

# Bakery Square



**F**or 80 years, the Nabisco Company operated a bakery in the East Liberty section of Pittsburgh, just six miles from center city. People who lived in the area at the time still talk about the wonderful smells that would fill the neighborhood. After the plant closed in 1998, the 6.5-acre property was sold to the Regional Industrial Development Corporation (RIDC) of Southwestern Pennsylvania. RIDC leased the facility to Atlantic Baking Group, and subsequently Bake-Line, before the bakery filed for bankruptcy in 2004, taking 290 jobs with it.

In 2006, the City of Pittsburgh declared the property blighted, and the following year the Pennsylvania Department of Environmental Protection provided a \$1 million grant to clean up the site. The cleanup was the catalyst for other public and private investment such as \$10 million in tax-exempt financing by the city Urban Redevelopment Authority.

Later that year, a local developer, Walnut Street Capital Partners, purchased the remediated property from RIDC. Walnut Capital had a vision to transform the 495,000-square-foot abandoned Nabisco plant into Bakery Square, a mixed-use retail center. Well-positioned to draw on the nearby, desirable and well-educated neighborhoods of the East End, Bakery Square is also close to the city's major economic engines—the universities, medical centers, and burgeoning technology and biotechnology industries. More than 350,000 people reside within five miles of the site, and three of the region's top employers are within two miles—UPMC Hospitals, the University of Pittsburgh and Carnegie Mellon University.

Today, Bakery Square boasts 136,000 square feet of retail space, 216,080 square feet of office space, a 110-room hotel, 52 residential units and a 1,000-space parking garage. The complex has attracted big-name, high-tech employers such as Google and is home to research facilities for the University of Pittsburgh.

Bakery Square also has been awarded Platinum Green Building Certification using the U.S. Green Building Council's LEED® Rating System for Core and Shell Development, making it a model project for urban green development.

