



CUSHMAN &  
WAKEFIELD



GRANT STREET  
ASSOCIATES, INC.

BUILDING A

INNOVATIVE DESIGN TRANSFORMING PITTSBURGH

# RIDC MILL 19

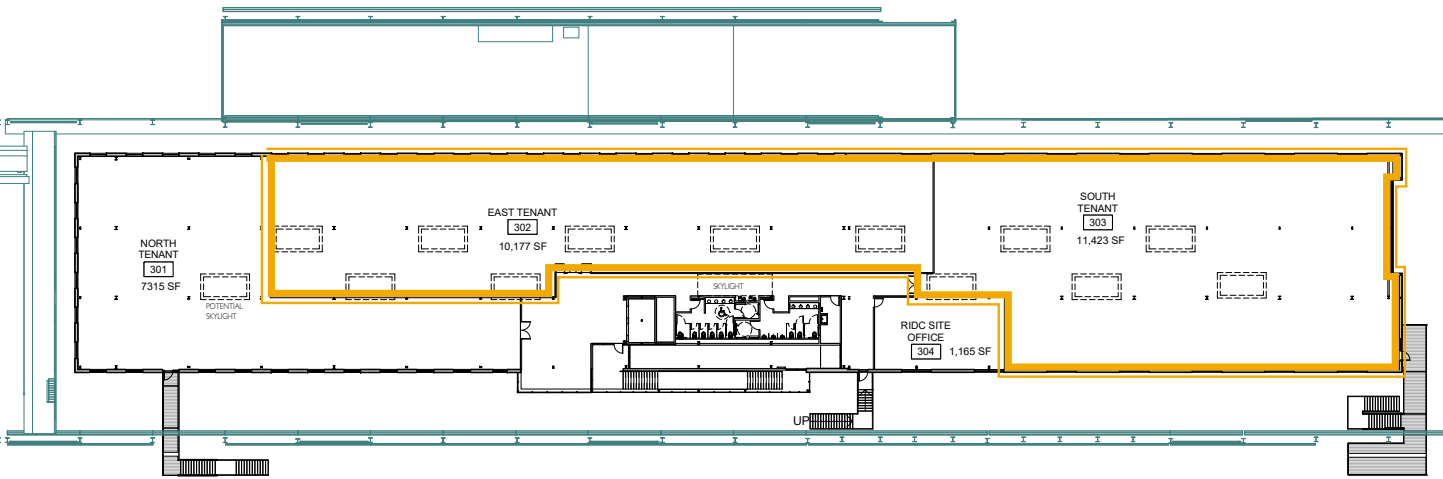
*24,000 RSF office space available now*



PROPERTY FEATURES

Mill 19 is the first phase of development on Hazelwood Green, designed to balance historic form with modern function, creating a one-of-a-kind space for innovative companies.

- 24,000 RSF top floor availability with a flexible floor plate, subdividable to 8,000 RSF
- 3-story, 95,000 SF Class A new construction office/flex building
- Atrium skylights options on the 3rd floor tenant build-out
- The hub of a tech city - an exciting existing tenant roster including Aptiv, Carnegie Mellon University, Advanced Robotics for Manufacturing (ARM) and Catalyst Connection
- Office space with 11’ high ceilings and floor-to-ceiling windows
- One-of-a-kind redevelopment - an iconic Pittsburgh site transformed
- Secured building lobby
- Riverfront trail access (walk, run, bike, blade)
- Beautiful public gathering areas and outdoor event space available
- Infinity sky deck with views of downtown Pittsburgh
- Dedicated bike lanes established throughout Hazelwood Green, with bike racks on-site
- Parking ratio of 4 per 1,000 SF
- Bus route #57 on-site



24,000 RSF 3rd floor availability

HAZELWOOD GREEN

The Hazelwood Green development site is envisioned as a place where people thrive, new ideas are forged, and the ecological condition is regenerated.

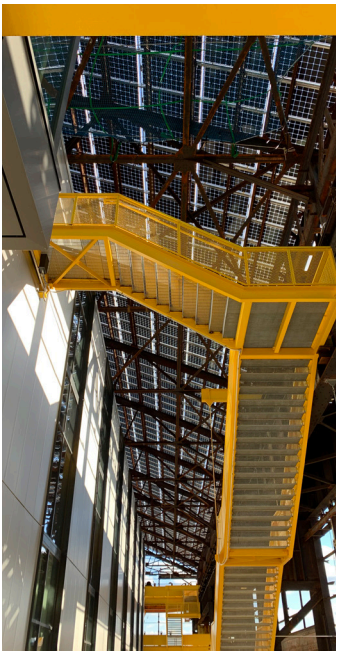
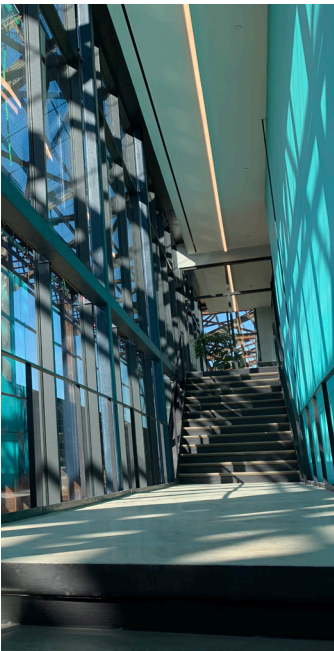
-Almono Limited Partnership



SUSTAINABLE DESIGN

Mill 19 is a beacon of sustainability with LEED Gold Standard design.

- Solar panel roof provides on-site electricity for 2/3 of the entire complex
- High-performance envelope for thermal efficiency and up to 96% daylight autonomy
- Recycled storm water drainage system and rooftop water reuse system





## LOCATION & AMENITIES

15 minutes from Downtown Pittsburgh, Mill 19 is nestled between South Side and Oakland, ideally situated with easy access to I-376.



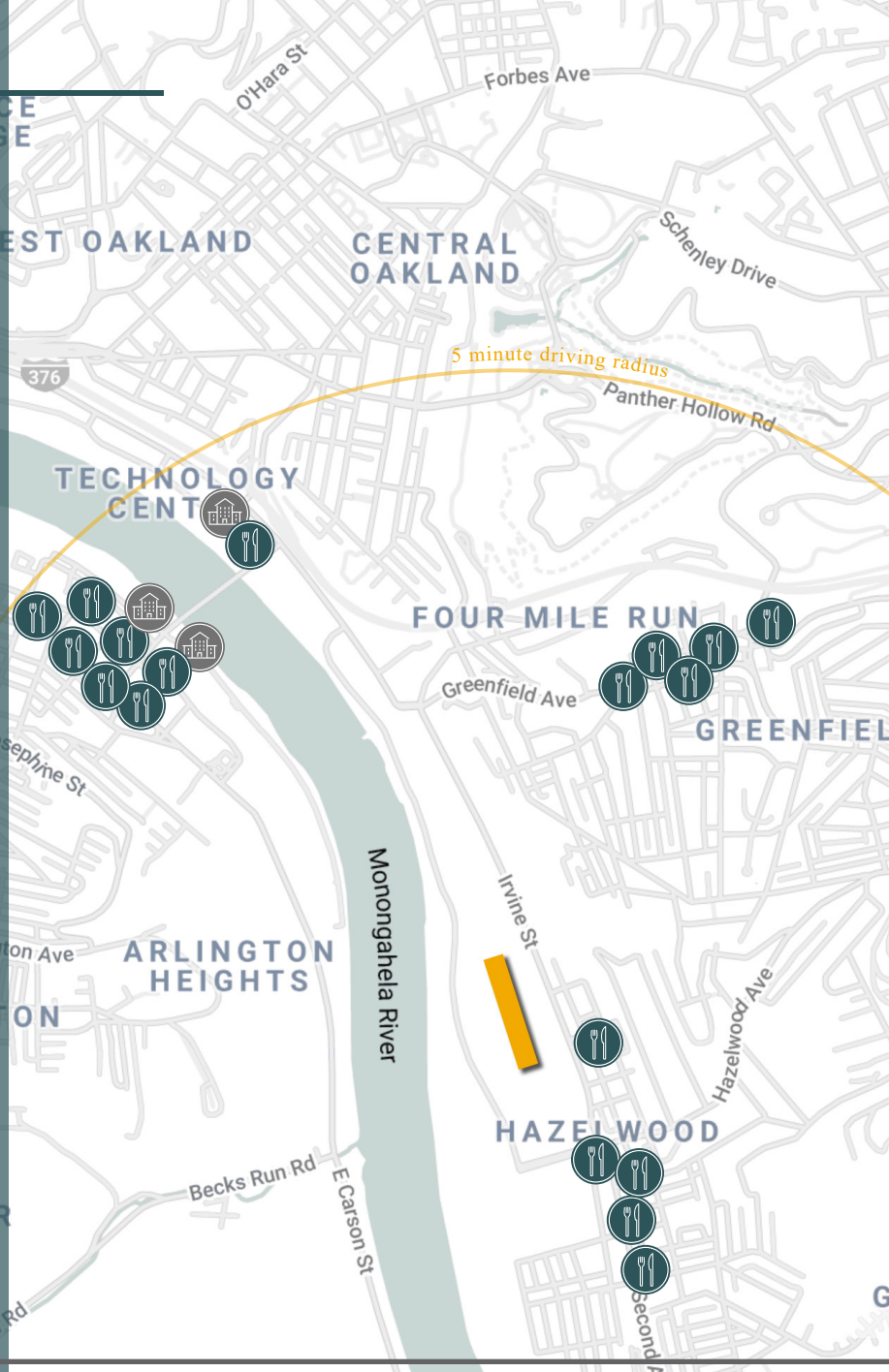
Restaurants within a 5 minute drive:

- John Woods House
- Jozsa Corner
- C&D's Kitchen
- Community Kitchen Pittsburgh
- Pittsburgh Fish & Chicken
- 61Z Cafe
- Italian Village Pizza
- Big Jim's
- Capezzutto's Pizza
- Yesterday's Bar & Grill
- Staghorn Garden Cafe
- Hough's Taproom & Brewpub
- Rialto Pizza
- Eliza Restaurant and Lounge
- The Cheesecake Factory
- Hofbrauhaus Pittsburgh



Lodging within a 5 minute drive:

- Hotel Indigo Pittsburgh
- Hyatt House Pittsburgh
- SpringHill Suites by Marriott



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## RIDC MILL 19

### LEASING CONTACTS

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