

FORGING THE FUTURE

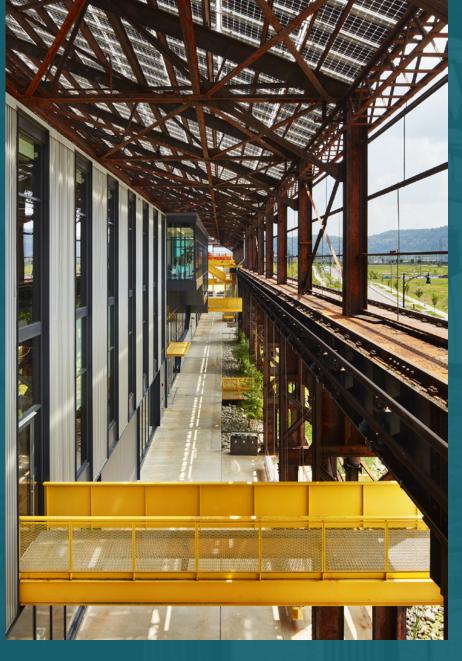
1. Trailer 1

117,534 SF OFFICE/TECH FLEX Available For Lease

4501 Lytle Street • Pittsburgh PA 15207

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Three new LEED Gold Buildings positioned within the steel skeleton of a former roll mill, together crowned with the largest sloped roof solar installation in out country, RIDC Mill 19 reminds us of our city's past while showcasing its prominent future.

Today,

RIDC Mill 19 is home to Pittsburgh's most innovative minds such as CMU's Advanced Robotics for Manufacturing (ARM), CMU Manufacturing Futures Institute, and Motional.

Creating spaces and places that transform tomorrow, today.

RIDC Mill 19's alignment with ESG principles are more apparent than any development in the region.

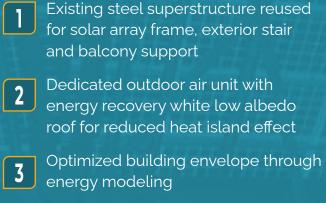




Pittsburgh's leader in ESG.

Features include a 2 MW rooftop solar array, LEED Gold Certification, salvaged steel re-use, dedicated outdoor air unit with energy recovery, all electric high efficiency central heating and cooling, and rainwater recycling systems.

8



No fossil fuel combustion – all electric high-efficiency central heating/cooling plant

Optimized cooling tower cycles



12

Responsible construction waste management

Low flow fixtures for water use reduction & flush fixture rainwater reuse system



7

Rainwater harvesting collection, filtration/reuse system – 50,000 gallons



Design and construction guidelines for sustainable tenant improvement

Daylight light analysis for increased spatial daylight autonomy

Priority of materials given to products with environmental product declarations, recycled content, or other sustainable attributes



2 MW solar array

Quality views directly to outside



25,000 storm water detention system for additional on site management and reuse



Infiltration rain garden for storm water management



Salvaged steel re-use for site furnishings



Exterior light pollution reduction



Bicycle parking/connectivity to bicycle network



16 Extensive open space and public areas integrated Extensive open space for landscape

LEED Gold neighborhood development

Regenerative ecological native planting on a reclaimed & redeveloped brown field site

The Right Place at **The Right Time.**

RIDC Mill 19 and Hazelwood Green are surrounded by so many destination amenities, including new restaurants, experiential retail and shopping at Southside Works, South Side Marina, Hazelwood Bike Trail, University of Pittsburgh, Carnegie Mellon University. Hot Metal Bridge

MOT METAL SHORES

Pittsburgh's life-science and tech hub, which includes:

Southside Works Entertainment District



Entertainment
Retail
Dining
Residential

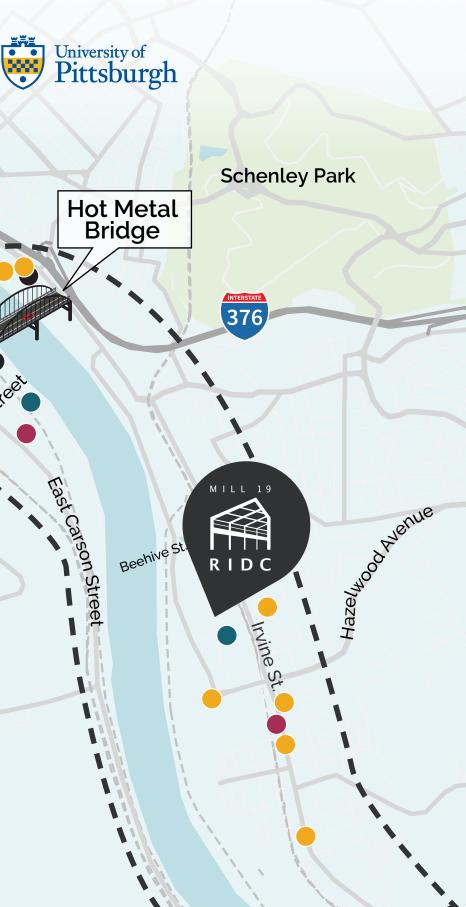
Sidney Street

376

East Carson

Street





Renowned Architecture **Meets Functionality**

A building within a building, RIDC Mill 19 is comprised of three new LEED Gold buildings, positioned within the steel skeleton of a former mill that's topped with the largest sloped roof solar panel in the country.



Building A: 95,000 SF

Class A Office/Tech Flex 16,018 SF Available Built 2019

Tenants

CMU College of Engineering Advanced Robotics for Manufacturing (ARM) CMU Manufacturing Futures Institute Catalyst Connection



Class A Tech/Flex

Building B: -Fully Leased: 63,000 SF

Tenant Motional AD. Inc



Infinity sky deck



Expansive outdoor public and green spaces



Outdoor amphitheater

Riverfront bike trail access including on-site bike racks







Showers

Abundant parking 14' 6" high ceilings





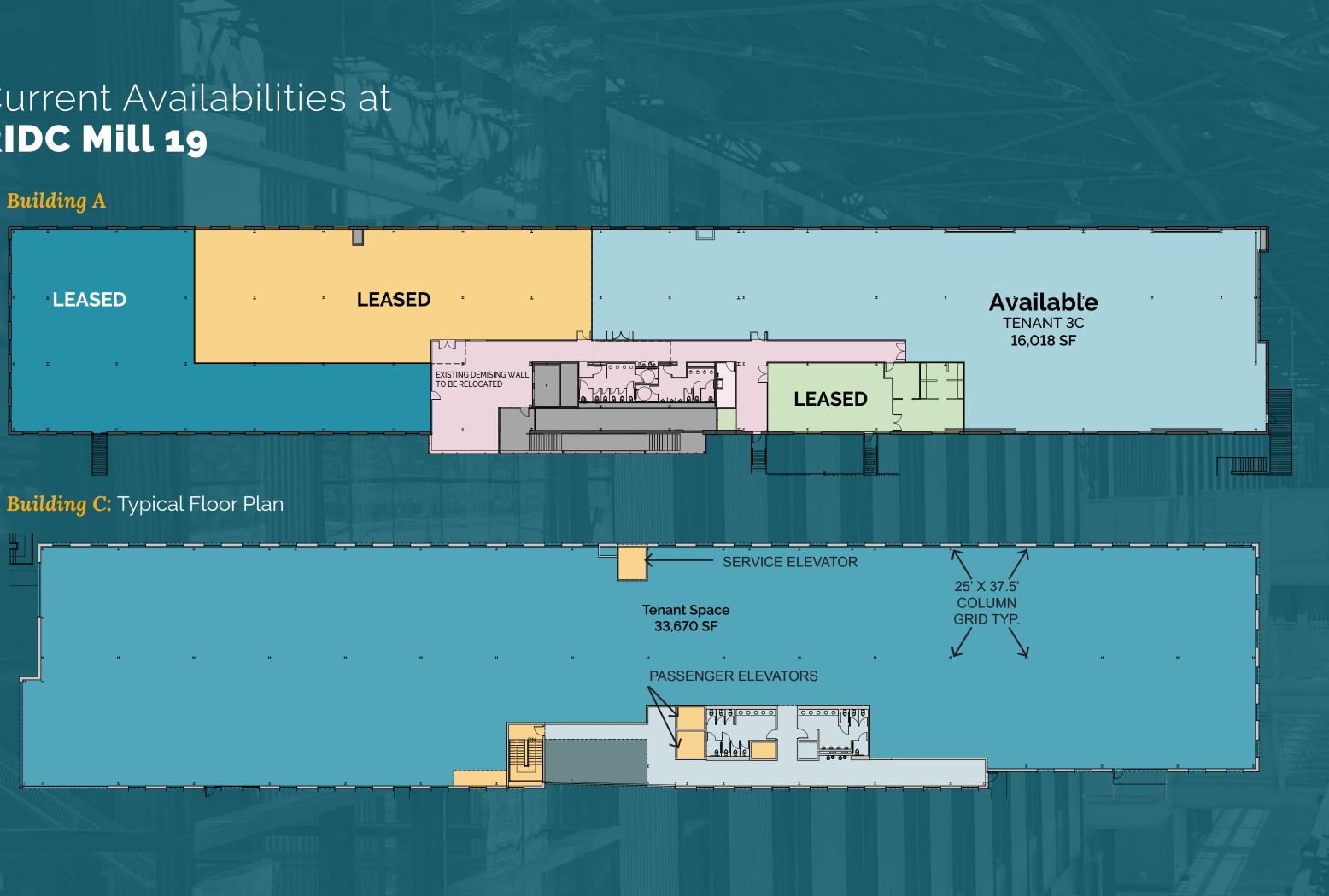


Floor-to-ceiling windows



Loading docks and drive-ins available

Current Availabilities at RIDC Mill 19





The Buzz on RIDC Mill 19

Research and innovation are what we do best at Carnegie Mellon University. We will be fortified by the partnerships and community surrounding Mill 19. Michael McQuade, VP for Research,

Mill 19 gives us a home to prototype and advance tecnologies.

Brett Lambert, Chair, Board of Directors, CMU Advanced Robotics and Manufacturing

> Mill 19 at Hazelwood Green represents both our storied past and the promise of the region's future as a global innovation leader. Farnam Jahanian, President, Carnegie Mellon University

Carnegie Mellon University Robotics for Manufacturing (ARM)

> Mill 19 will serve to further the vision of transforming manufacturing and Catalyzing economic development in Pittsburgh. Sandrea DeVincent Wolf,

Executive Director. Manufacturing Futures Initiative (MFI)



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