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GET IN TOUCH →

Hazelwood Green



Grow with and within an ecosystem of innovation.

A 178-acre riverfront site dedicated to people, ideas, and energy that's shaping Pittsburgh.

Discover new spaces to work, live, and gather. Find out what's next for you at Hazelwood Green.

hazelwoodgreen.com

178 AC
innovation campus

58 AC
available for BTS

12 Current Tenants
including PITT & CMU

Hazelwood Green

Open Spaces,
Open Minds

A 178-acre historic brownfield site on the Monongahela River has been completely reimagined for the future. Headed by Almono and Tishman Speyer, in collaboration with UPitt and Carnegie Mellon, this former LTV Coke steel mill in Pittsburgh's Hazelwood neighborhood has been transformed into a mixed-use neighborhood that's seamlessly blending state-of-the-art offices and labs, multifamily residences, retail outlets, and green spaces into a expansive, future-forward community. **At Hazelwood, tomorrow happens today. Be part of what's happening next.**

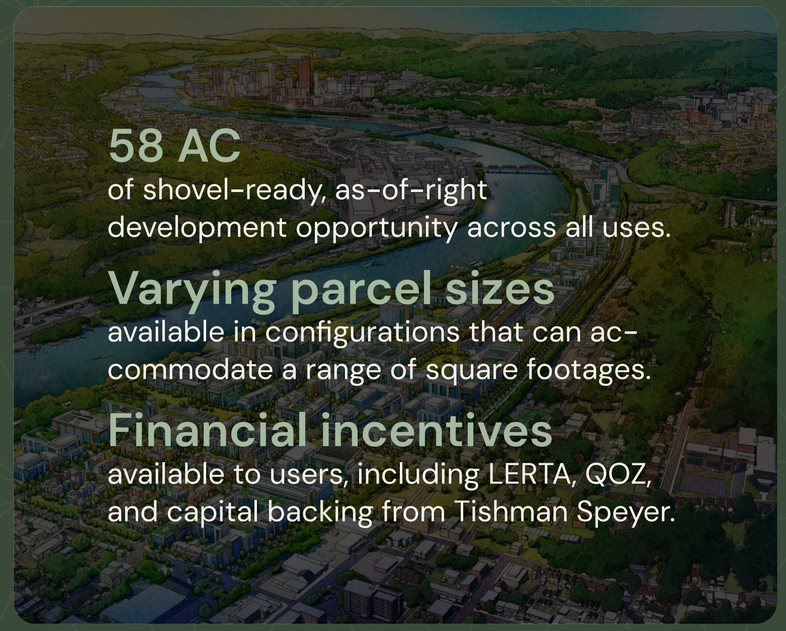


Join a Growing Ecosystem

>> World-renowned tenants
>> Community programming & events
>> Onsite residential development
>> Parks & recreational spaces

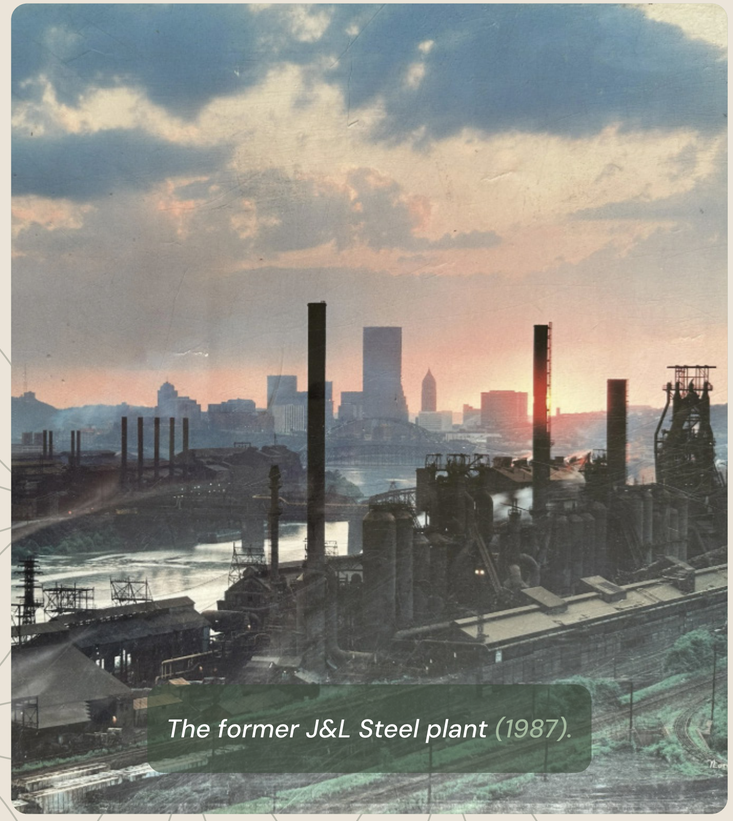
Designed for the Future

>> Flex & built-to-suit opportunities
>> Existing office & innovation space
>> Unparalleled techscape infrastructure
>> Built-in innovation startup pipeline



History & vision

For over 100 years, the Hazelwood Green site was home to Jones & Laughlin Steel: a driving force in Pittsburgh's historical industrial renown. But, as the steel industry waned, so did activity at the site—that is, until 2002, when a group of Pittsburgh foundations purchased the land with a new future in mind.



The former J&L Steel plant (1987).

The Vision

To develop a transformative model for community development that provides a platform for the Pittsburgh region's growing innovation economy while remaining adaptable and resilient to fast-changing markets and natural conditions.

The Users

Technology, life sciences, advanced manufacturing, energy generation, robotics, AI, research and development, and production companies seeking an integrated base of operations.

Principals for Development

» Attract new investment to the region, city, and neighborhood.
» Advance transformative models.
» Create a built form that reflects excellence in design.
» Create on-site renewable energy and low impact utility infrastructure.
» Generate diverse economic and social value.
» Provide job opportunities for workers at a range of levels.
» Foster a diverse, welcoming, and enjoyable working environment.
» Provide multi-modal transit options within a well-connected system.

8 COMMITTED PARTNERS
Supporting Hazelwood Green

This site is the result of a shared vision brought to life by a group of partners, institutions, and community leaders. The site is stewarded by Almono Limited Partnership, working alongside Tishman Speyer and partners including Carnegie Mellon University, the University of Pittsburgh, the Pittsburgh Steelers, and more.

TISHMAN SPEYER

The Almono Partnership

RICHARD KING MELLON FOUNDATION
THE HEINZ ENDOWMENTS
CLAUDE WORTHINGTON BENEDUM FOUNDATION

Carnegie Mellon University
University of Pittsburgh
U3 ADVISORS
Steelers

An ecosystem of possibility

Every aspect of Hazelwood Green is designed to support connectivity between your people, their workspaces, natural surroundings, onsite infrastructure, and our regional economy. See what's here—and where you fit in.

World-Class Tenants

Industry-leading organizations and companies—including Carnegie Mellon University, University of Pittsburgh, the ARM Institute, and Elevatebio—will be your next door neighbors.

Ongoing Development

The brand-new US Steel Community Field just opened, while multiple residential projects and community spaces are currently underway.

Riverside Recreation

Enjoy designated green spaces, paved trails, and native landscaping.

Room to Grow

Over 50 acres of available land for new or expanding tenants.

Onsite Events & Programming

Over two dozen free events and space activations are hosted at Hazelwood Green annually, including summer concerts, pet-friendly brunches, outdoor yoga sessions, and more!



What & who's already here

Take a look at Hazelwood Green's existing developments and the future-forward occupants bringing them to life.



Mill19

A 3-building, 240,000 sq. ft. solar-powered R&D complex developed by RIDC from the last remaining LTB Coke Works steel mill structure. Mill19 is LEED Gold certified and won an AIA award.



01

Current Tenants

INSTINCT · CATALYST CONNECTION WE GROW MANUFACTURING · HELLBENDER · ARM INSTITUTE · Manufacturing Futures Institute The Digital Transformation of Manufacturing · Motional · YKK AP

Robotics Innovation Center

Carnegie Mellon University's new 150,000 sq. ft. facility designed for robotics, AI, and advanced automation. The center includes specialized labs and a 1.5-acre outdoor testing space.



02

Current Tenants

Carnegie Mellon University · FieldAI

BioForge

The University of Pittsburgh's recently constructed, state-of-the-art 180,000 sq. ft. development for gene and cell manufacturing. BioForge was developed in partnership with ElevateBio.



03

Current Tenants

University of Pittsburgh · elevatebio

Roundhouse

A 25,000 sq. ft. incubator building anchored by Hellbender, a robotics and AI manufacturer; the LEED Gold certified space designed by GBBN Architects offers co-working, event, and office space.



04

Current Tenant

HELLBENDER

Additional & incoming developments

Hazelwood Green isn't home to just cutting-edge companies: a new recreational field and planned apartments are bringing in community members, new residents, and eventual retailers to continue enlivening the site.



US Steel Community Field

Multi-Purpose Sports Field

An 8-acre, multi-sport, $15M stadium, recently opened in summer of 2026, will serve as gathering place for youth games, school matchups, tournaments, and community celebrations.



Woodlawn Lofts

Workforce-Priced Apartments

A 140,000 sq. ft., 130-unit, $50M complex offering retail, indoor, and outdoor amenities slated to open in spring of 2027.



Mon Shores Collection

Mixed-Income Housing Development

A mixed-income multifamily complex offering best-in-market amenities, indoor parking, and ground-level retail. This $100M, 7-phase project will include 325 units, 7,000 sq. ft. of food/beverage area, and is scheduled to open in Spring of 2030.

Work, live, & especially play

Hazelwood Local brings events to your front door regularly: recent programming that's occurred at Hazelwood Green include an ongoing and free weekly yoga series, RIC's community open house, OneValley's free vendor workshop, a Bark & Brunch, the ONE X ONE RIC event, and the Wings for Life World Run.



Hazelwood Local

Hazelwood Local is an initiative started on behalf of Almono Limited Partnership and Tishman Speyer (managed by Street Plans) that activates venues and spaces within Hazelwood Green and the surrounding neighborhood, aiming to bring new and creative experiences to area residents and employees.



2025 Event Stats

24
Unique Events

7,500+
Event Attendees

PITTSBURGH PA'S HAZELWOOD LOCAL

Social Stats

3,000+
Instagram Followers

3,800+
Newsletter Subscribers

804
Eventbrite Followers



70+
PLAZA & NEIGHBORHOOD EVENTS HOSTED SINCE 2021



Find out what possibilities are waiting for you at

Hazelwood Green

OUR VALUE PROPOSITION

Flexible opportunities, established integration

Thinking about joining Pittsburgh's forefront of innovation? **Here's some of the benefits our site offers to get you in place and up-to-speed.**

Site Availabilities & Specifics

» 58 total acres of available land for built-to-suit development.
» Variety of parcel sizes and configurations.
» Site is zoned SP-10: Planned Development District.
» 20+ MW power capacity available by 2027.
» Potential access to river water for range of operational uses.



Streamlined Ramp Up

» Ideal for users looking for speed to market.
» Risk, hazard, and wildlife assessments complete.
» Existing onsite heavy industrial utility infrastructure.
» Site is fully entitled for manufacturing.
» Proximity to multimodal access points.

Economic Incentives

» Competitive cost structure.
» Eligible for a range of tax incentives: LERTA, RACP.
» Site is located within a Federal Opportunity Zone.
» Public subsidies and foundation endowments.

Built-In Collaboration

» Manufacturing NPO, Catalyst Connection, is onsite.
» In-place R&D and advanced manufacturing users.
» 0.7 miles from Pittsburgh Life Sciences Greenhouse.
» 2-mile drive from Pittsburgh's Innovation District.
» Within a 10-mile radius of 40+ established and global tech, manufacturing, and life science users.



Two miles from the talent pipeline

Whether you're seeking to recruit skilled talent from prestigious universities or tap into the area's strongest concentration of R&D, being within a 5-minute drive of both helps.

Pittsburgh's Innovation District

Located in the Oakland neighborhood—a 5-minute drive up the road from Hazelwood Green—the Pittsburgh Innovation District is the city's critical center of academics, research, and economic prowess. Centered around the campuses of Carnegie Mellon University, the University of Pittsburgh, and UPMC, the District fosters startups, entrepreneurs, and leverages ongoing investments to attract firms in advanced industries.

PITTSBURGH INNOVATION DISTRICT **STATS & ACCOLADES**



UNIVERSITY OF PITTSBURGH

Leading the globe in developing cures and therapies for diseases and building the future of advanced manufacturing.



CARNEGIE MELLON UNIVERSITY

The birthplace of AI and world-renowned for producing startups, groundbreaking research, and innovative activities.



UPMC

Ranked among the nation's top medical research institutions, leading the US in drug and procedure development.

$1B+

in PID combined university R&D

$1.9B+

Economic impact generated by PITT

$3.26B+

PA economic impact generated by CMU

$46B+

Economic impact generated by UPMC

University of Pittsburgh

Enrolls: 28,000+

Employs: 9,200

12% of graduates are in biological/biomedical sciences.

Carnegie Mellon University

Enrolls: 7,000+

Employs: 19,600

13% of graduates are possess a computer science degree.

UPMC
LIFE CHANGING MEDICINE

Employs: 90,000

Spent $293M on diverse business and procedure in 2021.

Centrally located & well-connected

Pittsburgh's unique geography assists with streamlining business' entire logistics process. Getting here—or getting your products out of here—is made easy due to accessible, reliable, and convenient transportation infrastructure. **Take a look.**



Exceptional innovation requires exceptional connectivity. Hazelwood Green is perfectly positioned to provide you with the logistics access needed to get the best job done.

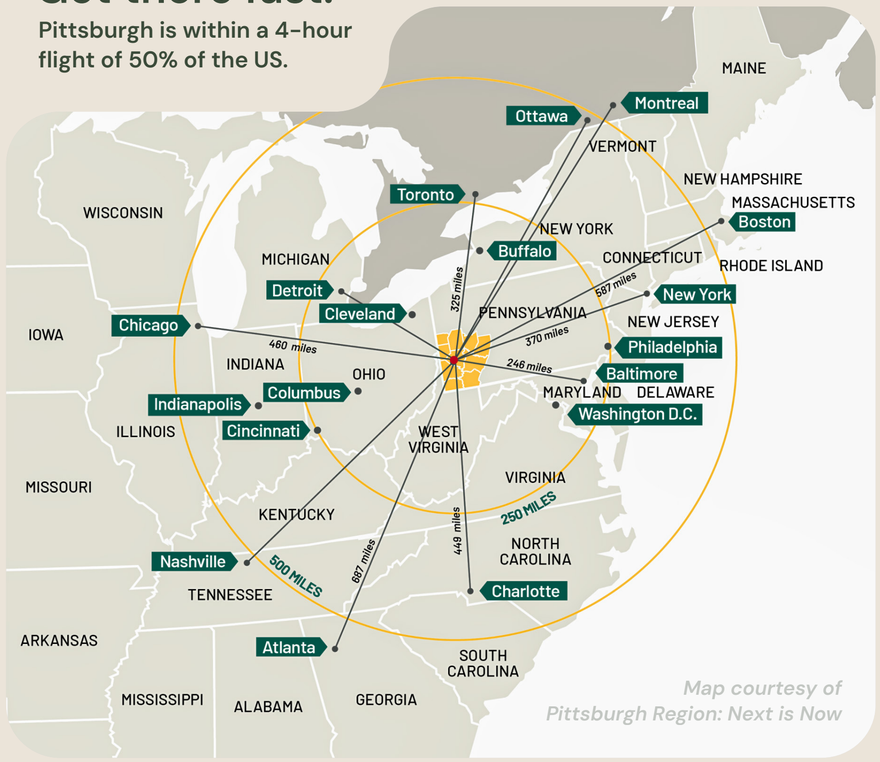
- Immediate access to Interstate 376
- Within a 25-mile radius of over 10 transloading facilities.
- Within a 30-minute drive of intermodal, rail, and river port accesses.
- Within a 15-minute drive of 8 major throughway systems.
- Within a 45-minute drive of the region's international airport.

Distinct regional location advantages

Pittsburgh has more benefits to offer than just tech and talent access. In fact, Pittsburgh is exceptionally accessible itself—which makes getting your ideas produced here just as easy as distributing them afterwards.

Get there fast.

Pittsburgh is within a 4-hour flight of 50% of the US.



Map courtesy of Pittsburgh Region: Next is Now

Transit Infrastructure

4
major interstate highways
I-70, I-76, I-79, I-80

22
river terminals

1,300
miles of freight railway

60
nonstop intl. flights
via Pittsburgh Intl. Airport

Proximity to Major Life Science Markets

- Boston, MA
- Philadelphia, PA
- Chicago, IL
- Raleigh, NC

Climate resistant

One of the few geographic areas around the country that experiences almost total freedom from natural disasters – supply chains keep running, and so does your business.

Deep Regional Talent Labor Pool

11 advanced industry sectors
(Brookings)

$23B of Regional Exit Proceeds

over the past decade
(Innovation Works)

5th Top US City for STEM Professionals

(WalletHub)

$14B+ in Pittsburgh Company Investments

made between 2014-2023
(PittsburghRegion)

You'll be in good company

Pittsburgh is already home to a growing variety of cutting-edge businesses in technology, advanced manufacturing, and life sciences. For users at Hazelwood Green, this robust and established innovation ecosystem provides supporting infrastructure for onsite innovation-to-production processes. It also attracts—and retains—talent and investment within the region.

Technology

1. Microsoft
2. Meta
3. Apple
4. duolingo
5. NVIDIA
6. Google
7. amazon

Advanced Manufacturing

8. APPLIED Industrial Technologies
9. RG Group
10. ASTROBOTIC
11. PHANTOM ROBOTIX
12. gecko robotics
13. COREPOWER MAGNETICS
14. Honeywell
15. BERKSHIRE GREY
16. MESH
17. NREC
18. Onward ROBOTICS
19. Agility
20. RE:BUILD MANUFACTURING
21. Westinghouse
22. USS
23. SIEMENS
24. GE Renewable Energy
25. Motional
26. CATALYST CONNECTION
27. ARM INSTITUTE
28. Manufacturing Futures Institute

Life Sciences

29. covestro
30. PANTHER
31. ThermoFisher SCIENTIFIC
32. McKESSON
33. HAEMONETICS
34. Omnicell
35. CytoAgents
36. AHN
37. SmithNephew
38. UPMC
39. PHILIPS RESPIRONICS
40. ZOLL
41. Bayer
42. COOK MYOSITE
43. elevatebio
44. Peptilogics

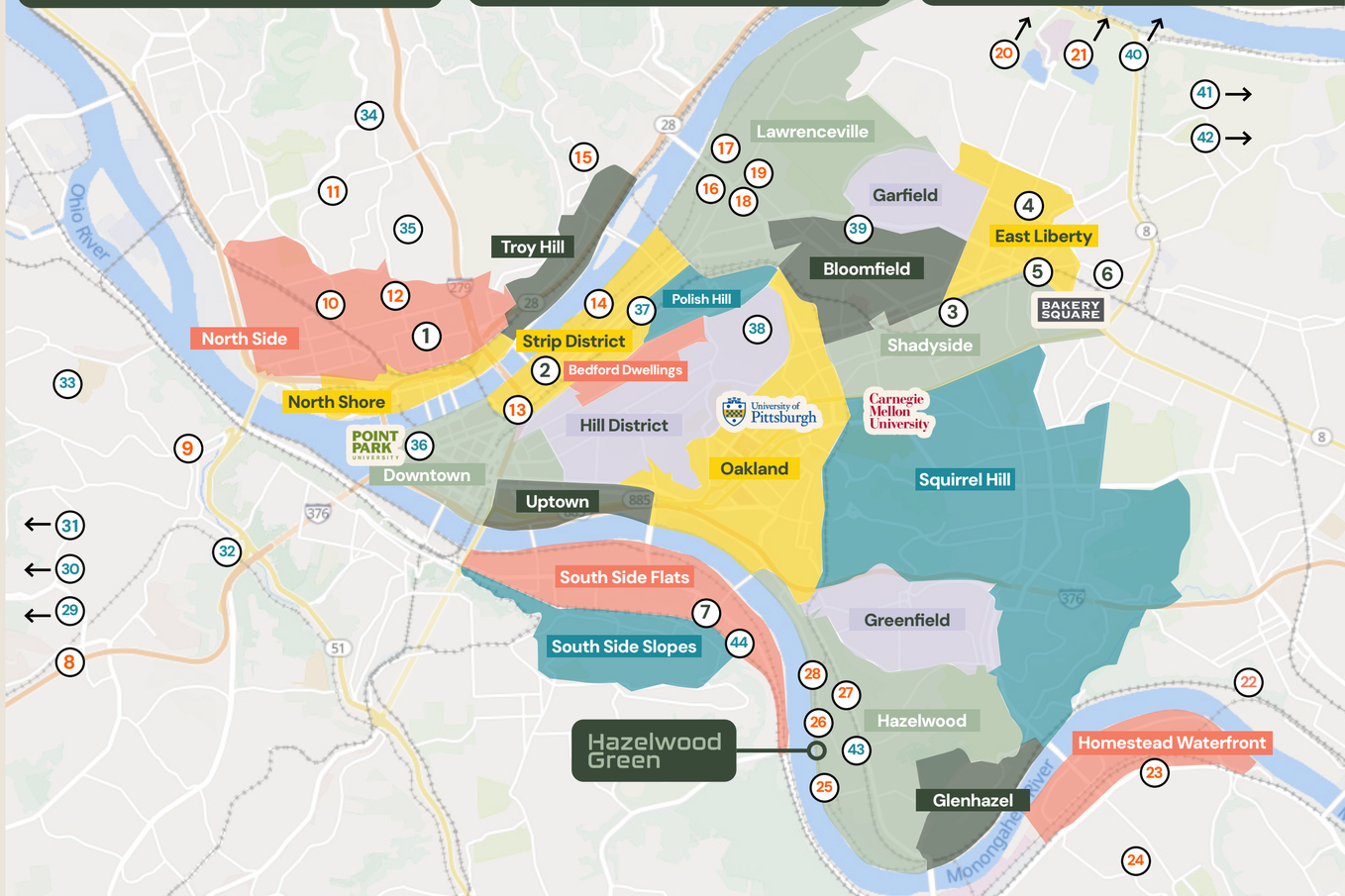
Ecosystem Support Orgs

innovation works · Pittsburgh Robotics Network · Pittsburgh Technology Council · INNOVATE PGH

$233M Computer & Information Science R&D Expenditures for the PGH Region (2023)

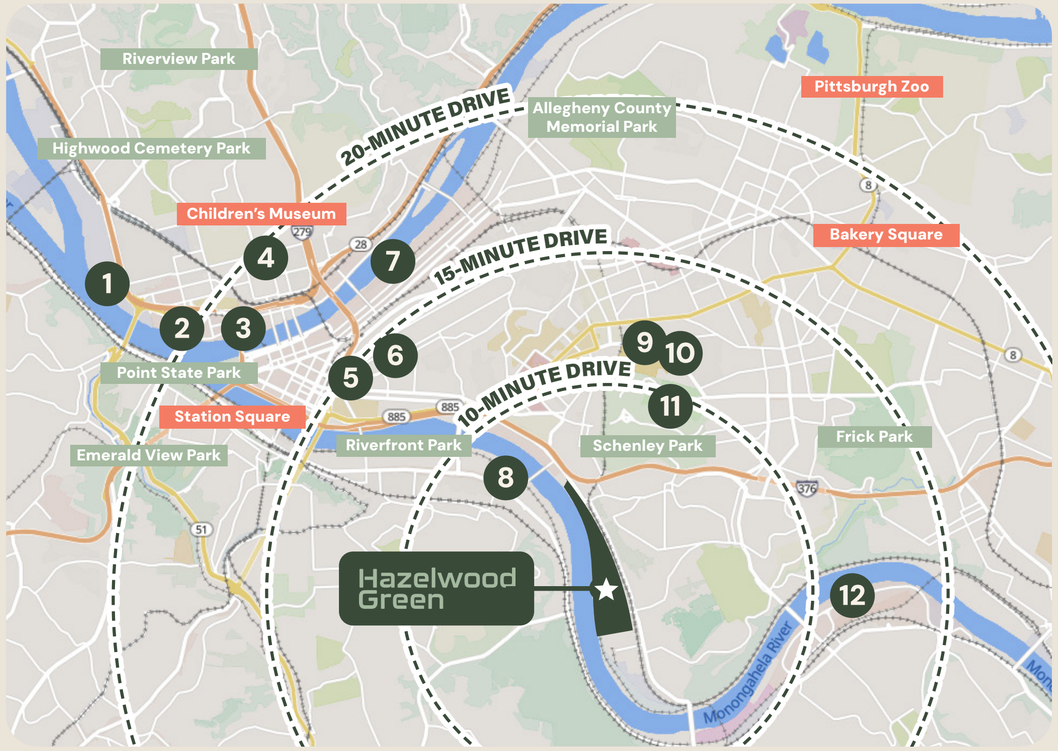
$1.3B Life Sciences & Healthcare R&D Expenditures for the PGH Region (2024)

$8.5B Advanced Manufacturing Capital Investment in the PGH Region (2012–22)



Minutes from world-class amenities

Hazelwood Green provides tenants with exceptional access to infrastructure and talent, but it's also within a 20-minute drivetime of nationally-renowned entertainment and recreational destinations. **Make the most of your 5-9 here.**





1 Kamin Science Center
Pittsburgh's most-visited museum offering five floors of interactive, science-based exhibitions that draw 500K visitors annually.



2 Acrisure Stadium
Home of the Pittsburgh Steelers, this stadium hosts major sporting events and concerts year-round.



3 PNC Park
Consistently named one of the top ball parks in America, this baseball stadium hosts MLB games and musical concerts.

4 The National Aviary
The country's largest indoor aviary, this unique zoo with open habitats also serves as a venue for events and educational lectures.



5 PPG Paints Arena
A multi-purpose indoor rink and home to the Pittsburgh Penguins NHL team, named one of the best US concert venues.



6 Citizens Live at the Wylie
A brand-new, 4,500-capacity music venue slated to open in mid 2026 with an all-star lineup.





7 The Terminal
A vibrant shopping center housing an eclectic mix of retailers and host to year-round markets and events.



8 Southside Works
A 34-acre work, live, and play complex with hotels, shops, retailers, and community event programming.



9 Carnegie Museum of Natural History
A 115,000 sq. ft. Smithsonian museum with over 22 million specimens and 15 permanent exhibitions.



10 Carnegie Museum of Art
An expansive collection of over 100,000 paintings, sculptures, photographs, and architectural displays.



11 Phipps Conservatory & Botanical Gardens
The largest indoor conservatory in America, spanning 15 acres and 23 distinct gardens.



12 The Waterfront
Pittsburgh's super-regional shopping complex with numerous retailers, an arcade, remodeled AMC theater, and more!

A dedicated leasing & development team

Starting a new business or relocating your current one can be a challenge—but it doesn't have to be when you have people that want to see you succeed on your side. **We are those people.**



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Tishman Speyer's Managing Director of Pittsburgh Development, Austin oversees development at Hazelwood Green, including the BioForge and RIC.

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Hazelwood Green

Open spaces, open minds. *Endless possibilities.*



Contact our listing team →

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