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FOR IMMEDIATE RELEASE

OXFORD AND PARTNERS ANNOUNCE EXPANSION OF 3 CROSSINGS INTHE CITY'S STRIP DISTRICT

Smith & Nephew signs on as first tenant at The Stacks at 3 Crossings

PITTSBURGH, April 10, 2019 – Oxford Development Company today announced the continuation of 3 Crossings, to include an additional 11-acre mixed-use development in the City's Strip District neighborhood. This continuation follows on the heels of the first phase of the 3 Crossings Innovation district which is nearly 100 percent occupied and comprises the largest cluster of technology companies in the Strip District.

This second phase, known as The Stacks at 3 Crossings, will expand the Innovation District and will enhance the connection of the neighborhood and community at large to a revitalized riverfront. The project includes environmental remediation of large portions of the site under Pennsylvania ACT 2 and is the first significant project proceeding under the recently enacted RIV zoning.

When complete the project will have over 2 acres of publically accessible plazas, riverfront trail, and trail access points. The project will also include approximately 600,000 SF of office space in six buildings, 300 residential units in two buildings, 50,000 SF of retail and a multimodal transportation facility. The site is situated along Railroad and Smallman streets, bound by 28th and 29th streets.

3 Crossings is a highly sustainable development for which all commercial buildings are LEED Silver certified at a minimum, with most reaching LEED Gold Certification. Energy Star Certifications either have been received or are in process on select commercial buildings. The project is also home of the largest privately owned solar arrays in the City of Pittsburgh.

The Stacks at 3 Crossings will be a highly sustainable development with all commercial buildings designed to a minimum LEED Silver standard with LEED Gold as a target for certification.

"3 Crossings is a transformational project that improves the health of our community through the remediation of environmental hazards, the creation of new public open and green spaces, and by opening up the riverfront to the neighborhood and the greater community" said Steve Guy, President and CEO, Oxford Development Company.

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“A collaborative effort between community groups, the regions political leadership, and the business community ensures that this project continues to stitch this neighborhood together with the riverfront and the business districts of Penn Avenue and Smallman Street. The Stacks will provide future increased tax revenue for the Pittsburgh Public School District, the City of Pittsburgh and Allegheny County and all of this is accomplished without any resident or employee dislocation.”

The Stacks will redevelop the former Packaging Corporation of America (PCA) site, reusing the warehouse bays and steel frame structure. A 75-foot tall stainless steel hopper, used by PCA to facilitate box assembly, will be relocated on the site and will be uplit to serve as a beacon across the river. A new road, Hopper Place, will extend 28th Street to the riverfront and through the development.

Perkins Eastman designed the first two mixed-use buildings, dubbed The Stacks, and public plaza, with construction by Rycon Construction. The Stacks provides a large linear public plaza between two refurbished warehouse bays turned office buildings. Ground level retail spaces line the plaza, providing places for cafes and restaurants to spill out into the outdoors. All offices at 3 Crossings are designed with the flexibility to accommodate all varieties of technology and robotics users as well as more typical office use.

Smith & Nephew has signed on as the first tenant in The Stacks, to open a world-class R&D and medical education training facility for robotics, tripling the floor space of their robotics business.

“Pittsburgh is the R&D headquarters of our rapidly expanding robotics business and we are very excited to be the first tenants at The Stacks at 3 Crossings. This state-of-the art facility will be a key innovation center for Smith & Nephew that will provide an engaging environment for both current and prospective new employees to create next generation surgical robotic platforms,” said Brian McKinnon, VP R&D Robotics and Surgical Enablers at Smith and Nephew.

The new facility will focus on robotics and will enable both expansion of the NAVIO Surgical System and the development of next-generation products, as well as a state-of-the-art medical training center focused on robotics. They are expected to move into their new space in 2020.

A half dozen technology firms already call 3 Crossings home.

Design of a third office building, 2 Hopper Place, and adjacent public plaza is underway by WTW Architects, who also designed the first phase of 3 Crossings. Klavon Design will complete plaza design. Design and construction of the multi-modal transportation facility is proceeding with the Design-Build team of Mascaro Construction and Indovina Associates.

A video of the project can be [found here](#). Renderings and photos available upon request.

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About Oxford Development Company

Based in Pittsburgh, Oxford Development Company is the largest privately owned real estate services firm in Pennsylvania. With 50 years of experience in the local, regional and national marketplace, Oxford provides a full range of commercial real estate services, including real estate development & construction management, property management, brokerage and investment advisory services.

About Smith & Nephew

Smith & Nephew is a portfolio medical technology business with leadership positions in Orthopaedics, Advanced Wound Management and Sports Medicine. Smith & Nephew has more than 16,000 employees and a presence in more than 100 countries. Annual sales in 2018 were \$4.9 billion. Smith & Nephew is a member of the FTSE100 (LSE:SN, NYSE:SNN). For more information about Smith & Nephew, please visit our corporate website www.smith-nephew.com and follow us on Twitter, LinkedIn or Facebook.

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