

Bakery Square

Pittsburgh's former Nabisco plant is positioned once again to become the economic focus of the East Liberty section of the City. Developer Walnut Street Capital Partners (Walnut Capital) is transforming this 495,000-square-foot abandoned facility into Bakery Square, a mixed-use retail center. The project proposes 132,000-square-feet of retail space, 153,400-square-feet of office space, a 120-room hotel, 38 residential units, and a 992-space parking garage. Bakery Square will add to the recent redevelopment success in East Liberty that has resulted in Home Depot, Trader Joe's and Whole Foods locating in the neighborhood.

Walnut Capital will pursue green building certification using the U.S. Green Building Council's LEED® Rating

System for Core and Shell Development, making Bakery Square a model project for urban green development.

Located across from Mellon Park in the Parkway East Corridor, the former bakery was home to Nabisco from 1918 until 1998, when the 6.5-acre property was sold to the Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC). 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.

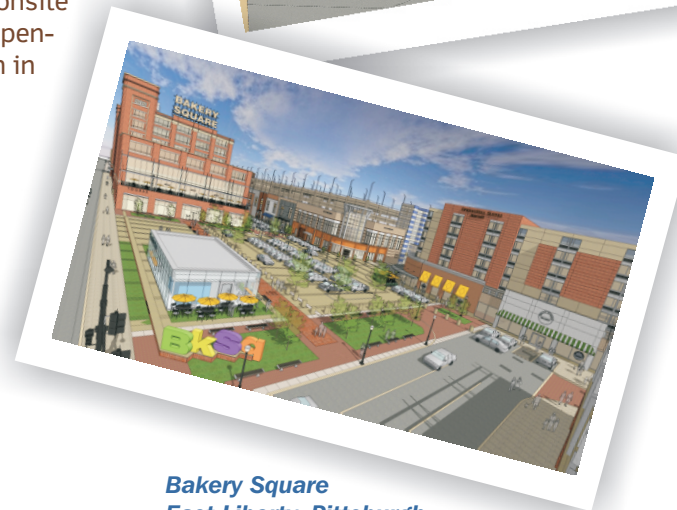
Well-positioned to draw on the nearby, desirable and well-educated neighborhoods of the East End, Bakery Square is also close to the City's major economic engines – the universities, medical centers,

and burgeoning technology and biotechnology industries.

Project costs are estimated at \$125 million and will be financed with a mix of private and public funding; including federal tax credits, urban redevelopment authority monies, Pennsylvania Growing Greener funds, and a local Tax Increment Financing (TIF) district.

Demolition activities have begun onsite with select openings to begin in early 2009.

PENNSYLVANIA
Land Recycling
Program



*Bakery Square
East Liberty, Pittsburgh,
Allegheny County, Pennsylvania*

“Bakery Square is perfectly positioned to meet the retail, housing and lifestyle needs of an underserved population of young, affluent workers. It will also bring needed hotel and office space for some of the major employers in the region.”

- Anthony Dolan, Principal, Walnut Capital

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