

RESIDENTIAL

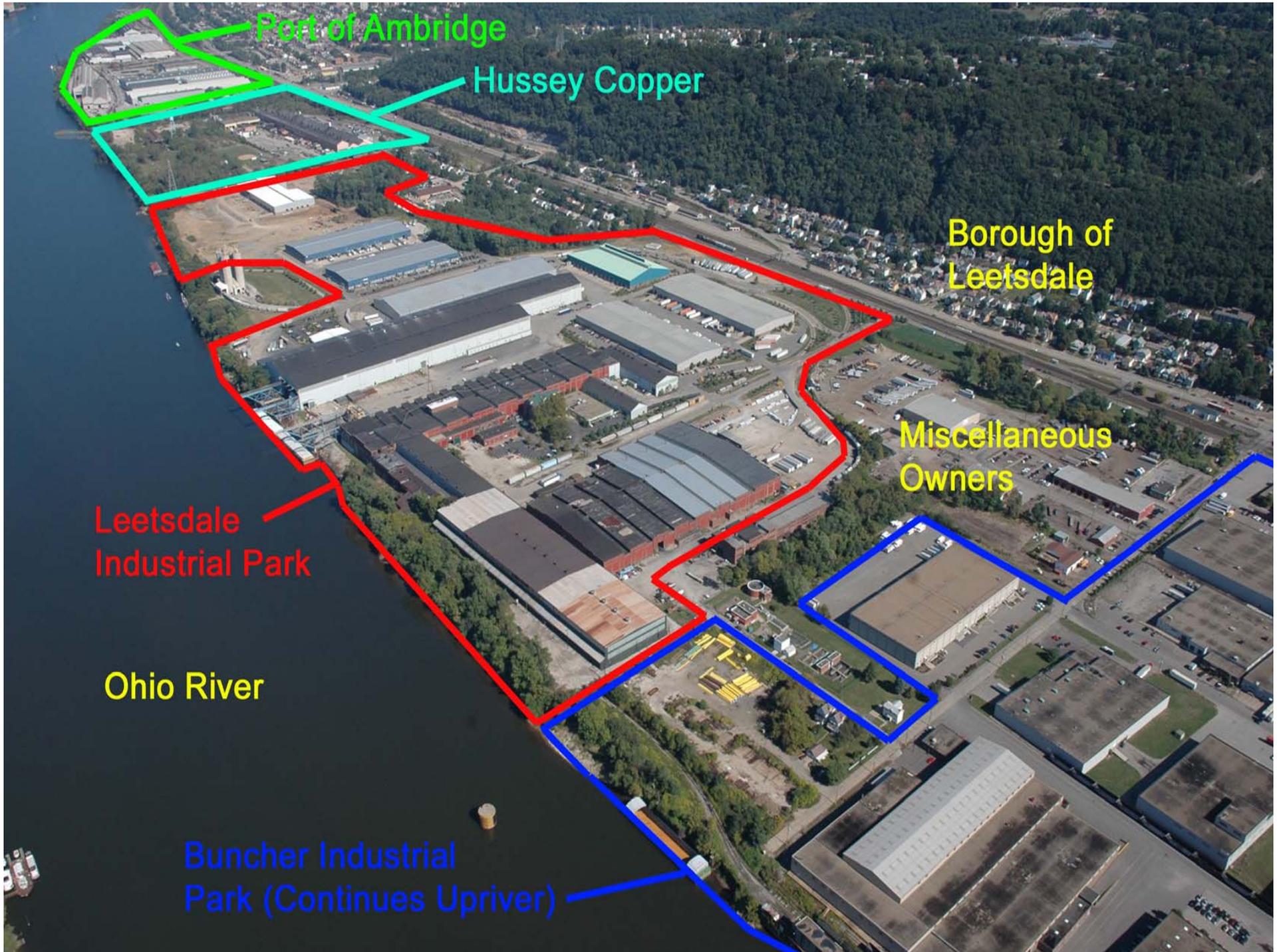


National City®



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**INDUSTRIAL SITE:
Leetsdale, PA**



Port of Ambridge

Hussey Copper

Borough of
Leetsdale

Miscellaneous
Owners

Leetsdale
Industrial Park

Ohio River

Buncher Industrial
Park (Continues Upriver)



111

Crane Space

Barge Building

200

300

450

555-Shell

520

PSS, PODS, and Schroeder

601

FedEx Smartpost

Future Site,
Building 700
130,000 SF

Future Site,
Building 900
51,400 SF

Building 800

Future
Development
Pads 2.0 Acres +/-

Snyder

Route 65

Leetsdale Industrial Park
Leetsdale, PA
Entire Park
Aerial View Looking South

OHIO RIVER

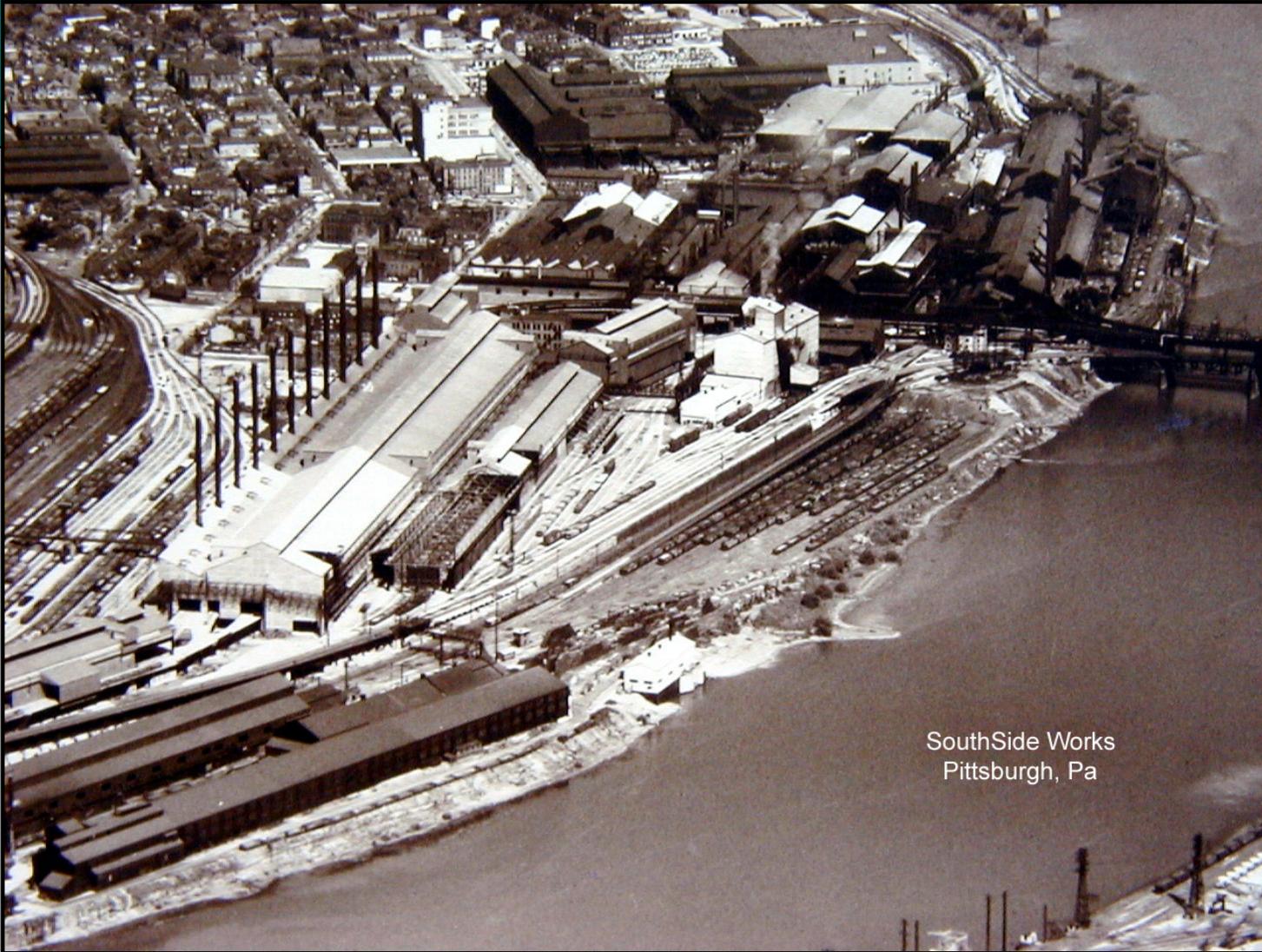


MIXED USE



Soffer Organization – Pittsburgh, Pa

SouthSide
WORKS

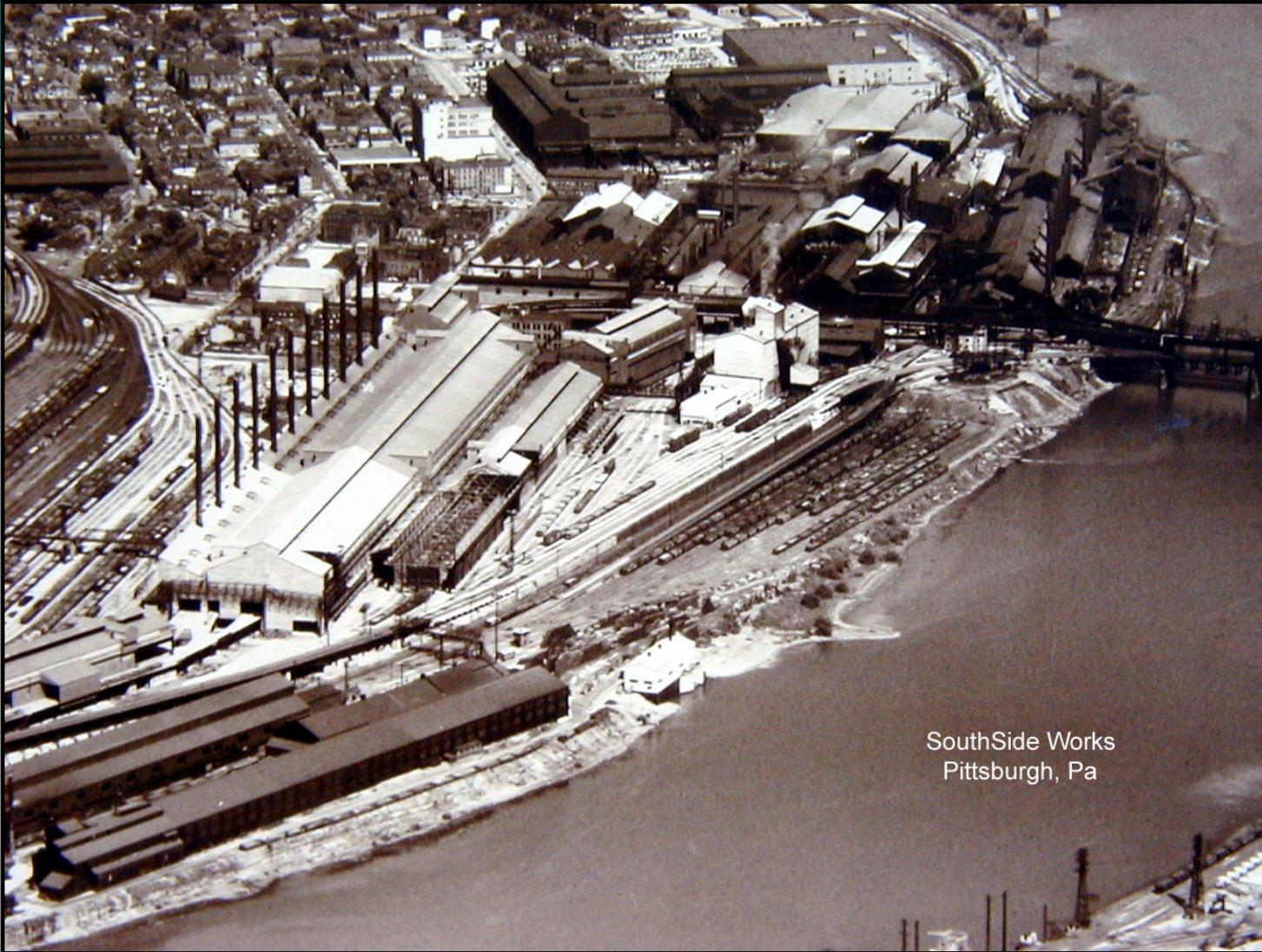


SouthSide Works
Pittsburgh, Pa

Soffer Organization – Pittsburgh, Pa

National City

SouthSide
WORKS



SouthSide Works
Pittsburgh, Pa

Soffer Organization – Pittsburgh, Pa

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Environmental assessment of site and mediation requirements:

- **Soil contamination**
- **Groundwater contamination analysis revealed groundwater and soil were not contaminated as defined by the Act 2 standards.**

SouthSide
WORKS



Early construction of the SouthSide Works.

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Tax Increment Financing (TIF) Three Taxing Body Agreement

- **Allows up to 60% of real estate taxes to be diverted for roads and parking structures.**
- **Allows up to \$25 m in Value to be financed.**
- **Terminates in 2020.**
- **Uses for infrastructure and roads.**
- **Minimum tax payment agreements.**

SouthSide
WORKS



Quantum I is 160,000 sf, throughout four levels,
and is fully leased to UPMC Health Systems.

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To Date at South Side Works Site - 35 acres 5 years:

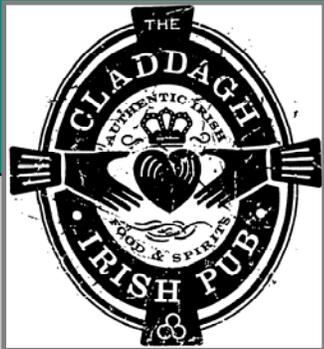
Total Development	1,392,082 sf
Total Private Investment	\$163 million (approximately)
Total Public Investment	\$ 77 million (approximately)
Job Creation	2,335 employment opportunities
New Real Estate Taxes	\$1.2 million

Full build out at South Side Works Site -110 acres 20 years:

		<u>After 5 years:</u>
Total Development	2,700,000 sf	51% completed
Total Private Investment	\$300 million (approximately)	65% completed
Total Public Investment	\$118 million (approximately)	53% completed
Job Creation	5,600 employment opportunities	42% completed
New Real Estate Taxes	\$4 million	

SouthSide
WORKS

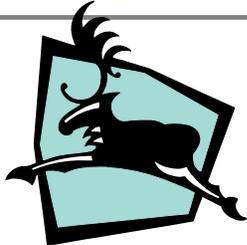
Tenants of SSW



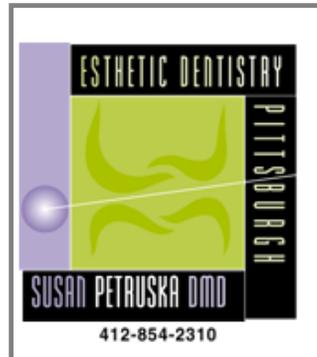
The
**Cheesecake
Factory**



LS Altman

CARIBOU  COFFEE®

HOT METAL
GRILLE



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 **Citizens Bank**
Not your typical bank.®

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THE SHARPER IMAGE

Latenta Winberg
LEATHERS

COLE HAAN
19028

JOE WIRELESS
Wireless Made Easy

**AMERICAN EAGLE
OUTFITTERS**

Z GALLERIE
Uncover your style. Discover Z Gallerie.™

URBAN OUTFITTERS

BCBGMAXAZRIA

KENNETH COLE
new york

Joseph-Beth Booksellers



The Berry Patch
Country Gift Shoppe

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& SCHMICK'S
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SISLEY

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OF BENETTON.

THE PUMA STORE
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FOREVER 21

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