

RIVERFRONT West

AT
3 CROSSINGS

2545 RAILROAD STREET
PITTSBURGH, PA 15222

AVAILABLE RSF
5,171

SUBLEASE TERM THRU
OCTOBER 31, 2028

AVAILABLE FOR SUBLEASE



PROPERTY DESCRIPTION

BUILDING SIZE

127,242 RSF

AVAILABLE PREMISES

5,171 RSF - Third Floor

SUBLEASE HIGHLIGHTS

- Modern, recently constructed office with premium finishes
- Fully furnished, move-in ready opportunity
- Open, collaborative layout with private offices, conference rooms, and phone booths
- Furnished outdoor patio with fire pit for casual gatherings or private events
- Exceptional riverfront views with direct access to the Three Rivers Heritage Trail
- Lease includes four (4) indoor parking spaces and one (1) outdoor surface space (\$245/month per space); Additional parking available in the HUB Garage across the street
- Central walkable Strip District location, steps from restaurants, cafés, fitness studios, and neighborhood amenities

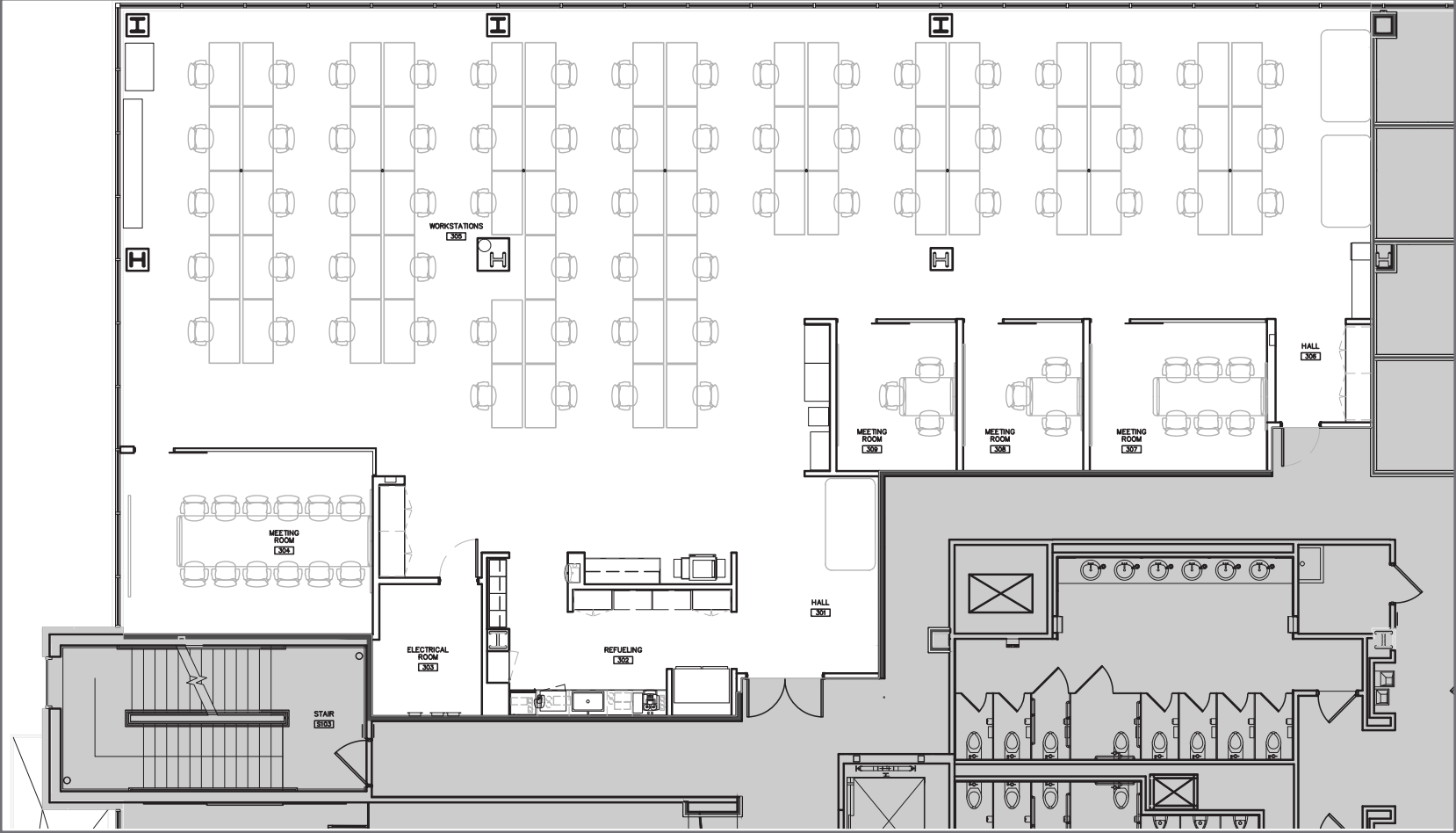


SUBLEASE TERM

Through October 31, 2028

RIVERFRONT WEST SUBLEASE

FLOOR PLAN



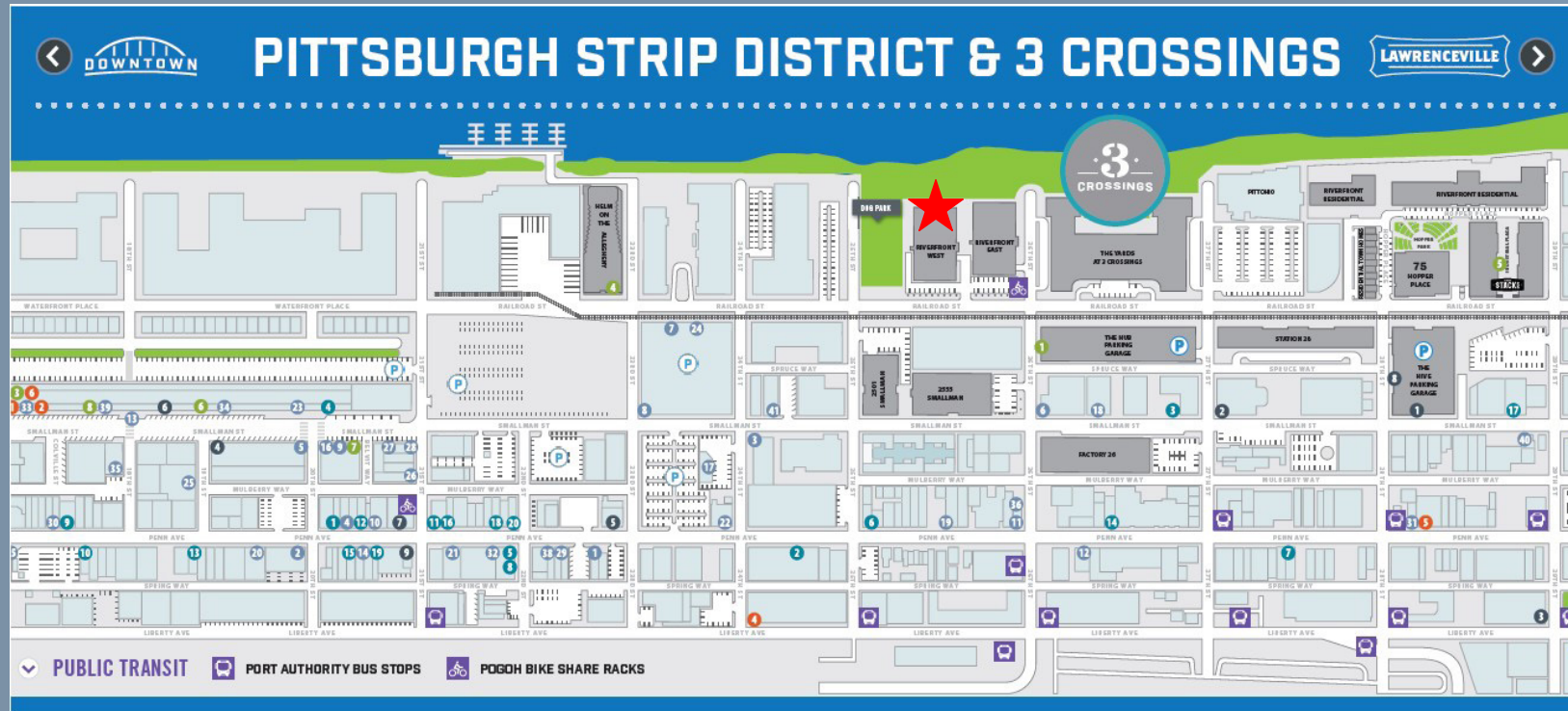
RIVERFRONT WEST SUBLEASE

INTERIOR IMAGES



RIVERFRONT WEST SUBLEASE

THE NEIGHBORHOOD



EATS & DRINKS	SHOPPING	ENTERTAINMENT	SERVICES	FITNESS
- Bar Marco - Bella Notte - Cadence Cellars Speakeasy - Café Raymond - Cavo - Cinderlands Wearhouse - Cloppino - Coop Deville - Do For Coffee & Tea - Deluca's - DIAnola's Eatery - The Dog Penn - Edgar Tacos - Enrico Riscotti - Helltown Brewing - Kaya - Kelly O's - Kingfly - Layali Cafe & Restaurant - Little Bangkok - Luke Wholey's - Harp & Fiddle - Novo Asian Food Hall - Osteria 2350 - The PA Market - Pamela's Diner - PaPa Jo's Twin Plaza - Peace, Love, & Little Donuts - Penn Avenue Fish - Peppi's - Pittsburgh Winery - Pho Van - Puka Bowles - PrimHoogies - Primanti Brothers - Roland's Seafood Grill - Pizzeria Davide - Pretti's Pitt - S&D Polish Deli - The Shake Shack - Smallman Deli - Wigle Whiskey	- Allegheny Coffee/Tea Exchange - AT&T Store - BW Wholesale Florist - Fine Wine & Spirits - Grandpa Joe's Candy Shop - Hair By Design - Hen & Chicks - Hot Haute Hot - In The Kitchen - Love, Pittsburgh - Mon Amee Chocolate - My Sweet Lily - Novaria Coffee - Pan o Pronto - Pennsylvania Macaroni Co. - Pennsylvania Libations - Perlera Leather - Rozanne's Dried Flowers - Stamolls Brothers - Yinzers in the Burgh	- City Winery Pittsburgh - On Par Now - Pittsburgh Ballet Theatre - Pittsburgh Opera - Pittsburgh Winery - Sandbox VR	- Clearview Federal - The Dog Stop - Guardian Storage - Huntington Bank - Penn Animal Hospital - PetVet365 - PNC Bank - Smile Warehouse - WesBanco Bank	- Madabolic - Meka Fitness [solidcore] - Shoelounge Yoga - Stads Fitness - StretchLab - The Ora Lounge Yoga - Walk Run Lift Studio

1 – Source: Strip District Neighbors 2024 State of the Strip

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



Recent/Planned Developments



Office Space
2.9M SF¹



Retail Space
282,900 SF²



Residential Units
2,297¹



Parking
6,302¹ spaces



Hotel
427¹ keys

THE NEIGHBORHOOD

The Strip District has long been home to the City's creative economy with design-based, locally owned shops, galleries, studios, and professional service firms connecting the main streets of the Strip District and Lawrenceville.

Today, this innovation industry is expanding to include all manner of technology firms from robotics and telecommunications to software and medical diagnostics.

Arrive on a bustling Saturday and see why The Strip is one of the biggest draws in Pittsburgh, with its ethnic grocers, street grills, sidewalk merchants and string of small shops.

A neighborhood doesn't get more authentic than this: long blocks of side-by-side stores with old wooden screen doors that still bang shut, hand-lettered signs on produce bays, and tantalizing smells of aged cheese, fresh roasted coffee or just-popped kettle corn.



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