

FOR LEASE

NEXT TIER CONNECT AT PITTSBURGH EAST

LARGE SCALE CORPORATE HQ CAMPUS

**NEXT
TIER** **CONNECT**
© PITTSBURGH EAST

+

CBRE



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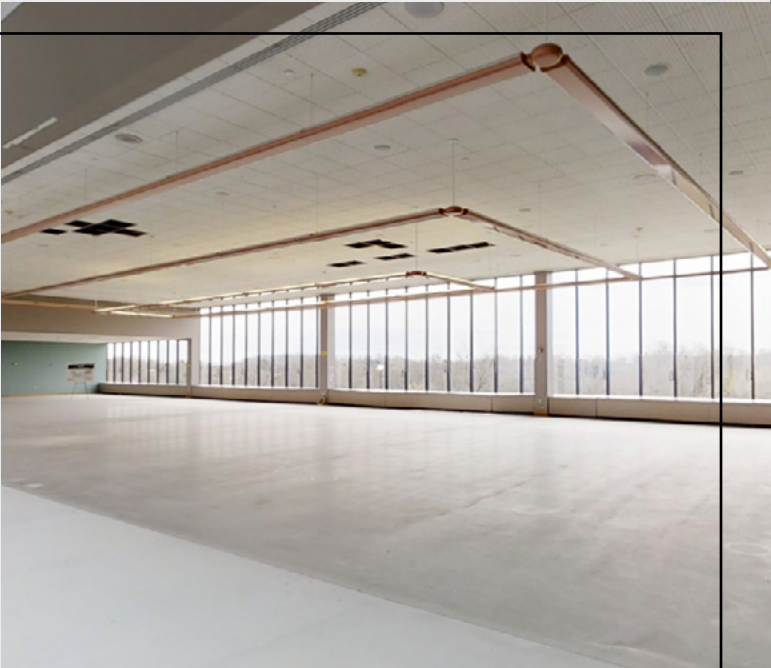
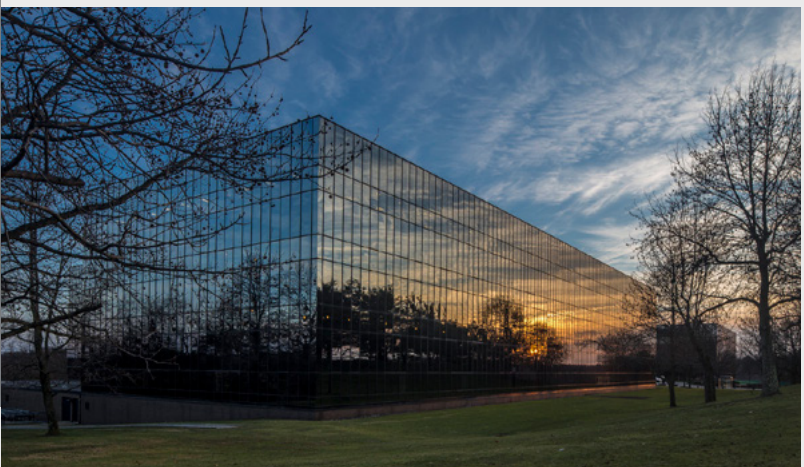
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THE OPPORTUNITY

PREMIER OFFICE & TECHNOLOGY SPACE



5,306 SF MOVE IN READY SUITE
IN THE EAST TOWER



14,190 SF WHITE BOXED SUITE
READY FOR CUSTOMIZATION



CONTIGUOUS BLOCKS
UP TO 151,087 SF



FLEX/WET LAB/ DATA CENTER
SPACE AVAILABLE



FEATURES

- + Unique lobby level (2nd floor) opportunity featuring 128,917 SF square feet of contiguous space on a single floor with 17'4" clear, direct lobby access, and excellent loading / vertical transportation
- + Level 1 offerings for climate controlled flex, data center and other quasi-office uses with shared loading dock and grade level access

FLOORPLANS

4350 NORTHERN PIKE

WEST TOWER

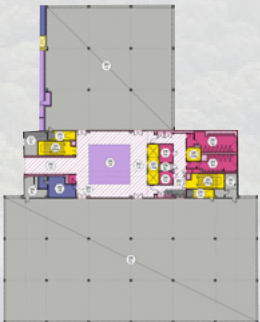
FIRST FLOOR

1,293 SF AND 12,506 SF AVAILABLE
(NON-CONTIGUOUS)



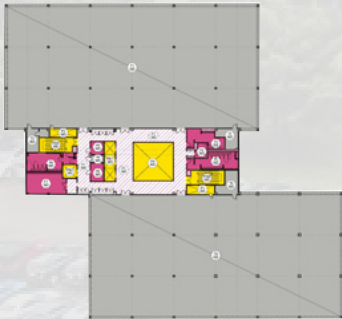
SECOND FLOOR

UP TO 40,350 AVAILABLE



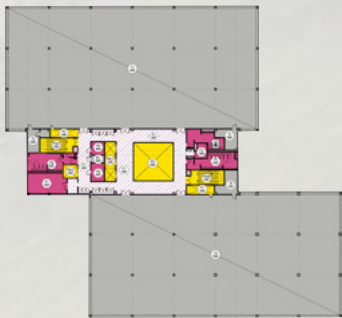
THIRD FLOOR

40,350 SF AVAILABLE



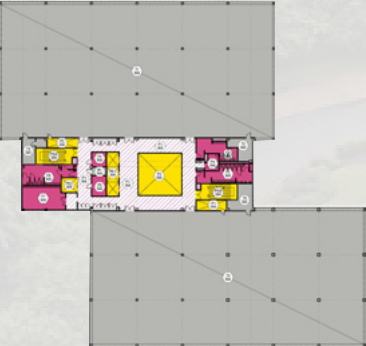
FIFTH FLOOR

TOTAL OF 40,350 AVAILABLE



FOURTH FLOOR

LEASED



EAST TOWER

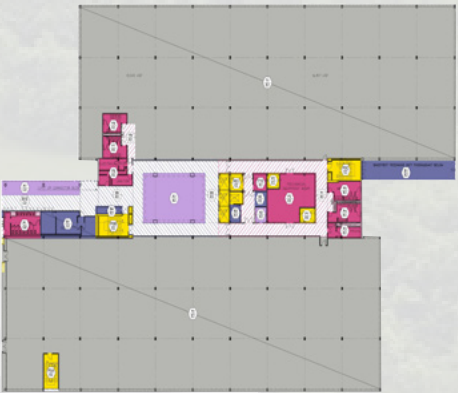
FIRST FLOOR

5,845 SF AND 26,00 SF AVAILABLE
(NON-CONTIGUOUS)



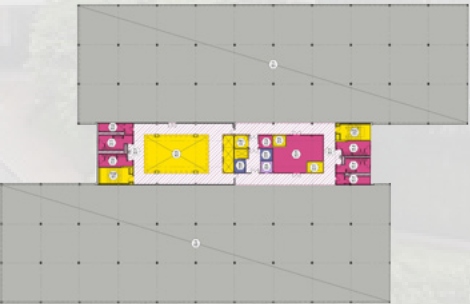
SECOND FLOOR

65,324 SF AND 88,567 SF
AVAILABLE IF COMBINED WITH
THE CONNECTOR BUILDING



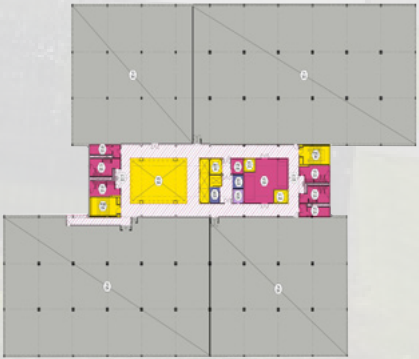
THIRD FLOOR

66,266 SF AVAILABLE



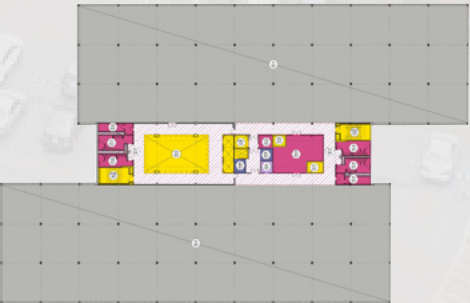
FOURTH FLOOR

5,306 SF MOVE-IN READY SUITE
14,190 SF WHITE BOXED SUITE



FIFTH FLOOR

45,833 SF AVAILABLE



FLOORPLANS

4350 NORTHERN PIKE

FIRST FLOOR CONFIGURATION

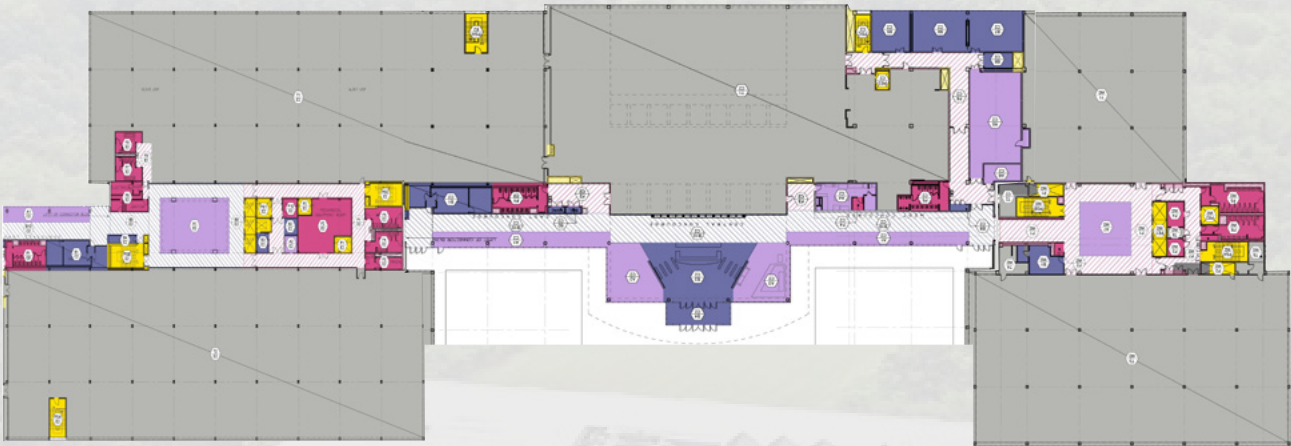


FIRST FLOOR FLEX AND DATA SPACE

THREE DOCK HIGH DOORS WITH LEVELERS, ONE GRADE LEVEL DOOR, CLIMATE CONTROLLED RECEIVING AREA, TRUCK COURT FOR 53' TRUCKS, GENERATOR FARM BUILDING LOCATED ADJACENT TO THE TRUCK COURT WITH A GRADE LEVEL DOOR.

2ND FLOOR CONFIGURATION

UP TO 128,917 SF AVAILABLE



2ND FLOOR CONNECTION

EXTRAORDINARY SPACE WITH HIGH CEILINGS, AND DIRECT LOBBY ACCESS TO 128,917 SF ON A SINGLE FLOOR WHEN COMBINED WITH EAST AND WEST TOWER LEVEL 2 VACANIES.



THE LOCATION

AN OASIS OF PRODUCTIVITY FOR OFFICE & QUASI OFFICE USERS

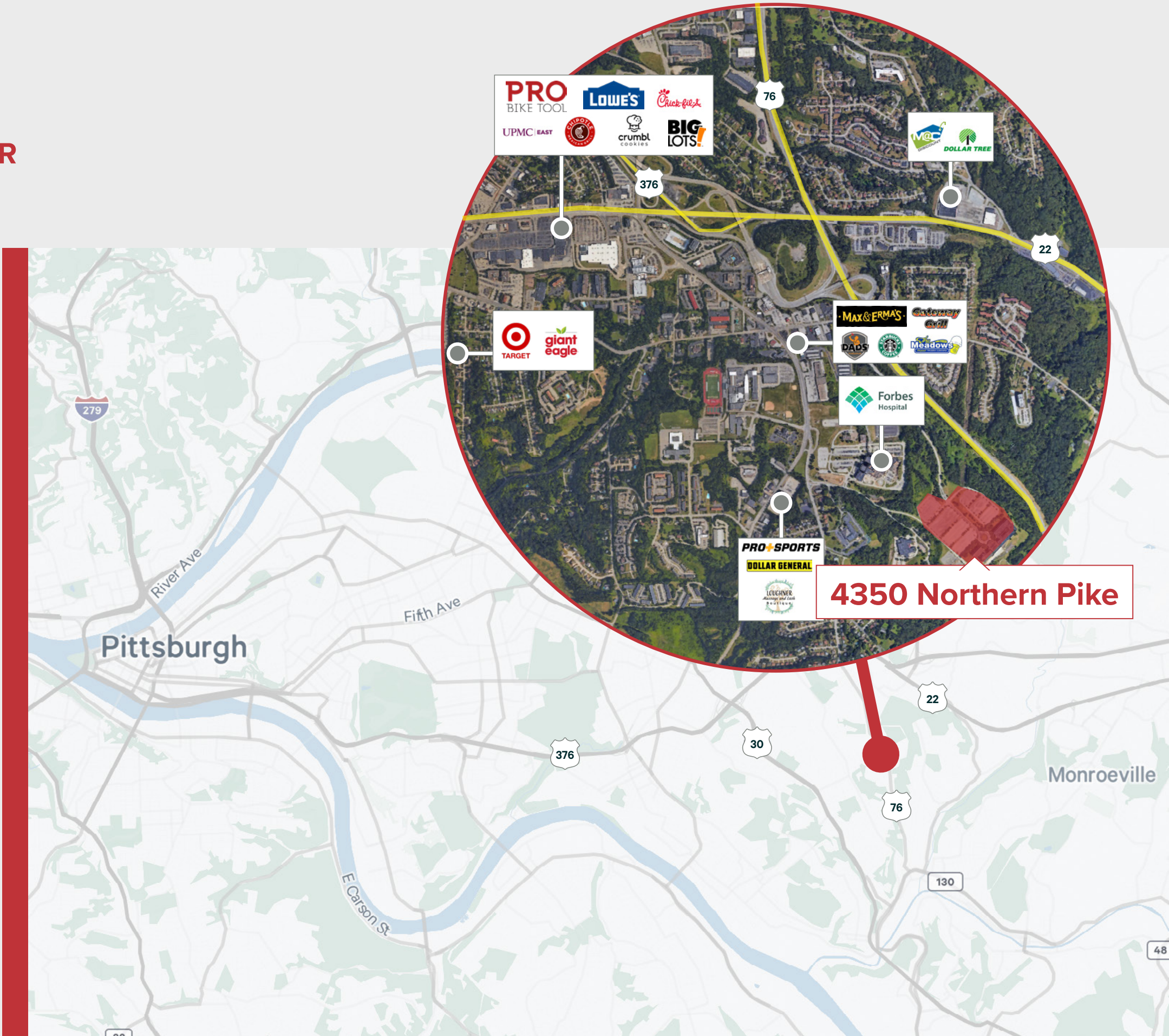
- + Quick and easy access to all major aterial roads, including I-376, the PA Turnpike, and Routes 22 and 48
- + Minutes away from Monroeville’s amenity-filled commercial district
- + Port Authority bus service to campus via Route P68



~2,100 Parking Spaces

138 Acres in Park-Like Campus

Panoramic Views



AMENITIES

FIRST CLASS AMENITIES THAT MATTER



CONFERENCE CENTER



FITNESS CENTER



STAFFED SECURITY



LOBBY CAFE



EVENT SPACES



ABUNDANT FREE PARKING



WALKING TRAILS &
OUTDOOR WORKSPACES



HIGH QUALITY
CO-TENANCY

INFRASTRUCTURE

4350 NORTHERN PIKE

LARGE SCALE MANEUVERABILITY
SUPPORTED BY UNPARALLELED
POWER AND INFRASTRUCTURE



505,000 SF building situated on 138 acres ideally suited for life sciences, lab, and manufacturing use as well as office, data center, etc.



Three chiller plants with 1,100 tons of capacity, exceeds N+1 configuration with shaft capacity for diverse fresh air configurations.



5 MW standby generator farm to support tenant business functions and 400kW emergency diesel generator.



Verizon, AT&T, DQE and Comcast all provide fiber service to the campus. Dark fiber is also available.



On-site Duquesne Light sub-station with dual feeds from diverse routes; over 20,000 amps of power to the building.



Campus environment with indoor / outdoor amenities.



Centralized security command center.



Abundant free parking.



Unparalleled access to 376, PA turnpike, 286, 22.



Best in class facilities management team.



100,000 SF of available space for rooftop equipment.



Robust loading and material storage capabilities.

4350 NORTHERN PIKE

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