

MILL 19



RIDC

16,910 SF SPEC SUITE  
COMING Q1 2026!



# FORGING THE FUTURE

106,958 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.



# The Right Place at The Right Time.

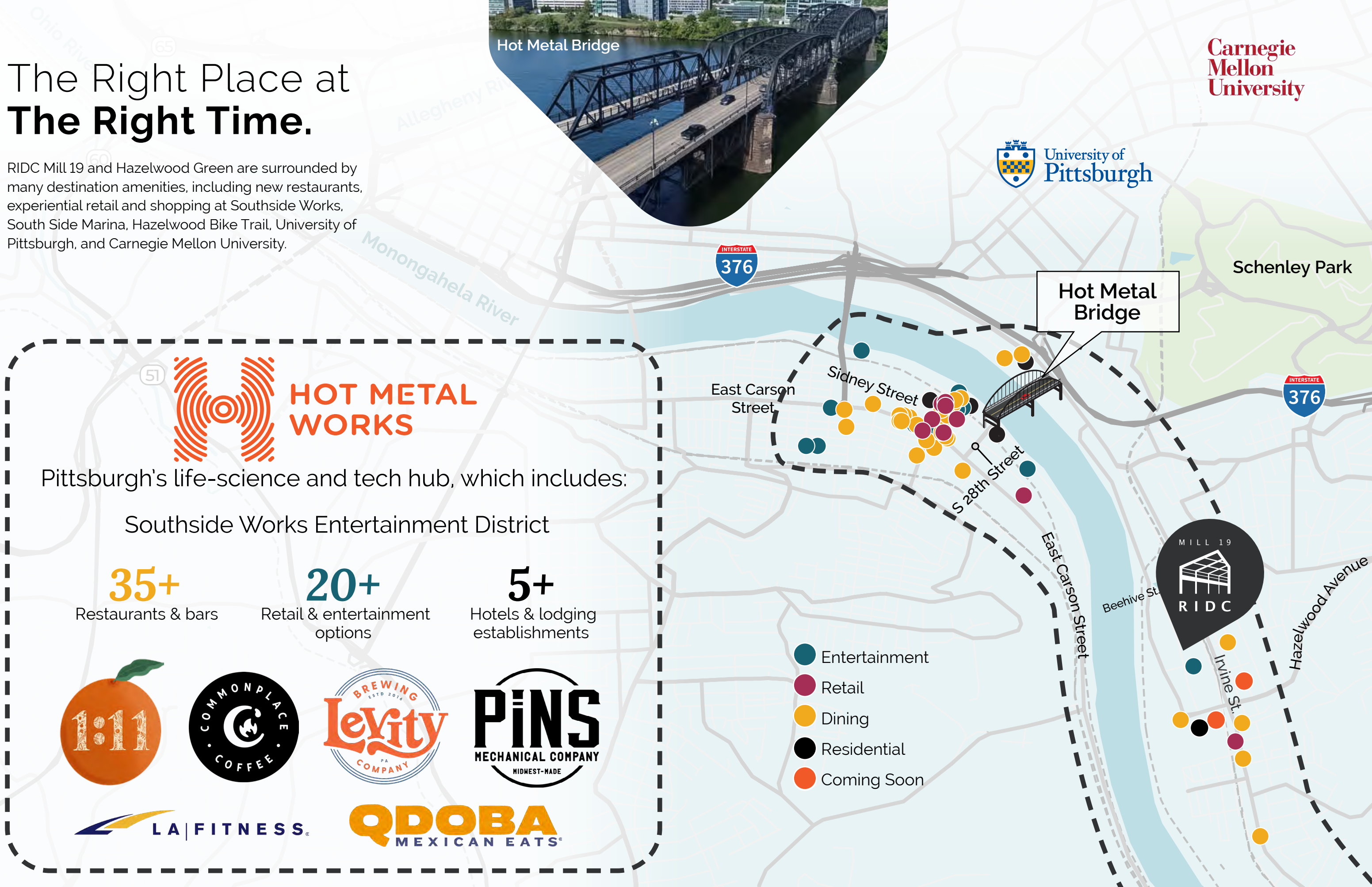
RIDC Mill 19 and Hazelwood Green are surrounded by many destination amenities, including new restaurants, experiential retail and shopping at Southside Works, South Side Marina, Hazelwood Bike Trail, University of Pittsburgh, and Carnegie Mellon University.



Hot Metal Bridge

**Carnegie Mellon University**

**University of Pittsburgh**



**HOT METAL WORKS**

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
- Coming Soon

# Hazelwood Green Continuous Growth

Multifamily



Carnegie Mellon RIC  
With planned retail/café space



OneValley @ Roundhouse



Steelers  
Recreation Field



Pitt BioForge



Workforce Apartments  
With a planned retail component



Under Study

Existing

Parks

Pre-  
Development

Under  
Construction

# A Closer Look into Hazelwood Green



Pitt BioForge  
*in construction*



Workforce Apartments  
*in construction*



Carnegie Mellon RIC  
*now complete!*

# 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 C:**  
**93,940 SF Available**  
including a 16,910 SF  
Spec Office Suite  
  
Class A Tech/Flex

**Building B:**  
Fully Leased: 65,916 SF  
  
**Tenant**  
Motional AD, Inc

**Building A:**  
95,000 SF  
Class A Office/Tech Flex  
**13,018 SF Available**

**Tenants**  
CMU College of Engineering  
Advanced Robotics for Manufacturing (ARM)  
CMU Manufacturing Futures Institute  
Catalyst Connection  
Instinct Robotics  
YKK AP



Showers



Abundant parking



Up to 14' 6"  
high ceilings



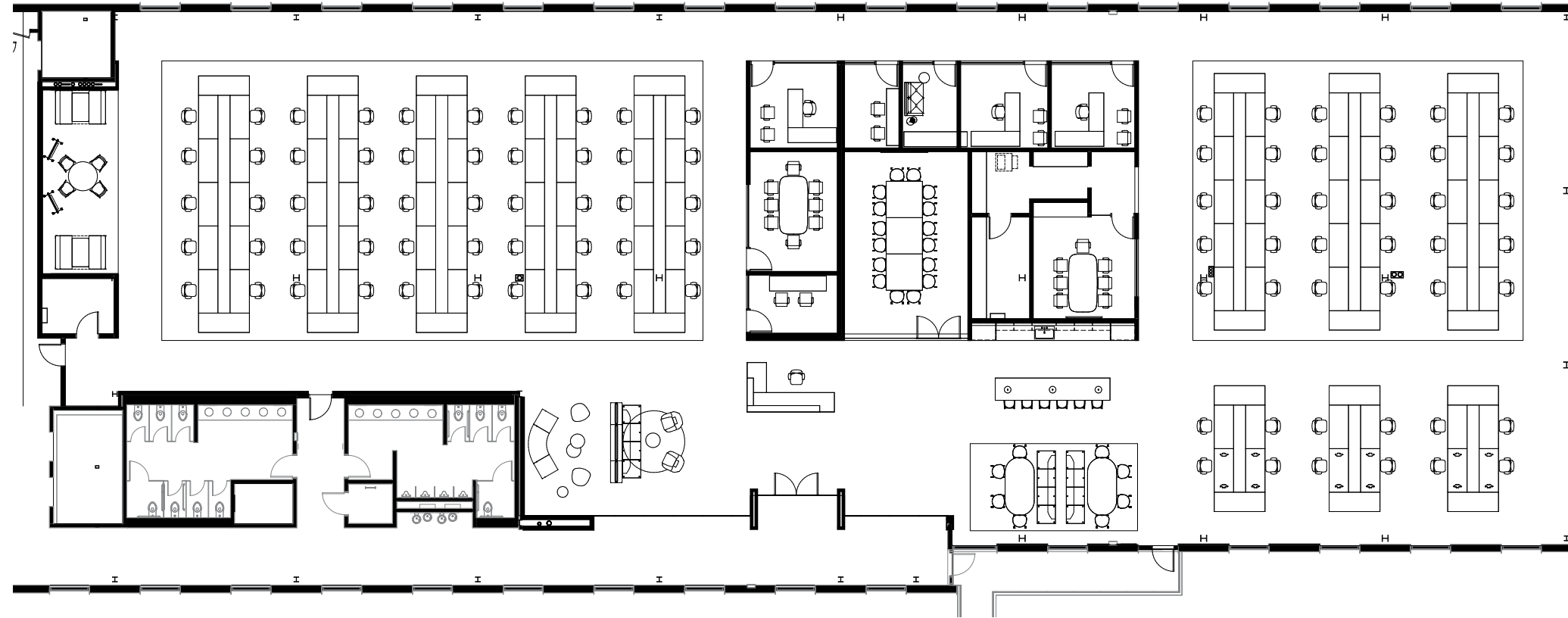
Floor-to-ceiling  
windows



Loading docks and  
drive-ins available

# Coming Soon, Your Perfect Space

Move-In Ready, Furnished Spec Suite | Building C, Third Floor | 16,910 SF | Subdividable



**3**  
PRIVATE OFFICES



**92**  
WORKSTATIONS



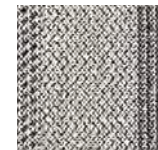
**3**  
CONFERENCE ROOMS



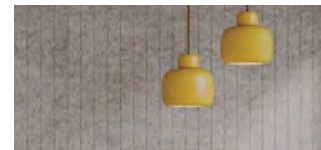
**2**  
FOCUS ROOMS



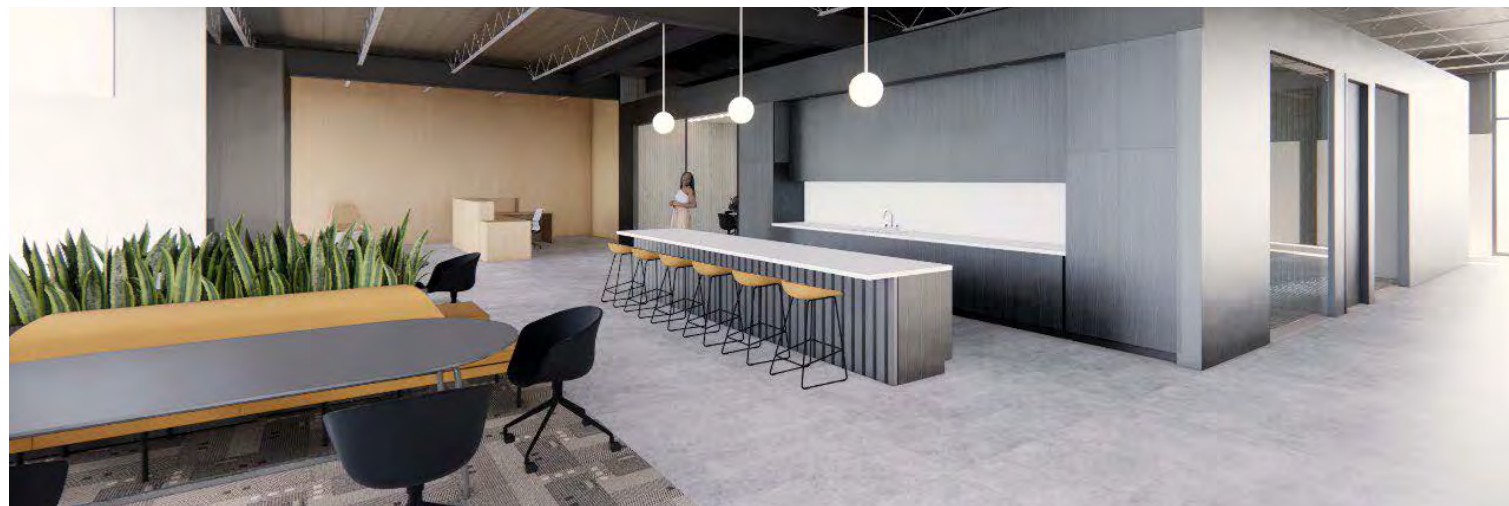
WALL FINISHES



FLOOR FINISHES



PALETTE | NEUTRAL

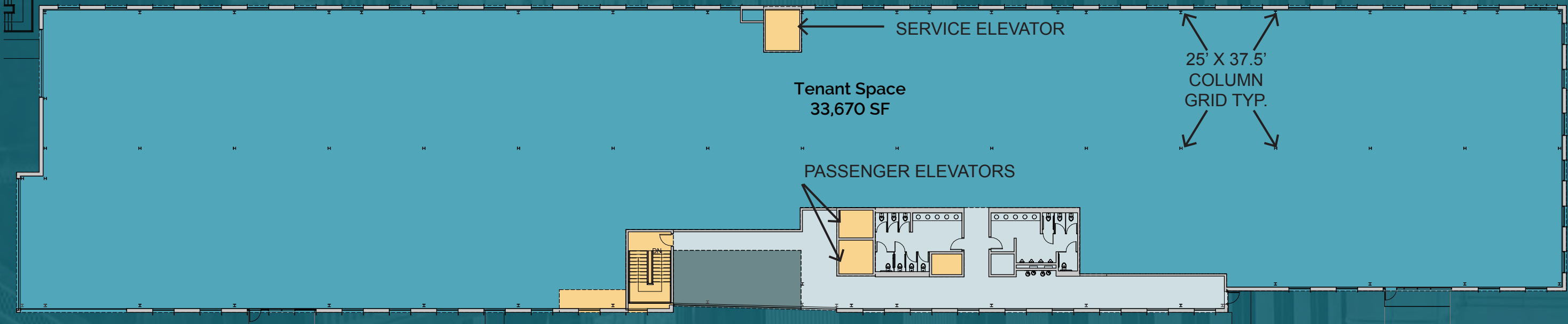


# Current Availabilities at RIDC Mill 19

## Building A | 13,018 SF Available



## Building C | 93,940 SF Available Typical Floor Plan





## 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.

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

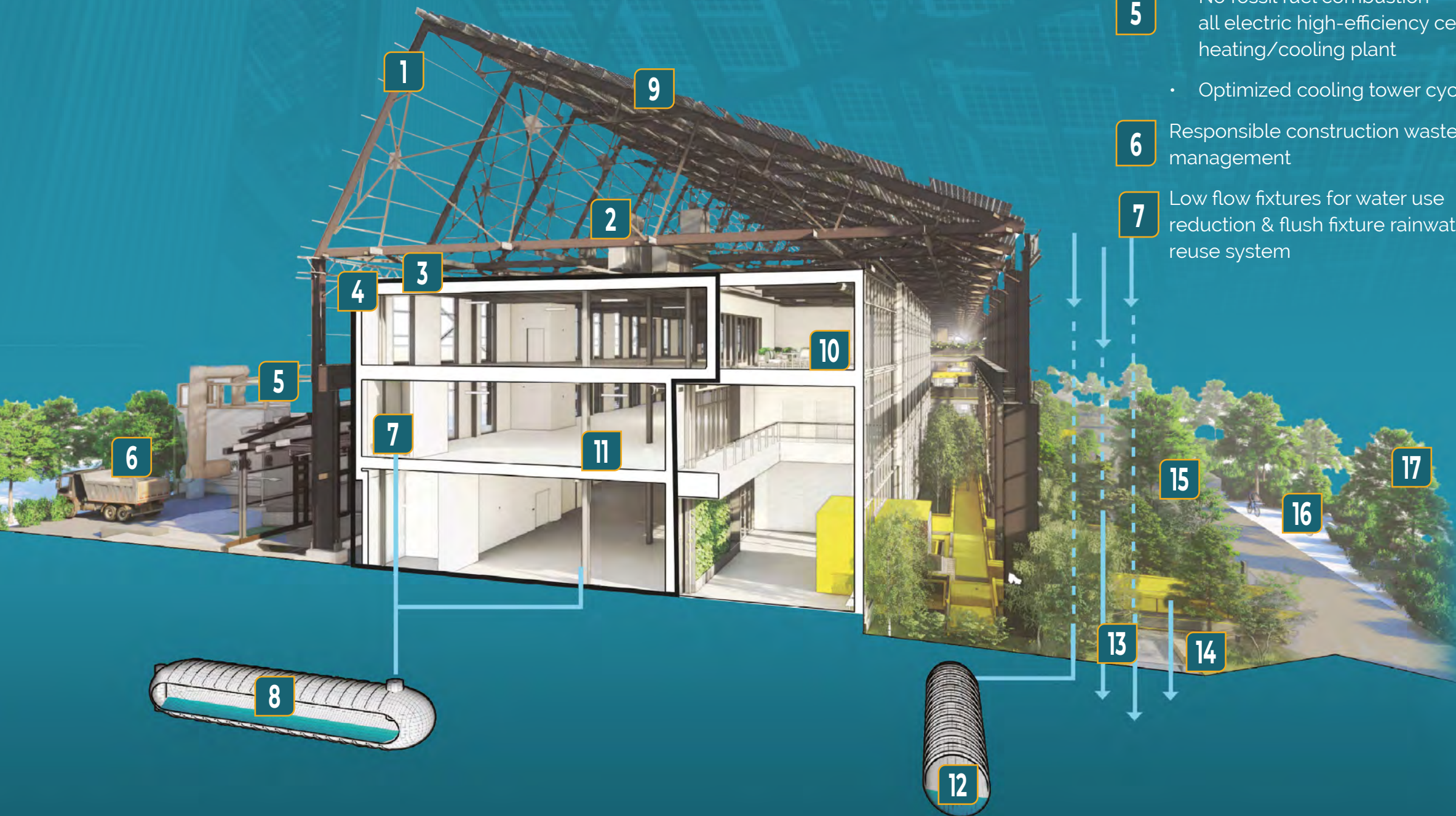
“

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

Farnam Jahanian, President,  
Carnegie Mellon University

# 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.



- Existing steel superstructure reused for solar array frame, exterior stair and balcony support
- Dedicated outdoor air unit with energy recovery
- White low albedo roof for reduced heat island effect
- Optimized building envelope through energy modeling
- No fossil fuel combustion - all electric high-efficiency central heating/cooling plant
  - Optimized cooling tower cycles
- Responsible construction waste management
- Low flow fixtures for water use reduction & flush fixture rainwater reuse system
- Rainwater harvesting collection, filtration/reuse system - 75,000 gallons
- 2 MW solar array
- Quality views directly to outside
- 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
- 25,000 gallons storm water detention system for additional on-site management and reuse
- Infiltration rain garden for stormwater management
- Salvaged steel re-use for site furnishings
- Exterior light pollution reduction
- Bicycle parking/connectivity to bicycle network
- Extensive open space for landscape and public areas integrated
  - LEED certified Platinum neighborhood development
  - Regenerative ecological native planting on a reclaimed & redeveloped brownfield site



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