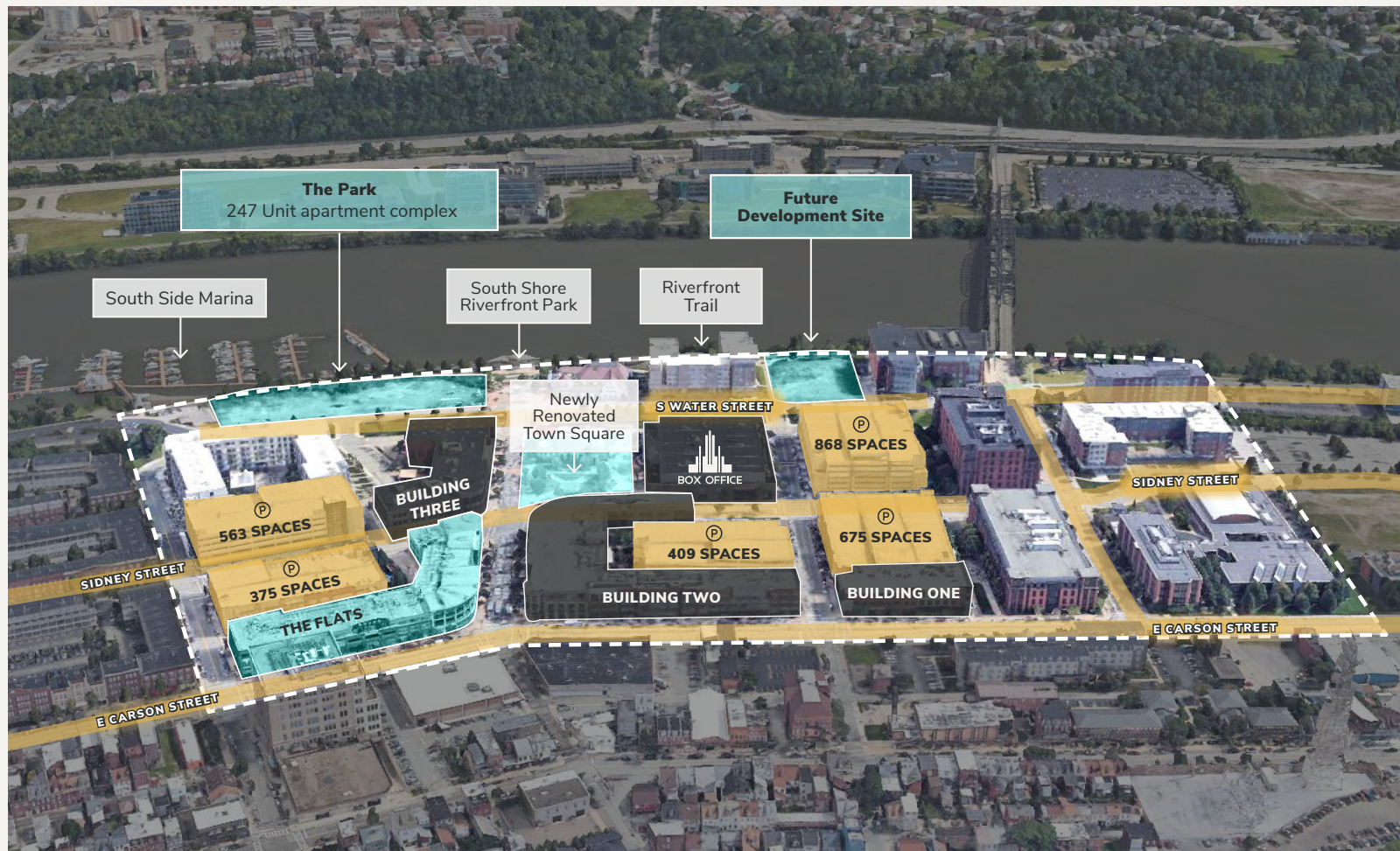




SS | SOUTHSIDE
W WORKS

SomeraRoad

CBRE



YOU CAN HAVE IT ALL WORK-TO-WEEKEND

WORK | LIVE | SHOP | DINE | PLAY

Dynamic retail environment with high quality shopping, F&B options, and more!



Activated town square with food vendors and weekly events



Outdoor pickleball & basketball courts



Refreshed branding & way-finding signage



Brand-new dog park featuring Hofbrauhaus's permanent kiosk



Public art exhibits & installations



Co-Hatch has flexible office space available

SSW

TENANTS INCLUDE:

amazon

Fred Rogers
PRODUCTIONS

UPMC

AMERICAN EAGLE
OUTFITTERS

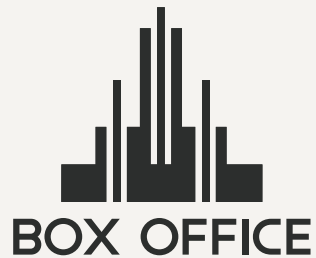
University of
Pittsburgh

reliance
matrix

GENERAL DYNAMICS

PRIMANTI BROS.
RESTAURANT & BAR

HUB



FLIP THE SCRIPT ON OFFICE SPACE

**40,000 SF
AVAILABLE**

Modern, open
office design

**ADAPTIVE REUSE
TRANSFORMATION**

Former SouthSide Works Cinema
reimagined for modern office use

“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**





THE HIGHLIGHT REEL



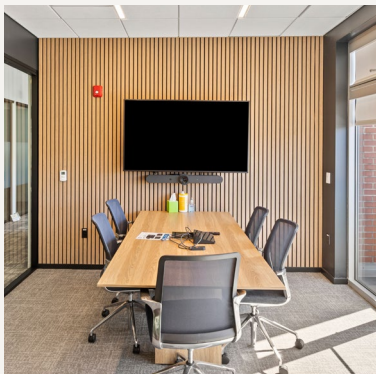
THIRD FLOOR

tenants will enjoy expansive
360 degree views



THE BOX OFFICE LOBBY

doubles` 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



EFFICIENT, FLEXIBLE FLOOR PLATES

Designed to support a wide
range of office users

BRIGHT, SKYLIT WORKSPACE

High glass-line ratio & skylight-enhanced
areas provide abundant natural light

CENTRAL COMMUNAL STAIR & VIDEO WALL

Purpose-built for town halls, all-hands
meetings, and team gatherings

ACTIVATED GROUND-FLOOR RETAIL

Pins Mechanical, Kura Sushi, Urban
Outfitters & Jeni's Ice Cream onsite

PRIME RETAIL OPPORTUNITIES

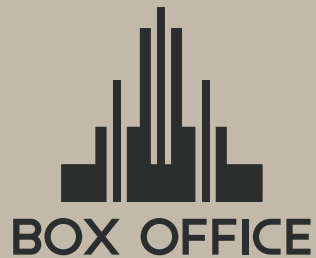
Additional first-floor retail bays
available with newly signed tenants

HIGH-VISIBILITY SIGNAGE OPPORTUNITY

Exclusive high-wall placement
for anchor tenant branding

CORE & SHELL COMPLETE

Modernized and ready
for interior build-out



425 CINEMA DRIVE

LEVEL THREE

“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



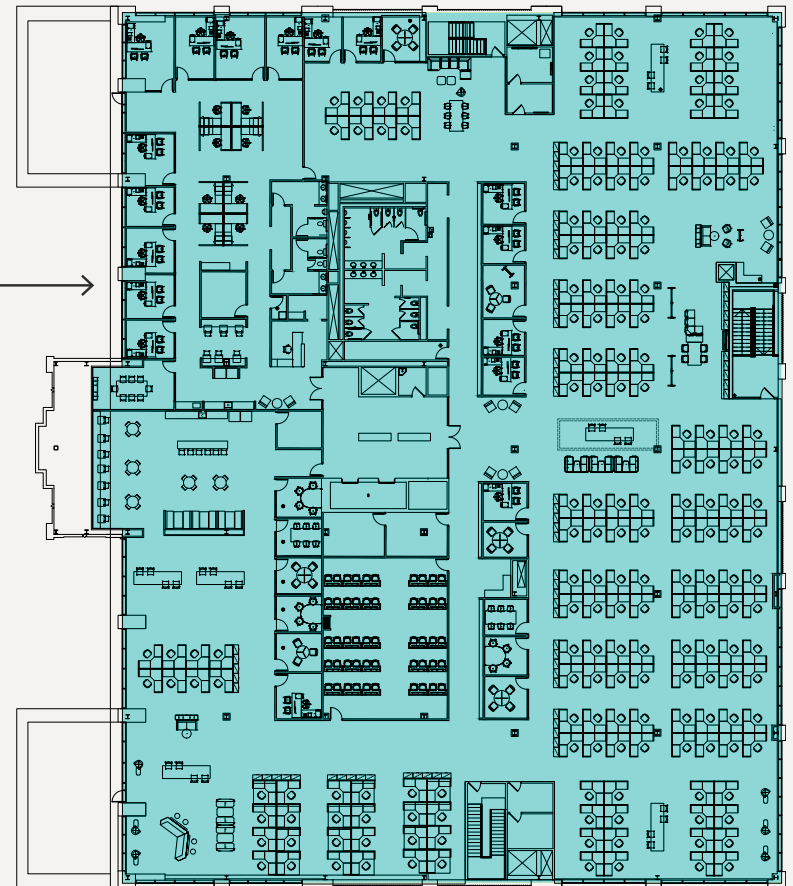
EXAMPLE LAYOUT FOR 200-EMPLOYEE COMPANY

40,782 RSF AVAILABLE

Divisible down to
+/- 10,000 SF

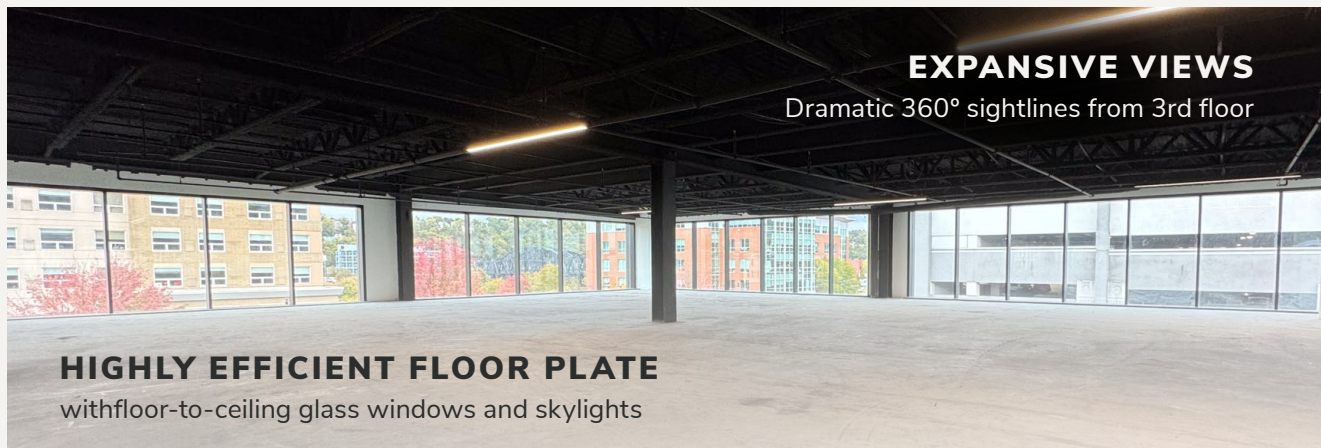
UNIQUE BRANDING OPPORTUNITIES

Tenant identity and
marquee signage
available on the building



EXPANSIVE VIEWS

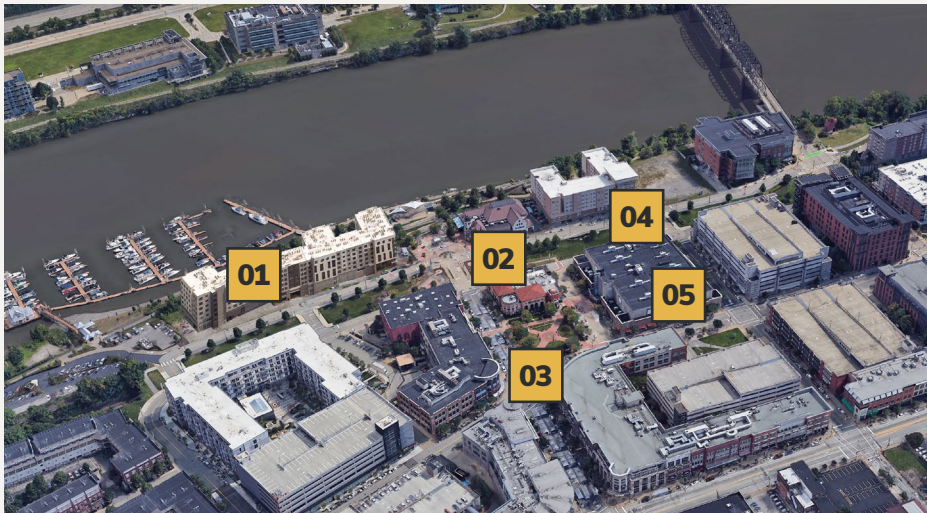
Dramatic 360° sightlines from 3rd floor



HIGHLY EFFICIENT FLOOR PLATE

with floor-to-ceiling glass windows and skylights

BUILT FOR WHAT'S NEXT



SomeraRoad has redefined 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!**

01

THE PARK

New 247-unit multifamily development on the riverfront



04

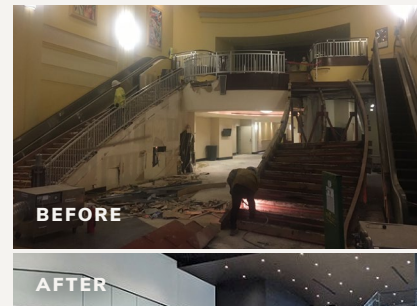
OUTDOOR COURTS

New pickleball & basketball courts

02

DOG PARK & HOFBRAUHAUS KIOSK

Brand new dog park and Hofbrauhaus kiosk



05

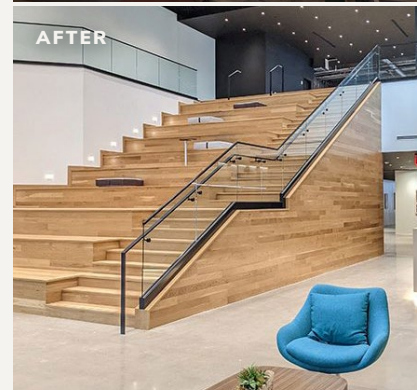
THE BOX OFFICE

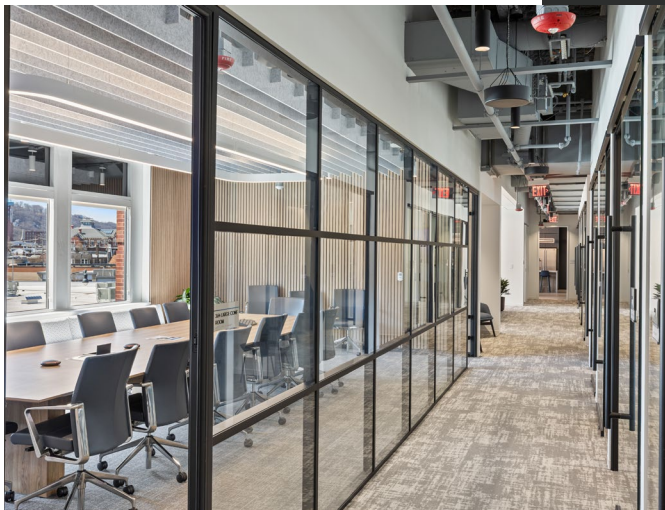
Adaptive reuse creative office space (formerly a movie theater)

03

TOWN SQUARE

Newly designed town square with container park food vendors







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

2,000 FT OF RIVERFRONT

Direct trail + outdoor access

10 MINUTES TO DOWNTOWN

Fast, seamless CBD access

4 MINUTES TO I-376

Immediate regional connectivity

EAST CARSON STREET ACCESS

5-minute walk to dining, bars & nightlife

INNOVATION DISTRICT CONNECTIVITY

A 7-minute walk across Hot Metal Bridge

3 TOP UNIVERSITIES

Pitt, CMU & Duquesne within minutes

THE REDEFINED RIVERFRONT



2730 SIDNEY STREET

BUILDING TWO

171,244 RSF

Three-story, Class A office building

LA FITNESS ON FIRST FLOOR

ABUNDANT, AFFORDABLE PARKING

Convenient parking located just steps from the building

PRIVATE OUTDOOR COURTYARD

Exclusive courtyard with water feature and gathering space

LIGHT-FILLED WORKSPACES

High glass-line ratio provides abundant natural light to office tenants

HIGHLY EFFICIENT FLOOR PLATES

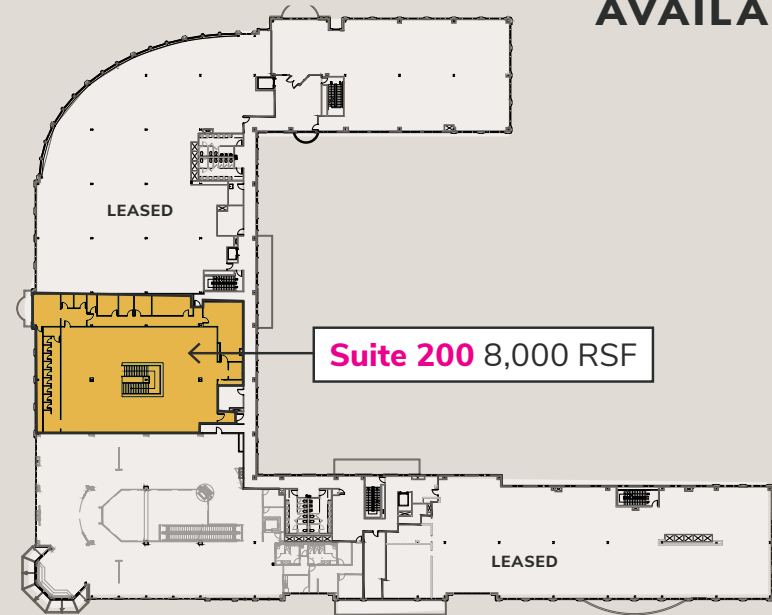
Optimized layouts for a wide range of office users

CONNECTED TO THE SYD

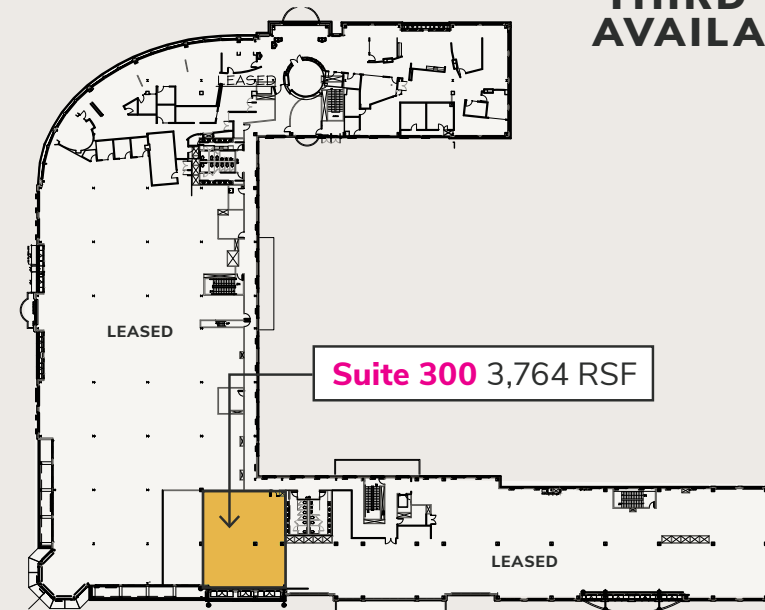
Directly across from the newly renovated Town Square



SECOND FLOOR AVAILABILITY



THIRD FLOOR AVAILABILITY



424 S. 27TH STREET

BUILDING THREE

110,000 RSF

Three-story, Class A office building

MOVE-IN-READY SUITES

High-quality second-generation spaces available now

8,951 RSF CONTIGUOUS

Combined availability across the 2nd and 3rd floors

ACTIVATED GROUND FLOOR RETAIL

REI, Commonplace Coffee, The Speckled Egg, CoHatch & Shop 412 onsite

ABUNDANT, AFFORDABLE PARKING

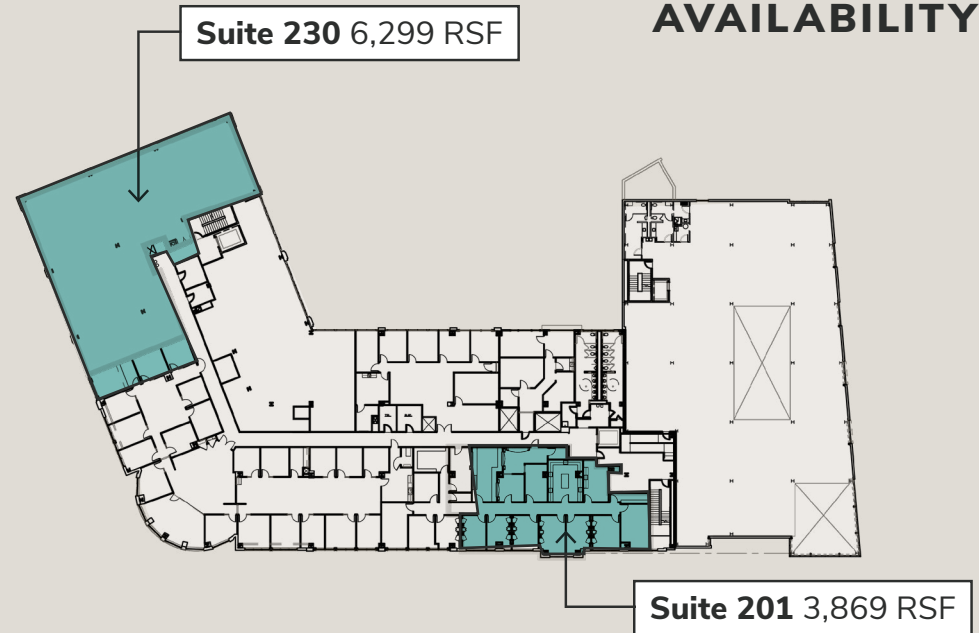
Convenient parking located just steps from the building

RIVERFRONT ACCESS NEARBY

Close to South Side Marina
and South Shore Riverfront Park



SECOND FLOOR AVAILABILITY

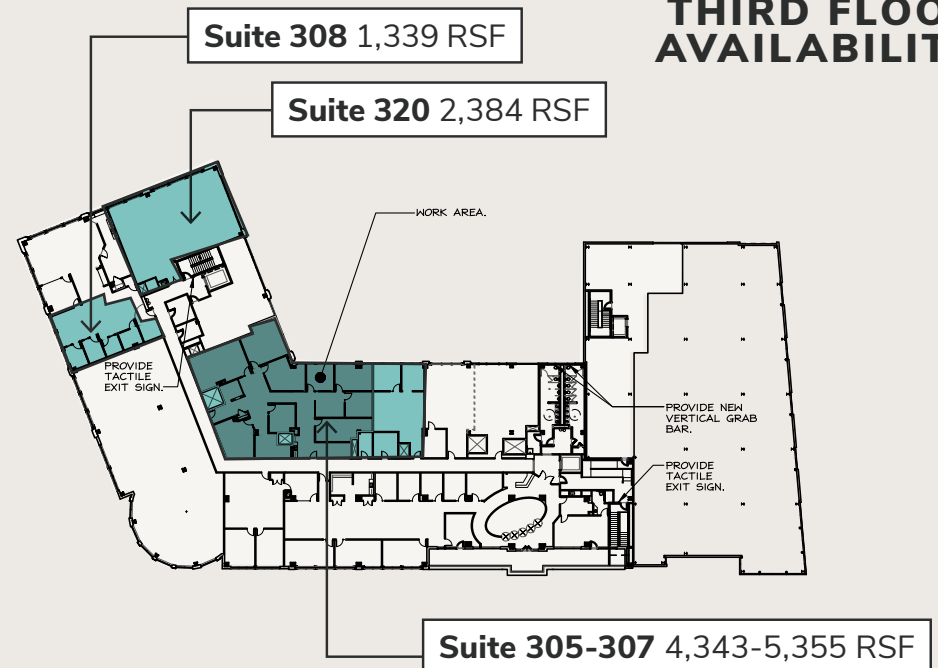


Suite 201 3,869 RSF

Suite 308 1,339 RSF

Suite 320 2,384 RSF

THIRD FLOOR AVAILABILITY



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



SS | SOUTHSIDE W | WORKS

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