

MILL 19



RIDC



FORGING THE FUTURE

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 the 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.

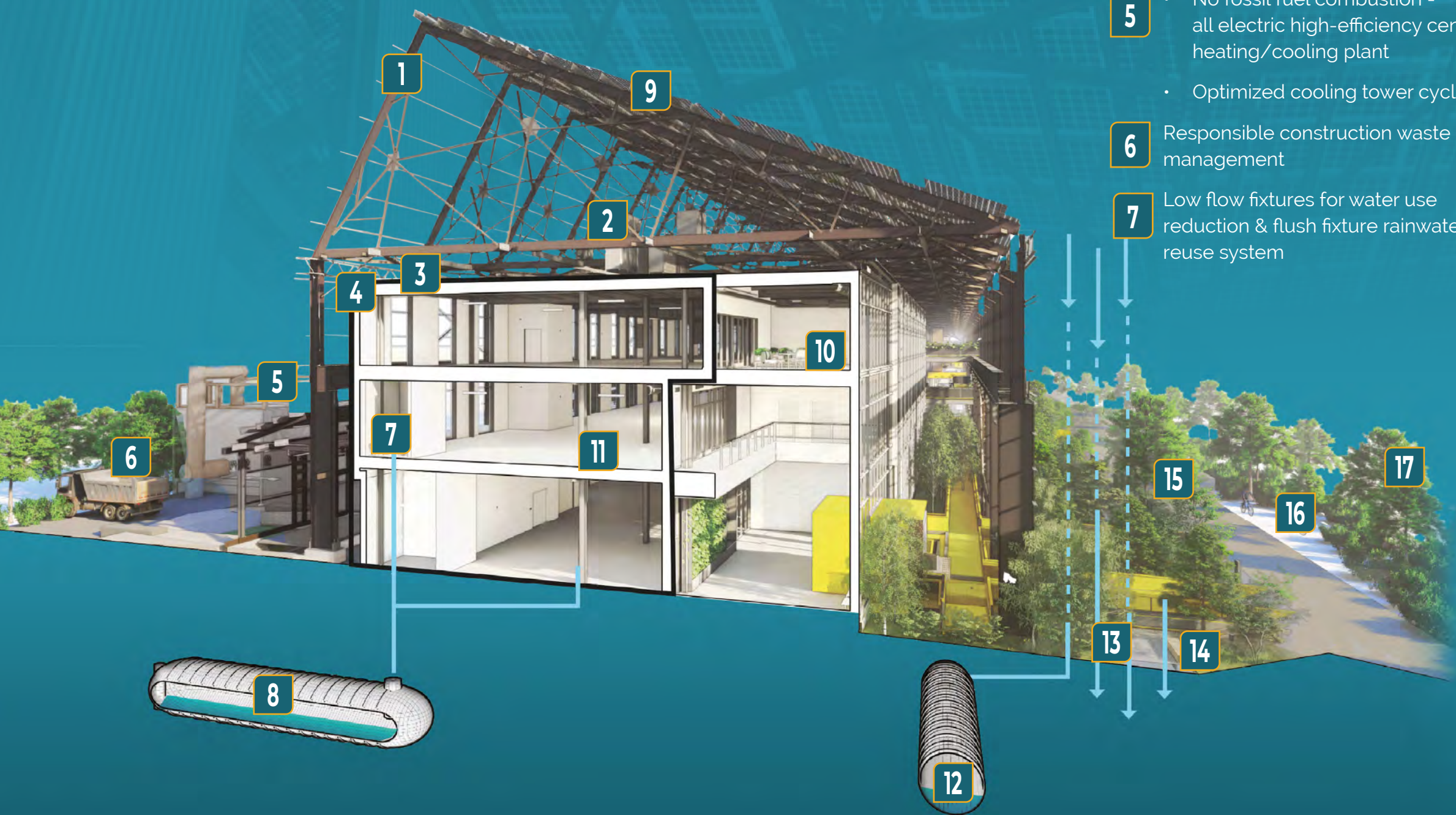
Creating spaces and places that transform tomorrow, today.

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 reuse, dedicated outdoor air unit with energy recovery, all electric high efficiency central heating and cooling, and rainwater recycling systems.



1 Existing steel superstructure reused for solar array frame, exterior stair and balcony support

2 Dedicated outdoor air unit with energy recovery

3 White low albedo roof for reduced heat island effect

4 Optimized building envelope through energy modeling

5

- No fossil fuel combustion - all electric high-efficiency central heating/cooling plant
- Optimized cooling tower cycles

6 Responsible construction waste management

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

8 Rainwater harvesting collection, filtration/reuse system - 75,000 gallons

9 2 MW solar array

10 Quality views directly to outside

11

- Design and construction guidelines for sustainable tenant improvement
- Light analysis for increased spatial daylight autonomy
- Priority of materials given to products with environmental product declarations, recycled content, or other sustainable attributes

12 25,000 gallons storm water detention system for additional on-site management and reuse

13 Infiltration rain garden for stormwater management

14 Salvaged steel re-use for site furnishings

15 Exterior light pollution reduction

16 Bicycle parking/connectivity to bicycle network

17

- Extensive open space for landscape and public areas integrated
- LEED certified Platinum neighborhood development
- Regenerative ecological native planting on a reclaimed & redeveloped brownfield site

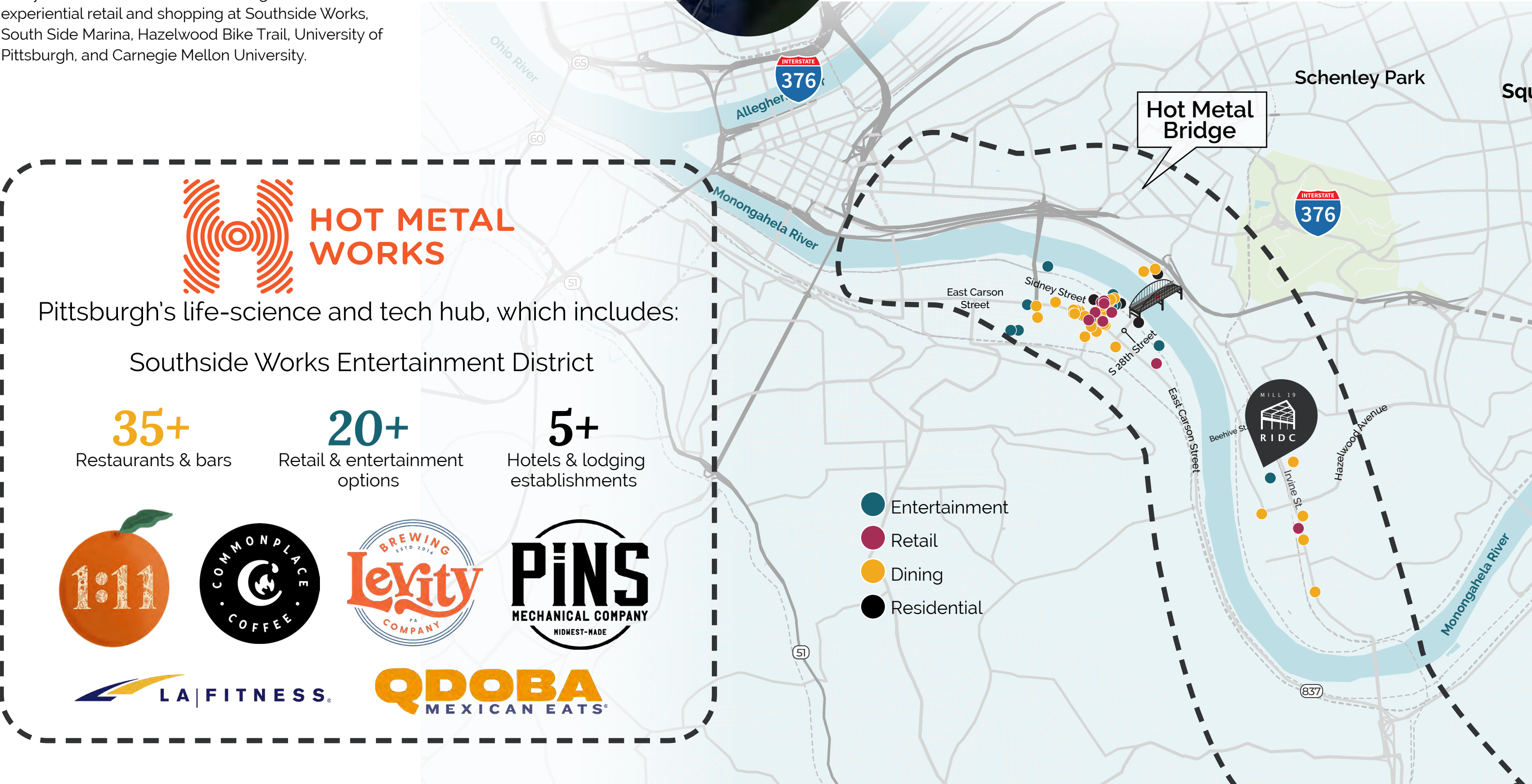
The Right Place at The Right Time.

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



Hot Metal Bridge

Carnegie Mellon University



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

Southside Works Entertainment District

35+

Restaurants & bars

20+

Retail & entertainment options

5+

Hotels & lodging establishments



- Entertainment
- Retail
- Dining
- Residential

Hazelwood Green

Continuous Growth



Pitt BioForge
in construction



Carnegie Mellon RIC
in construction



Multi-Family
planned



Meet RIDC Mill 19's Newest Neighbors

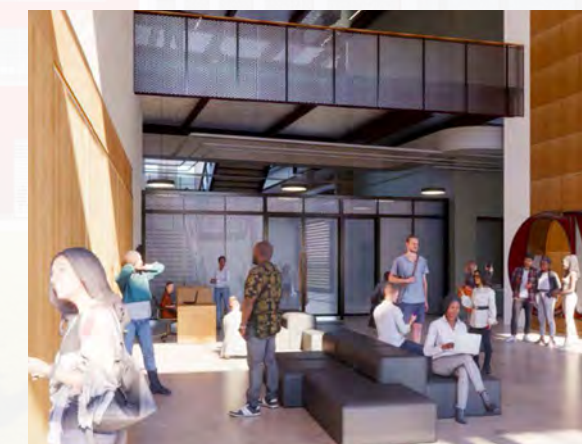
PITT BIOFORGE

The University of Pittsburgh's BioForge, a 185,000 SF state-of-the-art biomanufacturing facility, will spark novel cell and gene treatments and therapies from concept to market. Equipped with advanced high-tech manufacturing, wet lab, and incubation spaces—and anchored by cutting-edge biomanufacturer ElevateBio—it's a catalyst for medical breakthroughs and patient care innovations.



CMU ROBOTICS INNOVATION CENTER

Through 150,000 square feet of research space and dedicated areas for robotics testing, the RIC brings together fundamental and applied robotics research in a dynamic and adaptive environment, working across traditional disciplinary boundaries to tackle future challenges. The facility will also provide opportunities for the community to engage with roboticists and to learn about robotics and artificial intelligence.



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
YKK

Building C: 93,940 SF Available

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



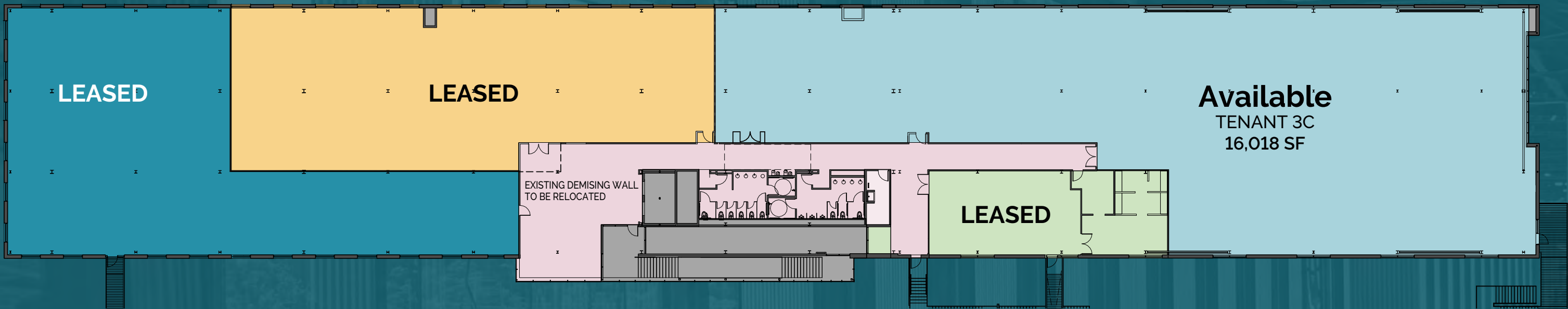
Floor-to-ceiling
windows



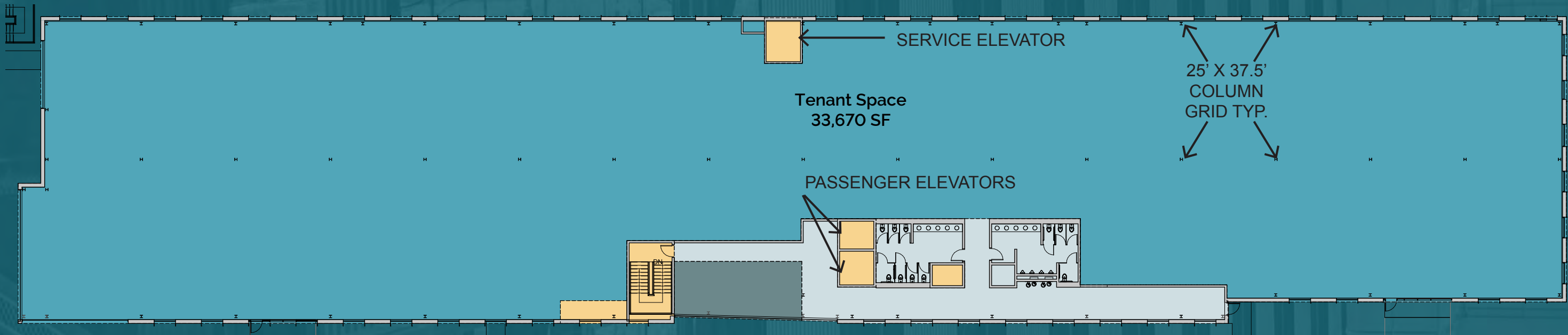
Loading docks and
drive-ins available

Current Availabilities at RIDC Mill 19

Building A



Building C: Typical Floor Plan





The **Buzz** on **RIDC Mill 19**

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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,
Carnegie Mellon University
Robotics for Manufacturing (ARM)

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

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

“

Mill 19 will serve to further the vision of transforming manufacturing and catalyzing economic development in Pittsburgh.

Sandra DeVincent Wolf,
Executive Director,
Manufacturing Futures
Institute (MFI)

“

Mill 19 at Hazelwood Green represents both our storied past and the promise of the region's future as a global innovation leader.

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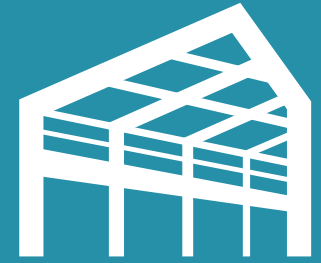
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