

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.



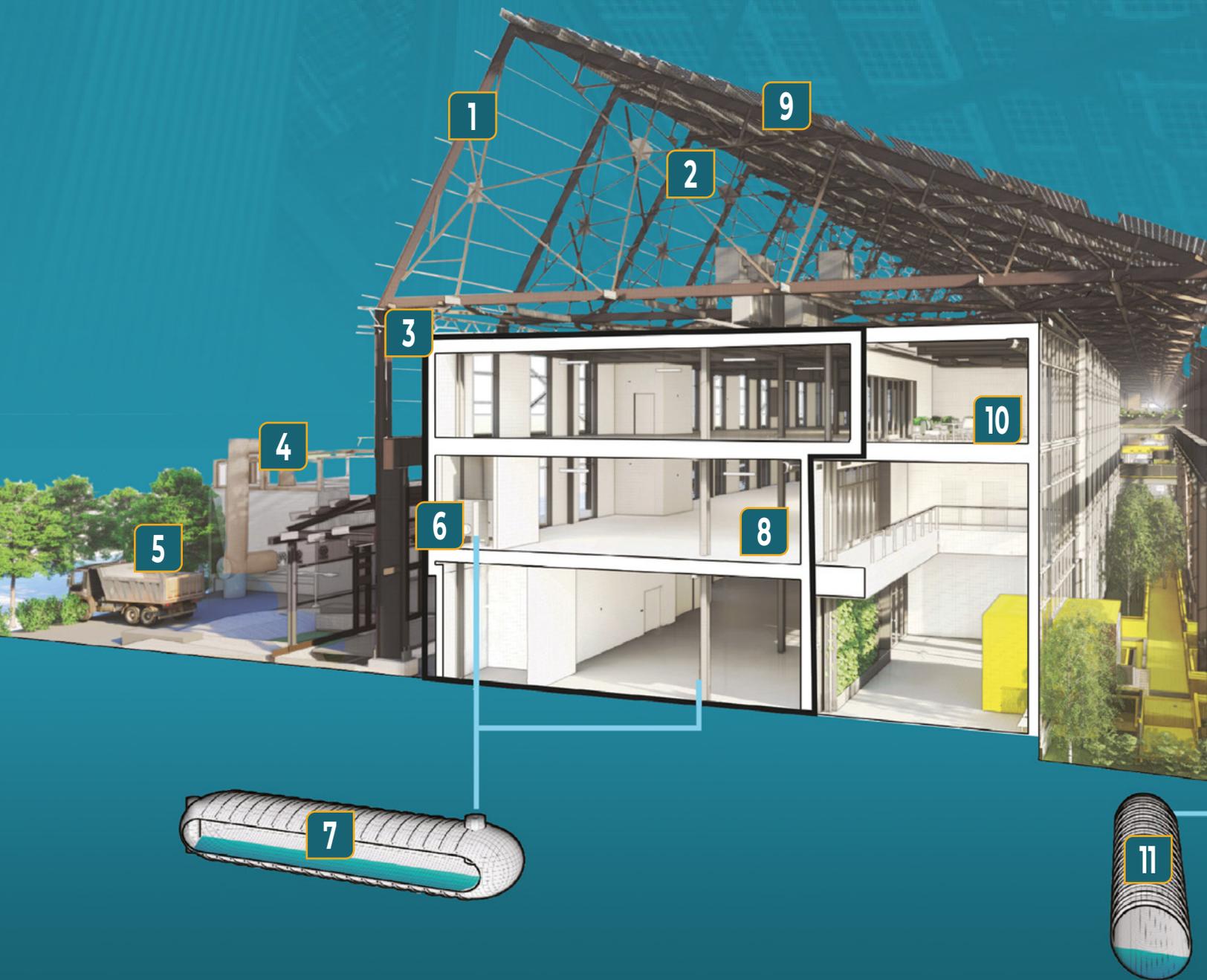
Creating spaces and places that transform tomorrow, today.

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 white low albedo roof for reduced heat island effect

3 Optimized building envelope through energy modeling

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

Optimized cooling tower cycles

5 Responsible construction waste management

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

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

8 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

9 2 MW solar array

10 Quality views directly to outside

11 25,000 storm water detention system for additional on site management and reuse

12 Infiltration rain garden for storm water management

13 Salvaged steel reuse for site furnishings

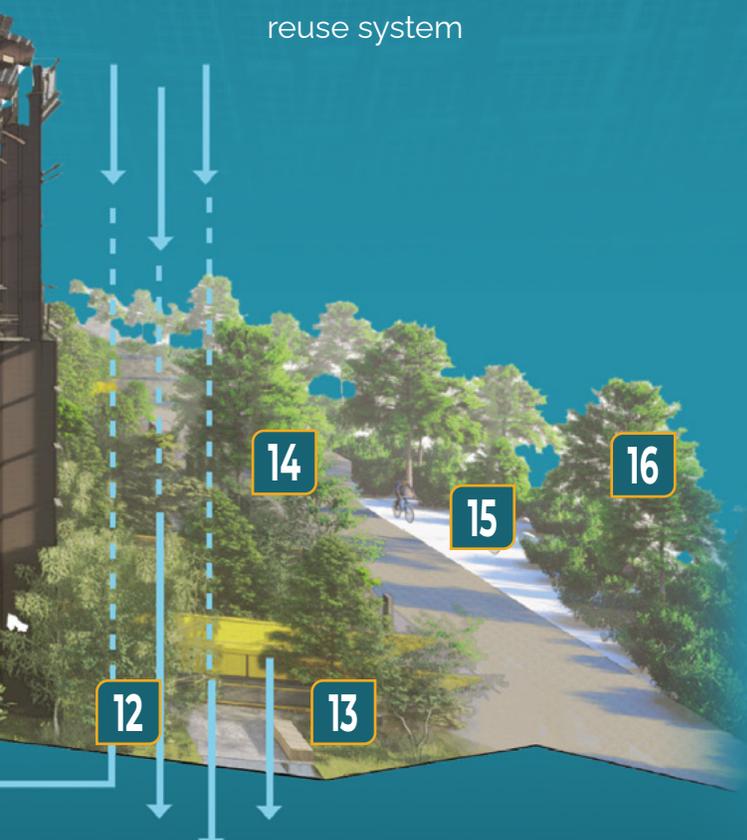
14 Exterior light pollution reduction

15 Bicycle parking/connectivity to bicycle network

16 Extensive open space for landscape and public areas integrated

LEED Gold neighborhood development

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





Hot Metal Bridge

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 SHORES

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

Southside Works Entertainment District

35+

Restaurants & bars

20+

Retail & entertainment options

5+

Hotels & lodging establishments





Carnegie Mellon University

University of Pittsburgh

Schenley Park

Hot Metal Bridge

INTERSTATE 376

INTERSTATE 376

East Carson Street

Sidney Street

S 28th Street

East Carson Street

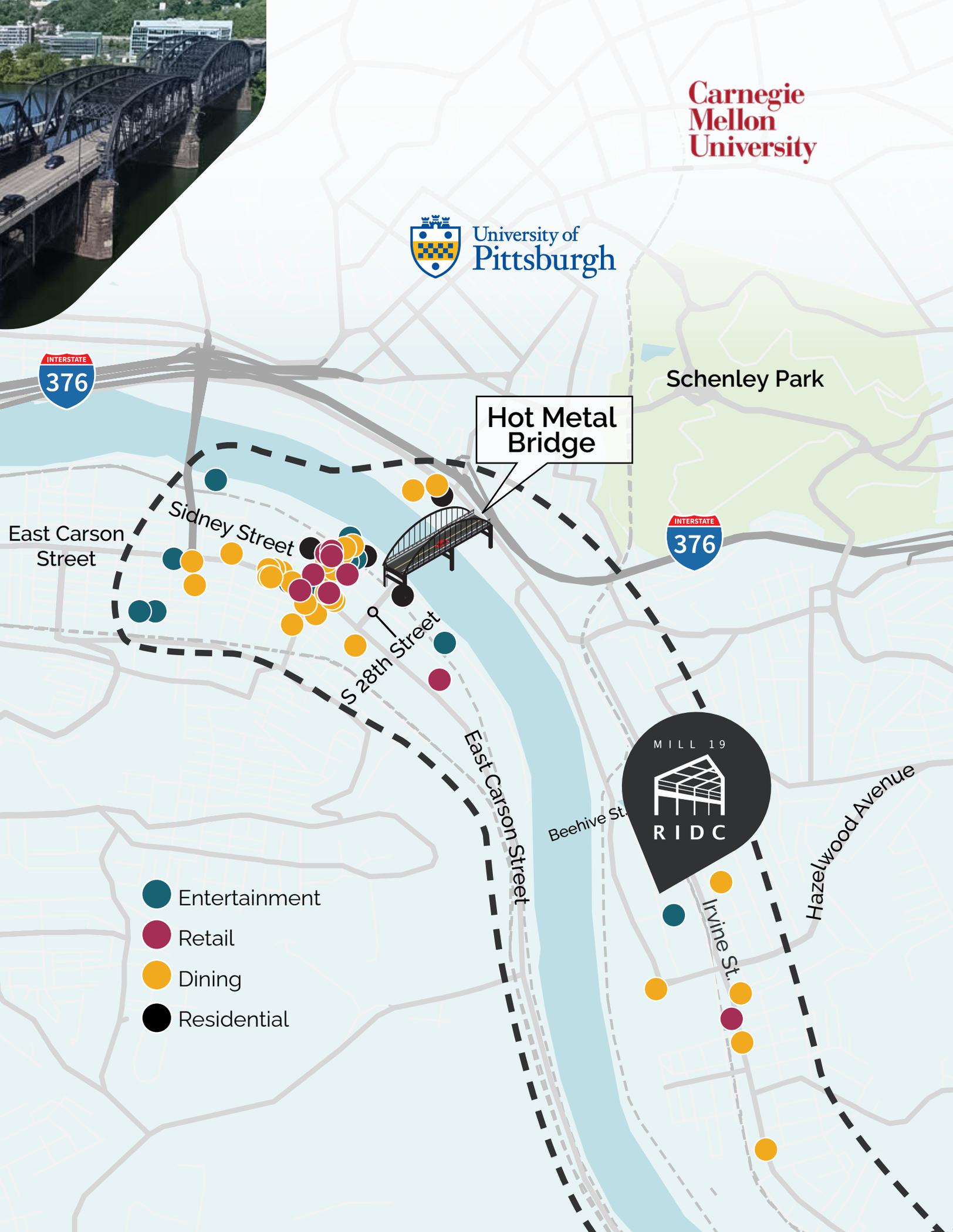
Beehive St.



Irvine St.

Hazelwood Avenue

- Entertainment
- Retail
- Dining
- Residential



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 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



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



Showers



Abundant parking



14' 6" high ceilings



Floor-to-ceiling
windows



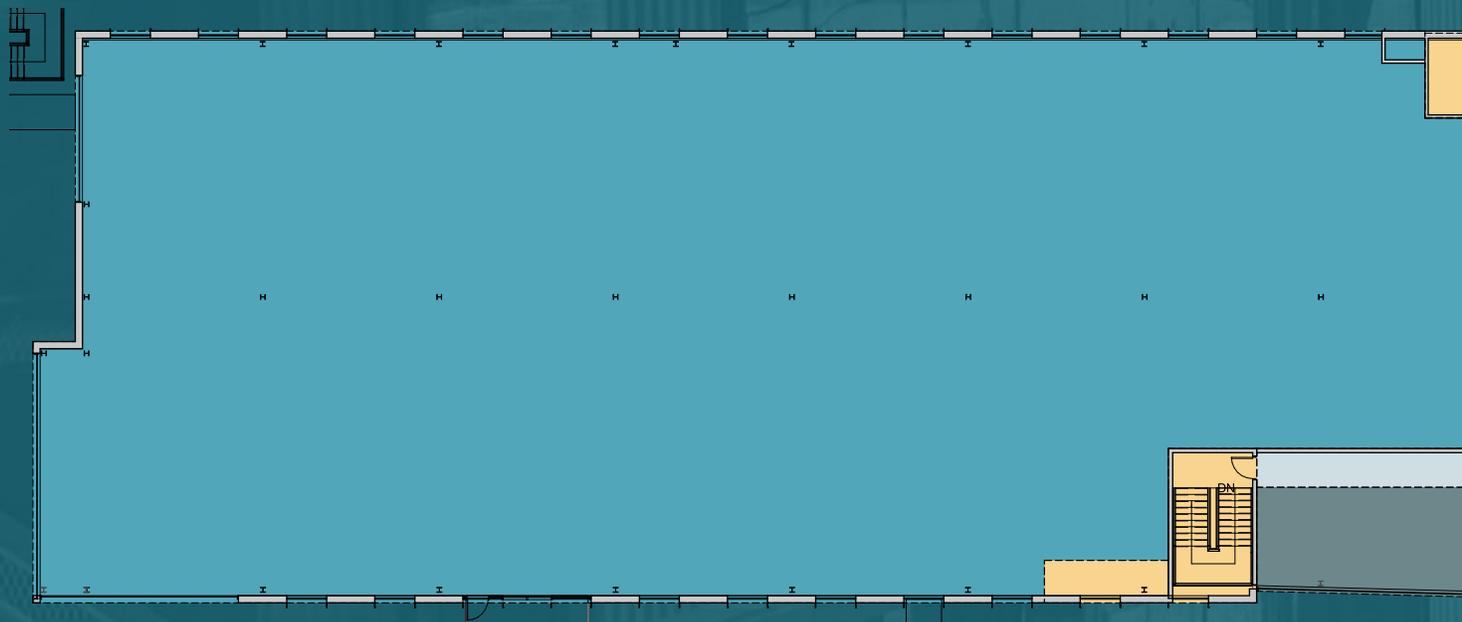
Loading docks and
drive-ins available

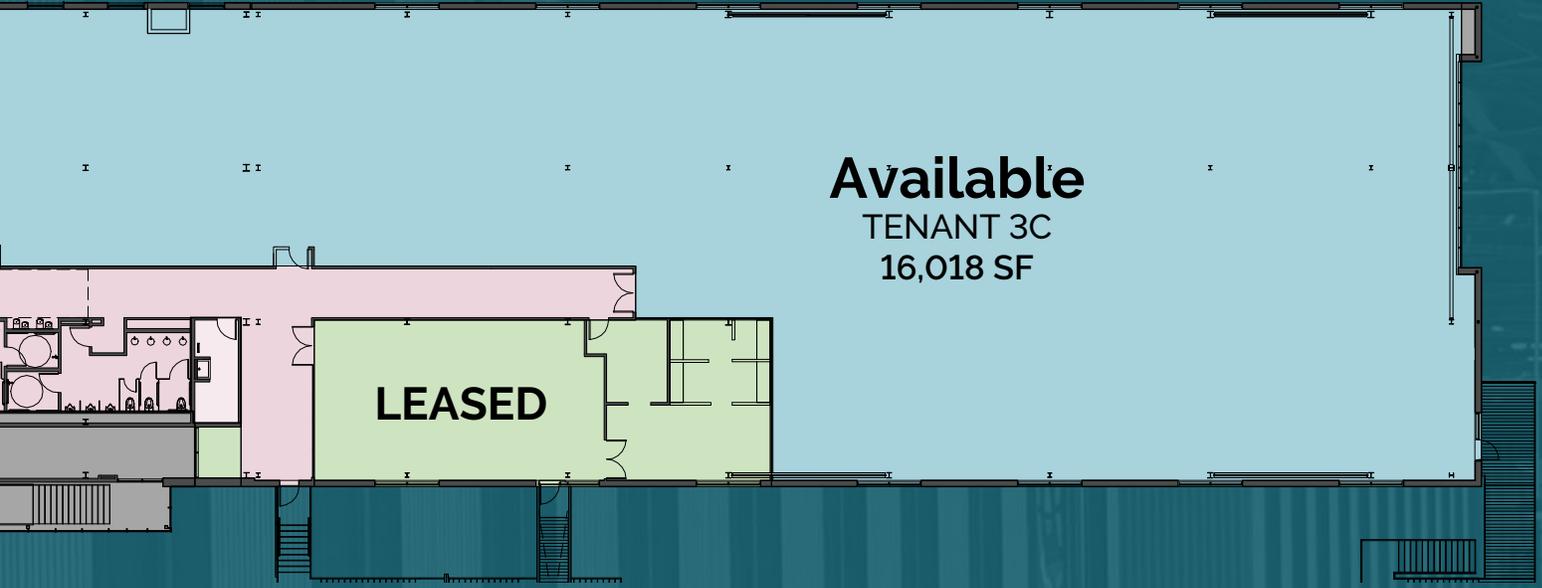
Current Availabilities at **RIDC Mill 19**

Building A



Building C: Typical Floor Plan



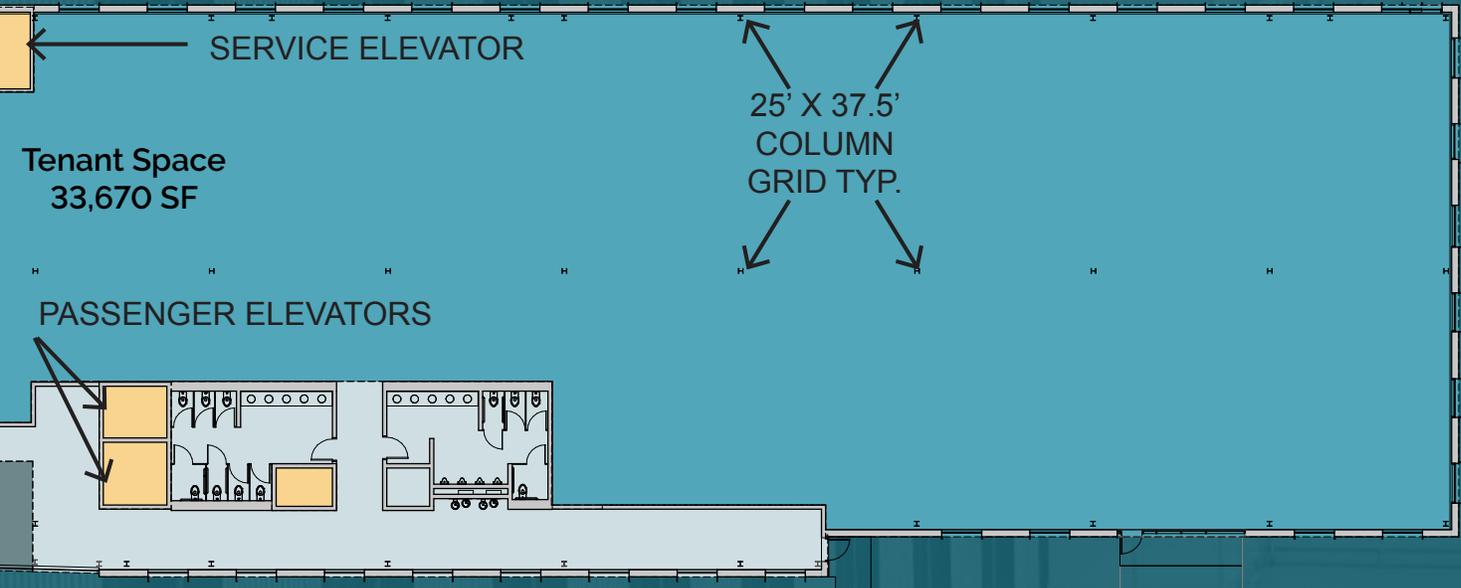


Available

TENANT 3C

16,018 SF

LEASED



SERVICE ELEVATOR

25' X 37.5'
COLUMN
GRID TYP.

Tenant Space
33,670 SF

PASSENGER ELEVATORS



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,
Carnegie Mellon University
Robotics for Manufacturing (ARM)

“

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.

Sandrea DeVincent Wolf,
Executive Director,
Manufacturing Futures
Initiative (MFI)

“

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



Jason Stewart, Managing Director

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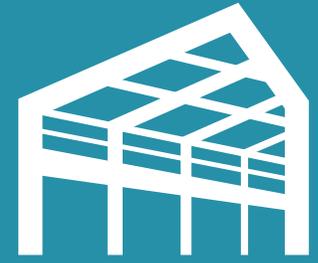
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M I L L 1 9



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