

SouthSide Works

EAST CARSON STREET

FOR LEASE * OFFICE / COMMERCIAL/RETAIL
DEVELOPMENT OPPORTUNITY



SouthSide Works is the redevelopment of 123 acres of former industrial land into a mixed-use site.

The SouthSide Works site is home to the world corporate headquarters of American Eagle Outfitters, the McGowan Center for regenerative tissue engineering, DQE, UPMC's world-renowned sports medicine facilities, and many other national and local retailers, restaurants and businesses.

At completion, SouthSide Works will have created 5,400 new full time jobs and realize more than \$6 million in annual property tax revenue.

Site Information

- Available sites range in size from .1 – 2 acre
- Retail leasing opportunities available
- Residential leasing opportunities available
- Built to Suit Office opportunities available

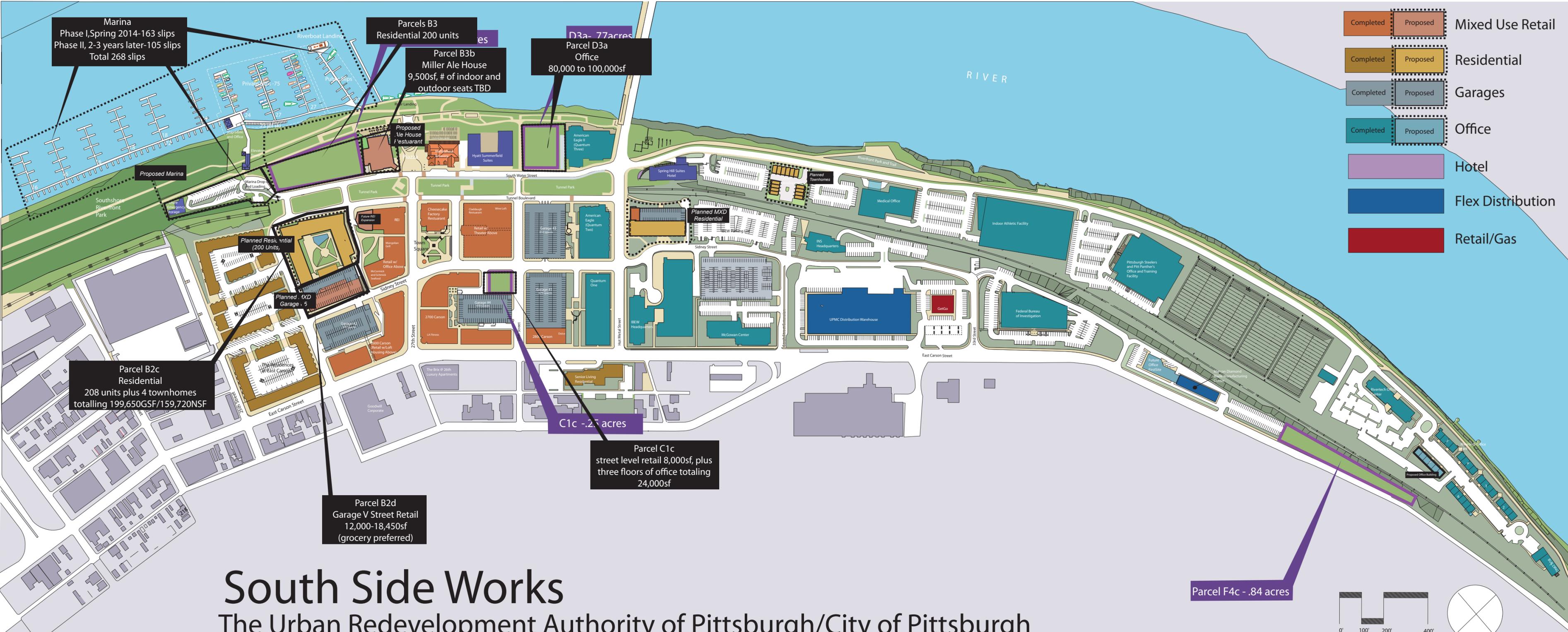
Transportation Options

- Proximity to Downtown and Oakland
- Bus service
- Four structured parking garages
- *Potential for development of an additional structured parking facility*

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Marina
Phase I, Spring 2014-163 slips
Phase II, 2-3 years later-105 slips
Total 268 slips

Parcels B3
Residential 200 units

Parcel B3b
Miller Ale House
9,500sf, # of indoor and
outdoor seats TBD

Parcel D3a
Office
80,000 to 100,000sf

Planned Residential
(200 Units)

Planned 1XD
Garage - 5

Parcel B2c
Residential
208 units plus 4 townhomes
totalling 199,650GSF/159,720NSF

C1c -.25 acres

Parcel C1c
street level retail 8,000sf, plus
three floors of office totaling
24,000sf

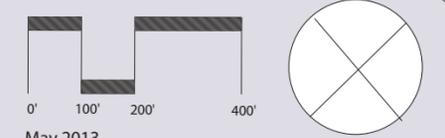
Parcel B2d
Garage V Street Retail
12,000-18,450sf
(grocery preferred)

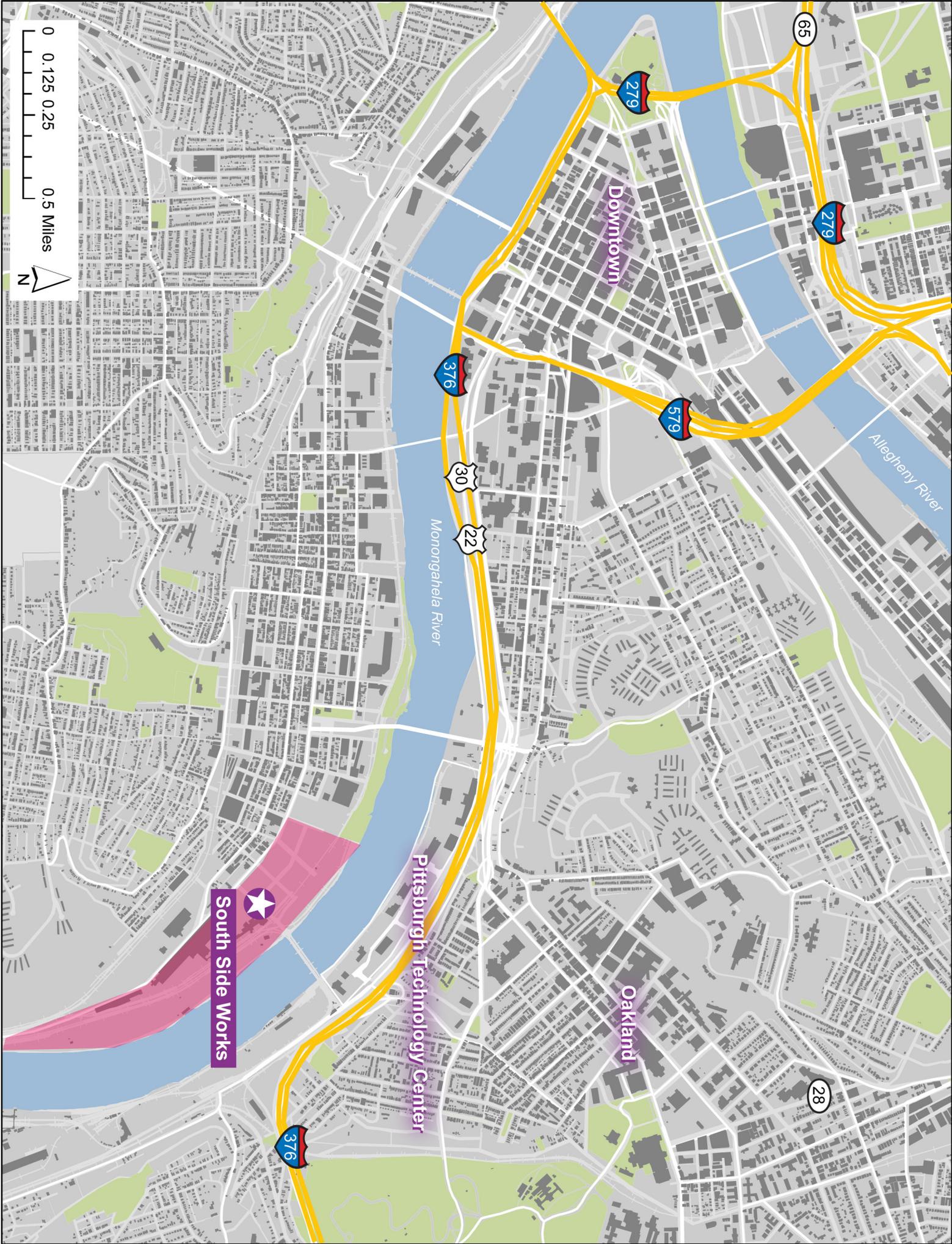
Parcel F4c - .84 acres

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|-----------|----------|-------------------|
| Completed | Proposed | Mixed Use Retail |
| Completed | Proposed | Residential |
| Completed | Proposed | Garages |
| Completed | Proposed | Office |
| | | Hotel |
| | | Flex Distribution |
| | | Retail/Gas |

South Side Works

The Urban Redevelopment Authority of Pittsburgh/City of Pittsburgh





0 0.125 0.25 0.5 Miles



Downtown

South Side Works

Pittsburgh Technology Center

Oakland

Allegheny River

Monongahela River

65

279

279

579

376

30

22

28

376