SS | SOUTHSIDE WORKS



SomeraRoad CBRE

SS W | SOUTHSIDE WORKS

THE REDEFINED RIVERFRONT

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

EASY ACCESSIBILITY TO:

- 3 top universities – Pitt, CMU and Duquesne
- 10 minute drive to the CBD
- 4 minute drive to I-376
- 2,000 feet of riverfront trail access
- 5 minute walk to East Carson Street nightlife
- 7 minute walk to Pittsburgh Innovation District via Hot Metal Bridge



DIRECT LINE TO THE NATION'S BEST TALENT

NEW OWNERSHIP
NEW OPPORTUNITY
NEW ERA

SomeraRoad is redefining the riverfront experience at SouthSide Works by investing $100+ 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.

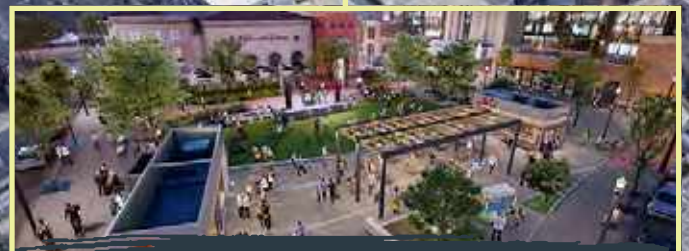
All site improvements are delivering Q3 2022!



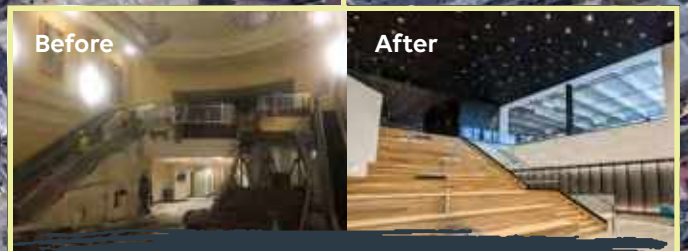
THE PARK – NEW 247-UNIT MULTIFAMILY DEVELOPMENT ON THE RIVERFRONT



BRAND NEW DOG PARK AND BASKETBALL/PICKLEBALL COURTS



NEWLY DESIGNED TOWN SQUARE WITH CONTAINER PARK FOOD VENDORS



THE BOX OFFICE ADAPTIVE REUSE CREATIVE OFFICE SPACE (FORMERLY A MOVIE THEATER)

YOU CAN HAVE IT ALL
WORK-TO-WEEKEND



NOTABLE OFFICE TENANTS

+ Amazon
+ American Eagle (Corporate Headquarters)
+ Fred Rogers Productions
+ General Dynamics
+ University of Pittsburgh
+ UPMC

MULTIFAMILY DEVELOPMENT

+ 1,832 existing units
  - New 247-unit multifamily waterfront building, The Park at SSW, now under construction

SOUTHSIDE *WORKS LIVES SHOPS DINES PLAYS*

- Revitalized Town Square and public gathering areas
- Revitalized retail strategy – lifestyle-centric, local vendors and artisans
- Brand-new dog park featuring a food & beverage concept
- Children's playground
- Public art exhibits and installations
- Refreshed branding and way-finding signage



THE PARK
MULTIFAMILY
DEVELOPMENT

SS | SOUTHSIDE WORKS



CLICK HERE TO VIRTUALLY WALK THE SPACE

THE BOX OFFICE

FLIP THE SCRIPT ON OFFICE SPACE

Complete building redevelopment

66,054 SF of modern, open office design

THE HIGHLIGHT REEL

- Adaptive reuse of the former SouthSide Works Cinema
- 66,054 RSF of creative office space over two levels
- Large, efficient floor plates to accommodate a wide array of office users
- High glass-line ratio
- Extra tall 17 ft. ceilings provide an unparalleled open environment with an abundance of natural light
- Large central communal stair and video wall available for town hall meetings
- Exclusive 2,000± RSF second floor terrace creates an outdoor walkout space for tenants overlooking the soon-to-be renovated Town Square
- Exclusive unique marquee signage opportunity for anchor tenant
- First floor retail bays available
- Core and shell complete!

THE BOX OFFICE



Second floor tenants will enjoy a dedicated outdoor terrace overlooking the reinvented Town Square



The Box Office Lobby will double 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





LEVEL TWO

25,272 RSF Available

Monumental stair and full video wall ideal for town hall meetings

2,000± RSF outdoor patio space, overlooking the town square and heart of SouthSide Works community



Highly efficient floor plates allow for a multitude of design options

LEVEL THREE

40,782 RSF Available

THE BOX OFFICE

Unique tenant identity and building branding opportunities available on building on building marquee sign

Dramatic 360° sightlines from 3rd floor

Highly efficient floor plate with floor-to-ceiling glass windows





BUILDING ONE

CLASS A OFFICE SPACE FOR LEASE

2835 E. CARSON STREET

AVAILABILITY

Second Floor
9,326 RSF (Suite 210)

Creative loft-office space

PROPERTY DETAILS

+ Creative loft-office space
+ 40,619 RSF, three story, Class A office building
+ Exclusive building courtyard
+ Abundant parking steps away
+ Exterior building signage available
+ Close proximity to the Hot Metal Bridge, I-376, and Pittsburgh's University District – Oakland
+ Walking distance to the Three Rivers Heritage Trail





BUILDING ONE

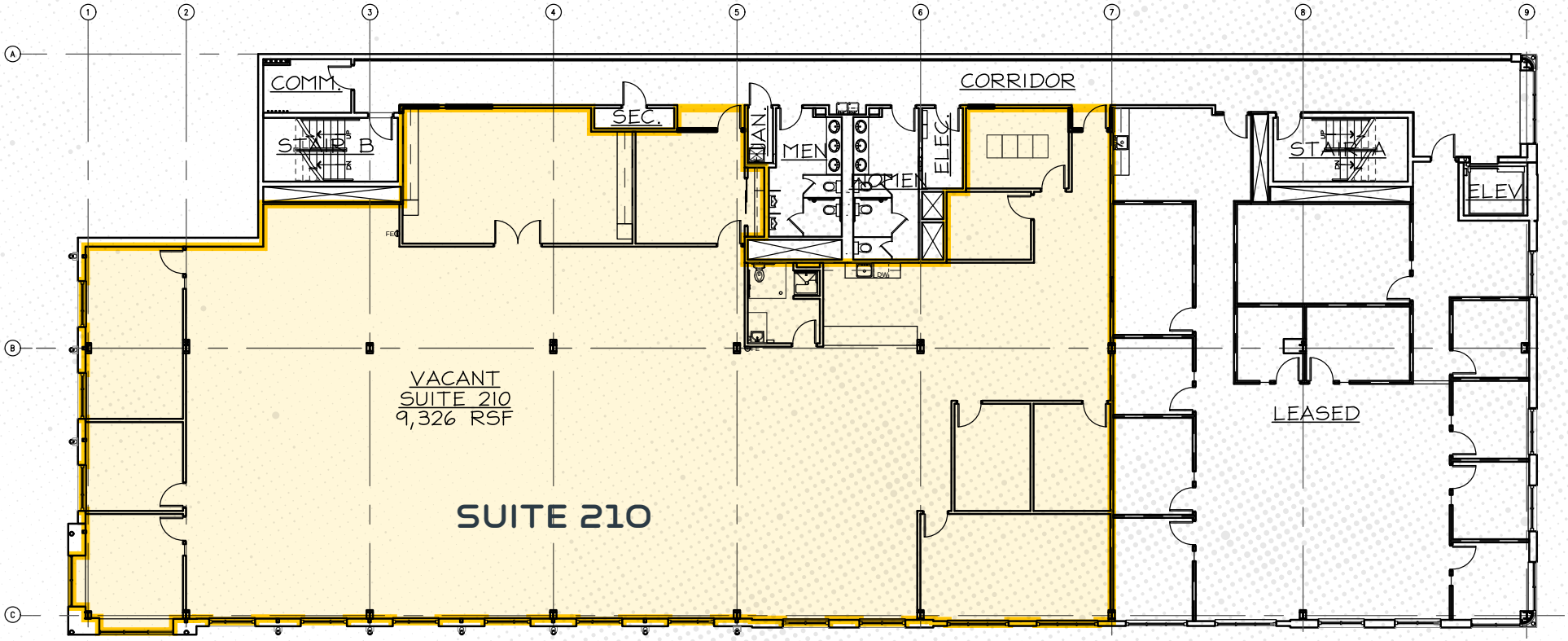


AVAILABILITY

Second Floor
9,326 RSF (Suite 210)

Creative loft-office space





BUILDING TWO

CLASS A OFFICE SPACE FOR LEASE

2730 SIDNEY STREET

AVAILABILITY

Third Floor
20,557 RSF (Suite 330)

Creative loft-office space in shell condition

PROPERTY DETAILS

+ 171,244 RSF, three story, Class A office building
+ LA Fitness on first floor
+ Affordable, abundant parking steps away
+ Exclusive building courtyard, water fountain and outdoor gathering area
+ High glass-line ratio provides abundant natural light to office tenants
+ Highly efficient floor plates
+ Across the street from the newly renovated Town Square, 'The Syd', currently under construction





BUILDING TWO

AVAILABILITY

Third Floor
20,557 RSF (Suite 330)

Creative loft-office space in shell condition



1 FLOOR PLAN
SCALE: 1"=60'





BUILDING THREE

CLASS A OFFICE SPACE FOR LEASE

424 S. 27TH STREET

PROPERTY DETAILS

+ 110,000 RSF, three-story, Class A office building
+ REI on first floor
+ Affordable abundant parking steps away
+ Close proximity to South Side Marina and South Shore Riverfront Park

AVAILABILITY

Creative loft-office space with abundant natural light

Total of 18,032 RSF contiguous between 2nd & 3rd floors (Suites 220 & 320)

Third Floor:
2,384 RSF (Suite 320)
1,398 RSF (Suite 308)

Second Floor:
15,648 RSF (Suite 220)
3,869 RSF (Suite 201)





BUILDING THREE



SECOND FLOOR AVAILABILITY

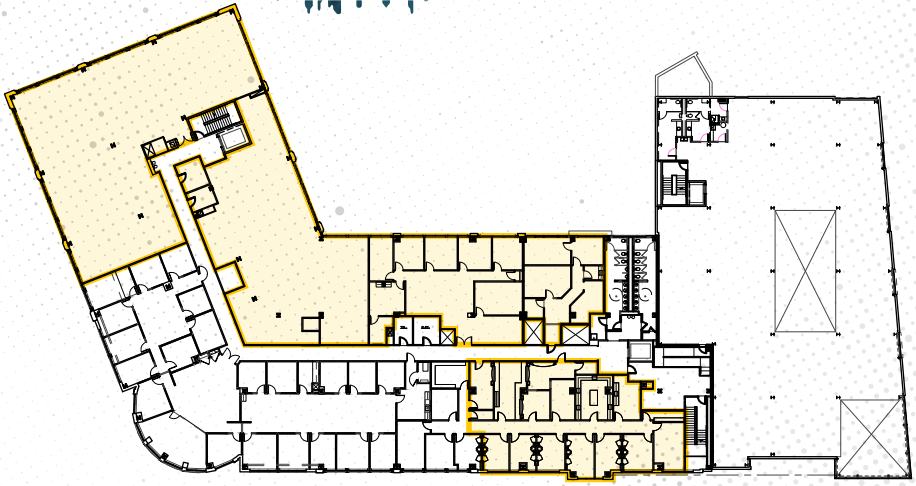
15,648 RSF (Suite 220)

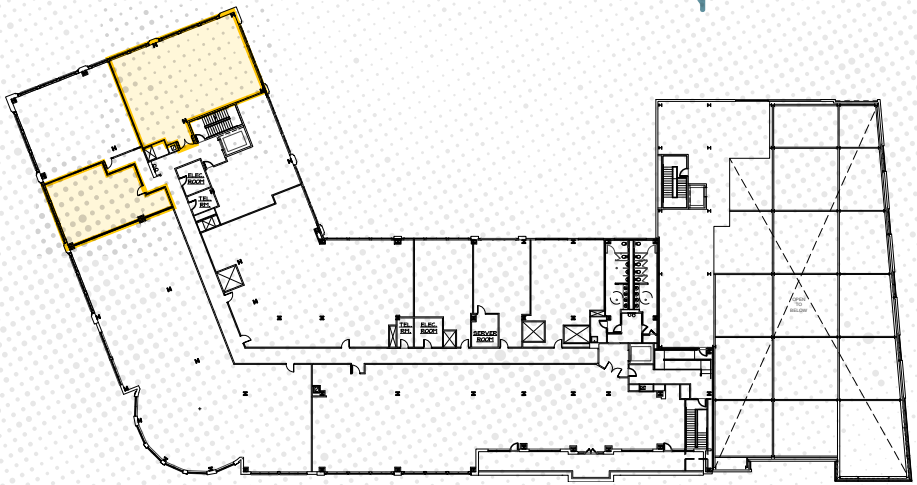
3,869 RSF (Suite 201)

THIRD FLOOR AVAILABILITY

2,384 RSF (Suite 320)

1,398 RSF (Suite 308)





SS | SOUTHSIDE WORKS

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