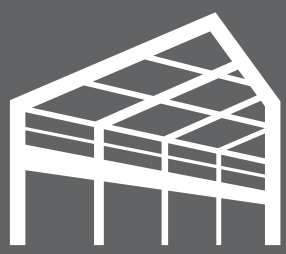


REVOLUTIONARY CHANGE

M I L L 19



R I D C

4501 LYTTLE STREET
PITTSBURGH, PA 15207

Innovative Design

Transforming Pittsburgh



The RECLAMATION of MILL 19

KEY FACTS



Offices: 11' High
Ceilings



Floor-to-Ceiling
Windows



Secured Building
Lobby



On-Site Bike
Racks



Parking Ratio
of 3:1000



Drive-In Door
Access



Just a few years ago, **Mill 19** was a 1,500-foot-long rusting metal shell of a steel mill sitting abandoned along the Monongahela River. Now, Mill 19 is a one-of-a-kind transformation of an iconic Pittsburgh landmark into an advanced research and development center. Three Class A office/flex buildings are nested inside the existing steel superstructure and under the largest sloped roof solar panel installation in the U.S. The property's amenities include an infinity sky deck with views of downtown Pittsburgh, riverfront trail access and outdoor public gathering spaces.

The HISTORY of MILL 19



Built circa 1943 by Jones & Laughlin Steel Corporation to house munitions production during World War II, Mill 19 became a powerhouse of steel production throughout the middle decades of the 20th century. In the 1970s, LTV Steel took control of the building and used it to store coke oven brick. However, after 30 years the Hazelwood operations entered a slow decline until a complete collapse of the steel industry in the 1980s.



1950s



2000s

The DEVELOPMENT SURROUNDING MILL 19

HAZELWOOD GREEN

Hazelwood Green is a mixed-use development located along the Monongahela River in the Greater Hazelwood neighborhood of Pittsburgh. As a former steel mill site, Hazelwood Green is envisioned as a place where a riverfront urban brownfield is transformed into a center of innovation and a new model for economic development in Pittsburgh. With an eventual 4.3 million square feet of commercial space and 3.6 million square feet of residential, the development will serve as a place where research, culture and industry co-exist.

THE PLAZA

2-acre outdoor public space for concerts, festivals and more

HAZELWOOD TRAIL

1.9-mile riverfront pedestrian and bicycle connection

178 ACRES TOTAL

17% of acreage reserved for public space



The CONVENIENT LOCATION of MILL 19

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

WITHIN A 5-MINUTE RADIUS

RESTAURANTS

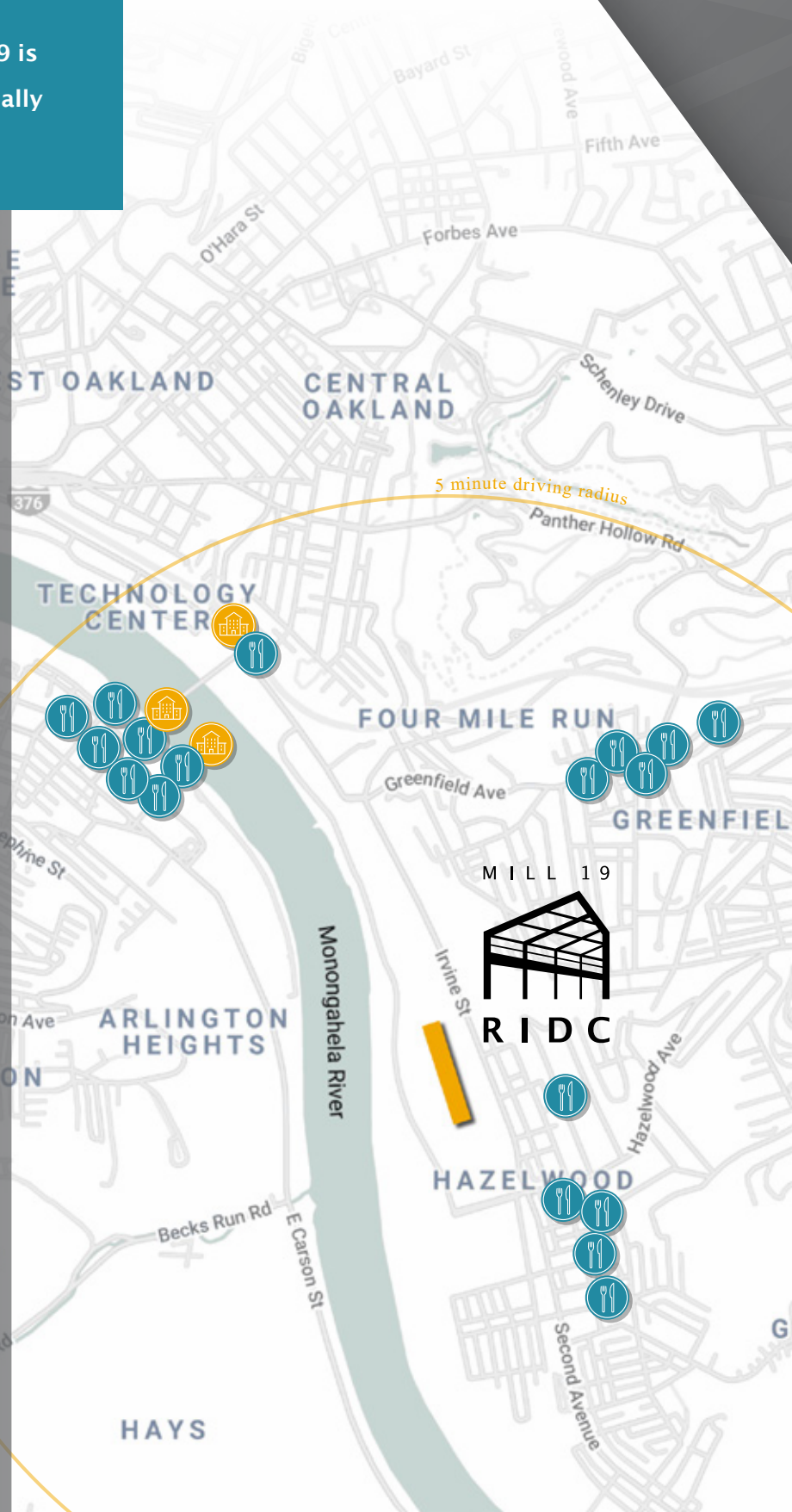


- John Woods House
- Jozsa Corner
- C&D's Kitchen
- Community Kitchen Pittsburgh
- Pittsburgh Fish & Chicken
- 61Z Cafe
- Italian Village Pizza
- Big Jim's
- Capezzutto's Pizza
- Yesterday's Bar & Grill
- Staghorn Garden Cafe
- Hough's Taproom & Brewpub
- Rialto Pizza
- Eliza Restaurant and Lounge
-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

LODGING



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



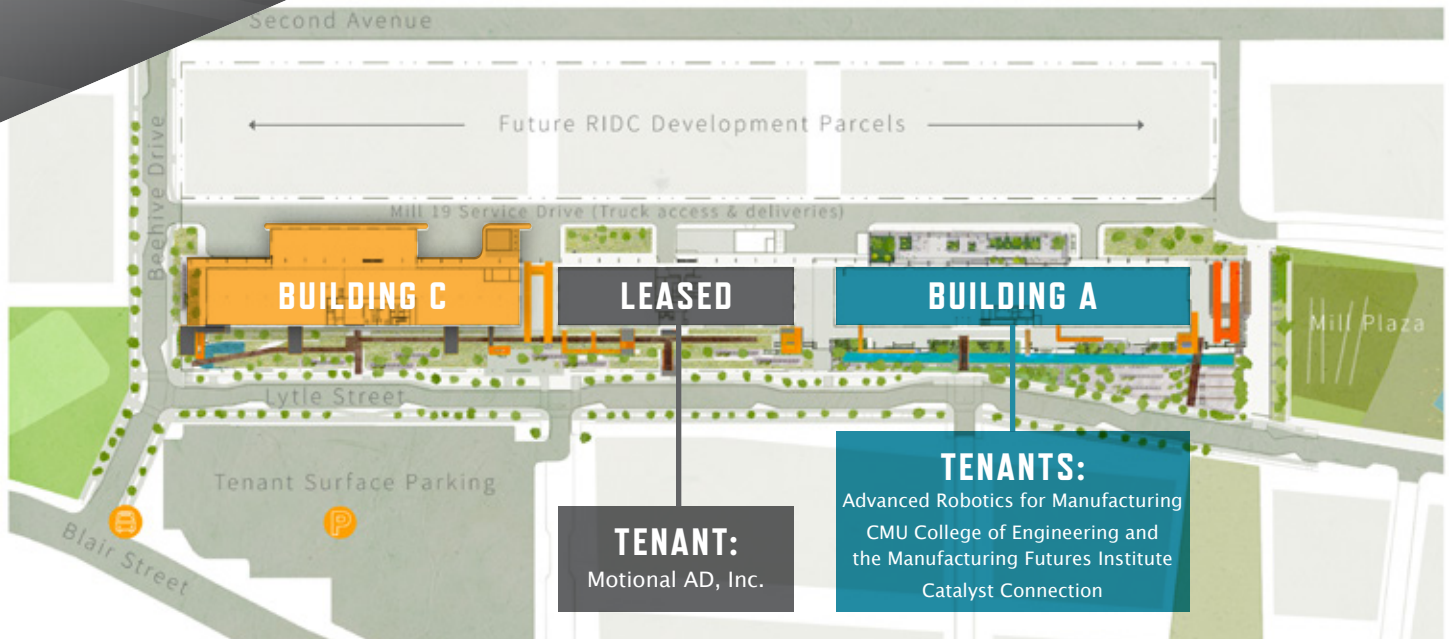
The SPACE AVAILABLE at MILL 19



3:1000 parking ratio
@ \$100/month per space



PAT Bus #57 on-site



BUILDING C

- 97,000 SF Class A office/flex/R&D space available.
- To be delivered: End of 2022.
- 3-stories.
- Floor-to-ceiling windows throughout.
- 9'11" to 14'6" ceilings and optional drive-in door access.



BUILDING A

- 23,500 RSF office space available now.
- Opened in September 2019.
- 3-stories.
- 95,000 SF Class A office/flex building.



The BUZZ ABOUT MILL 19

Future Site Investments by Pitt and CMU College of Engineering and the Manufacturing Futures

Institute will build a technological ecosystem at Mill 19, leading the region's transformation into a life sciences powerhouse.

- BioForge: a 200,000 – 250,000 SF cutting-edge biomedical research facility
- A new robotics innovation center
- An Institute focused on advanced materials 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

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

Brett Lambert, Chair, Board of Directors, Advanced Robotics for Manufacturing (ARM)

“**Research and innovation** are what we do best at Carnegie Mellon University. We will be **fortified by the partnerships and community** surrounding Mill 19.”

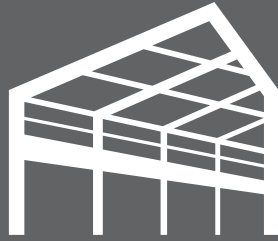
Michael McQuade, VP for Research, Carnegie Mellon University

“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)

SVlabs (Global Silicon Valley) signed a long-term lease for its HUB in the Hazelwood Green Roundhouse.

M I L L 1 9



R I D C

4501 LYTLÉ STREET
PITTSBURGH, PA 15207

Innovative Design Transforming Pittsburgh

For more information, please contact:

ROB GEIGER
412 391 2610
rob.geiger@cushwake.com

ALEX RUCK
412 697 1676
alex.ruck@cushwake.com



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.