

CBRE

**Brookfield
Properties**



STATION SQUARE
P I T T S B U R G H

THE LANDMARK BUILDING

OFFICE FOR LEASE

STATION SQUARE

PITTSBURGH'S UNMATCHED DESTINATION EXPERIENCE

MONONGAHELA
INCLINE

MT. WASHINGTON

W CARSON ST

SURFACE
PARKING

FORT PITT BRIDGE

PARKING
GARAGE

SHERATON HOTEL
& CONFERENCE
CENTER
399 Rooms

HIGHMARK
STADIUM

FA CLIMBING
& FITNESS

TUPELO
HONEY

THE MELTING POT
TEXAS DE BRAZIL

GATEWAY
CLIPPER FLEET

"T" STATION
LIGHT RAIL &
BUS STOP

GLASSHOUSE APARTMENTS
400+ Apartments

HARD ROCK CAFE

SURFACE
PARKING

YINZ COFFEE
TERRENE

JOE'S CRAB
SHACK

GRAND CONCOURSE
GANDY DANCER

THE LANDMARK BUILDING
Office | 66,479 SF
Retail | 27,200 SF

THREE RIVERS
HERITAGE TRAIL

SURFACE
PARKING

SMITHFIELD ST BRIDGE

FREEDOM BOAT CLUB
22 Boats
173 Members and growing

THE LANDMARK BUILDING

100 W. STATION SQUARE DRIVE

HISTORIC BUILDING. MODERN AMENITIES.
LARGE WINDOWS. AMAZING VIEWS.



4,000
parking
spaces



new
tenant
fitness
center



many
restaurants
and
shopping
nearby



on the
Great
Allegheny
Passage
bike and
walking
trail



30,000 SF of
conference
and meeting
room space
at Sheraton
Hotel



dedicated
T and Bus
stop

NEW SPEC SUITES



NATURAL LIGHT



MODERN SPACE



THE LANDMARK BUILDING

100 W. STATION SQUARE DRIVE

BOUTIQUE OFFICE SPACE

The Landmark Building is one of Pittsburgh's most historic buildings. Originally constructed as the headquarters for the Pittsburgh & Lake Erie Railroad it was converted in the early 80s into a multitenant office building by the Pittsburgh History & Landmarks Foundation. The Building has retained its historic elements and have been modernized recently to accommodate today's modern company.

From 2017 to present the Building has received new custom windows matching the same size and shape of the original providing ample natural light and wonderful views of the urban landscape, updated heating and cooling systems, new elevator cabs and controls, fiber and high speed internet access points, and rebuilt restrooms throughout the building.

This boutique office building is 67,500 SF and can accommodate tenants as small as 250 SF up to full 14,300 RSF. Pittsburgh's historic Grand Concourse Restaurant and Gandy Dancer Bar are located on the ground floor and offer easy food and drink for employees in the Building. There is a security guard desk in the lobby that provides access to the upper office floors during business hours and has keycard access for employees after hours. The Building is in close proximity to the surface parking lots near the Glasshouse Apartments and is located across the street from Tupelo Honey – one of Pittsburgh's newest restaurants. Brookfield Properties Group owns and manages Station Square and has its management office with a full team of personnel in The Landmark Building. They provide excellent customer service to the many tenants who call Station Square home.

Plans attached for the 3rd floor spaces:

- 317 – 3,393 RSF
- 315 – 3,421 RSF
- 320 – 1,991 RSF

Plans attached for the 1st & 6th floor spaces:

- 1920 – 1,730 RSF
- 619 – 486 RSF

THE LANDMARK BUILDING
VIDEO



THE LANDMARK BUILDING

NEW SPEC SUITES

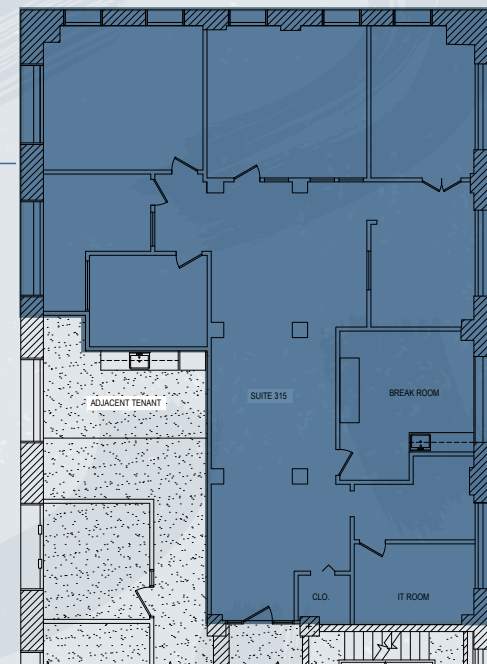
3RD FLOOR



STATION SQUARE
PITTSBURGH

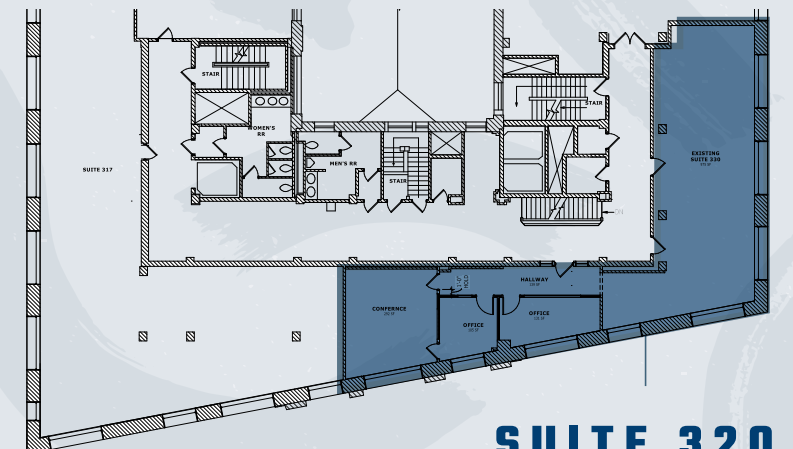
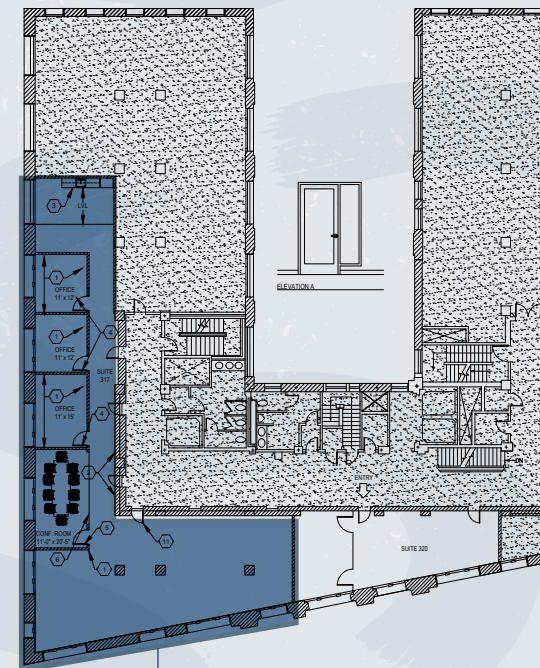
SUITE 315

SUITE 315
3,421 RSF



SUITE 317/320

SUITE 317
3,939 RSF



SUITE 320
1,991 RSF

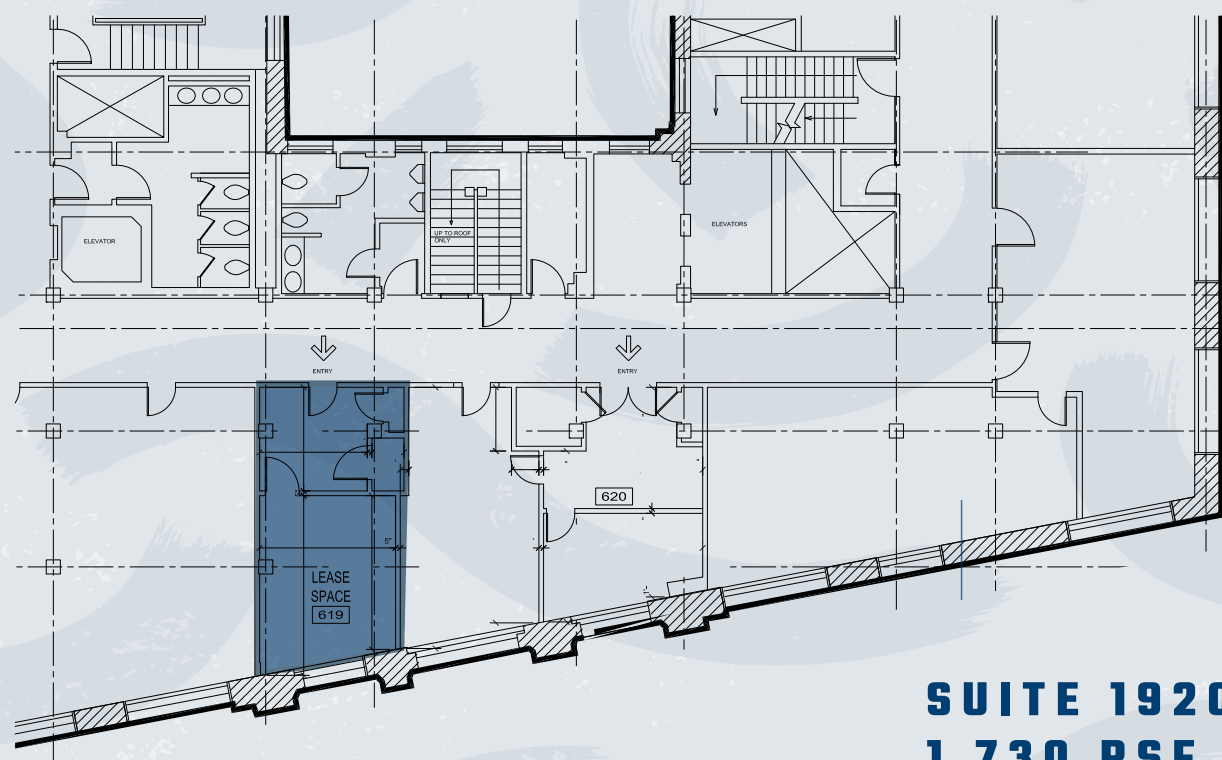
THE LANDMARK BUILDING

1ST & 6TH FLOOR AVAILABILITIES



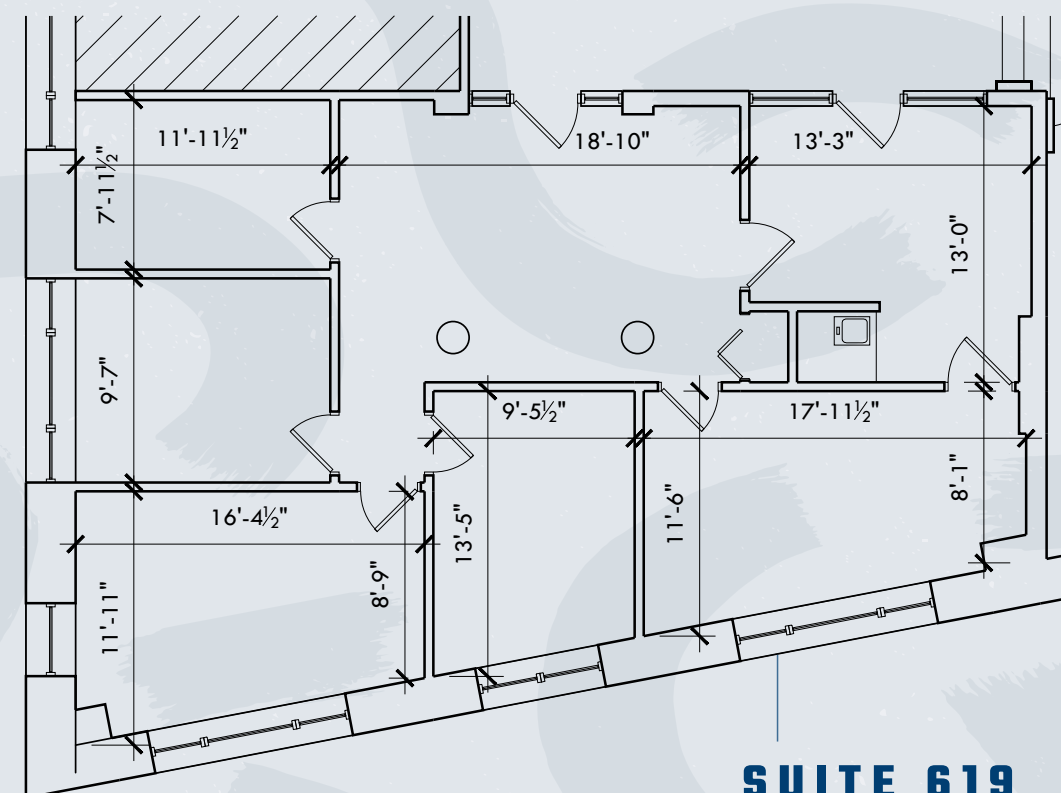
STATION SQUARE
PITTSBURGH

1ST FLOOR - SUITE 1920



SUITE 1920
1,730 RSF

6TH FLOOR - SUITE 619



SUITE 619
486 RSF

CONNECTIVITY TO DOWNTOWN

NORTH SIDE

- ALLEGHENY GENERAL HOSPITAL
- NATIONAL AVIARY
- FEDERAL GALLEY
- APARTMENTS COMING SOON
- LIGHT RAIL STATION
- PNC PARK
- STAGE AE
- ACRISURE STADIUM
- CARNEGIE SCIENCE CENTER
- RIVERS CASINO

STRIP DISTRICT

- KINGFLY SPIRITS CINDERLANDS COOP DE VILLE
- BAKERSFIELD SIENNA MERCATO CONDAO TACOS BARCELONA WINE BAR THE EAGLE
- PUTTERY
- TAKO MEAT & POTATOES SALLY ANN'S MORTON'S
- WARHOL MUSEUM

DOWNTOWN

- CRAWFORD SQUARE
- PPG PAINTS ARENA
- SULLIVAN'S
- CAPITAL GRILL MCCORMICK & SCHMICK'S
- DEL FRISCO'S EDDIE V'S
- TARGET BURLINGTON
- POINT PARK UNIVERSITY
- VALLOZZI'S ALTA VIA CHIPOTLE NOODLES & CO CITY WORKS PIZZAIOLA PRIMO
- RIVERVIEW
- GATEWAY CLIPPER
- HIGHMARK STADIUM
- DUQUESNE INCLINE

OAKLAND

- UNIVERSITY OF PITTSBURGH
- MONTAFIORE MAGEE PRESBYTERIAN
- CARNEGIE MELLON UNIVERSITY
- UPMC ROONEY SPORTS COMPLEX
- SOUTHSIDE WORKS
- 2626 SOUTH SIDE FLATS
- GIANT EAGLE
- UPMC MERCY
- DUQUESNE UNIVERSITY
- TERMINAL 21
- SOUTH SIDE
- DISTILLERY AT SOUTH SHORE
- GLASSHOUSE
- "T" STATION LIGHT RAIL & BUS STOP
- MONONGAHELA INCLINE

MT WASHINGTON

Other Locations:

- HYDE PARK PRIME SHORTY'S PINS X PINTS TEQUILA COWBOY SOUTHERN TIER BREWERY MCFADDEN'S VOODOO BREWING
- EDDIE MERLOT'S
- THREE RIVERS HERITAGE TRAIL

EDUCATION

TRANSPORTATION

ACCESSIBLE BY: CAR, BIKE, BUS, "T" LIGHT RAIL, BOAT

1 MIN

WALK TO BUS & "T" STOP

1 MILE

OF RIVERFRONT PROPERTY

4 MIN

WALK ACROSS SMITHFIELD BRIDGE
TO DOWNTOWN

DEDICATED

STATION SQUARE HIGHWAY EXIT
FROM INTERSTATE 376



GATEWAY CLIPPER

Shuttle service for Acrisure Stadium and PNC Park for Steelers, Pirates, and Pitt Panther games, as well as North Shore concerts



CARS

Dedicated Highway Exit from Interstate 376



"T" - LIGHT RAIL

1,300 weekday boardings



BUSES

Five bus lines have direct access to Station Square



MONONGAHELA & DUQUESNE INCLINES

720K annual riders



THREE RIVERS HERITAGE TRAIL

500k visitors per year

P

P

P

P

P

4,000
PARKING
SPACES

FROM \$150-\$175/
MONTH

50%

OF THE COST OF DOWNTOWN

MONONGAHELA
INCLINE

SMITHFIELD ST BRIDGE

"T" STATION LIGHT
RAIL & BUS STOP

P

P

1 PARKING GARAGE

1,200

TOTAL SPACES
IN GARAGE



6 SURFACE PARKING LOTS

2,800

TOTAL SURFACE
SPACES





STATION SQUARE
P I T T S B U R G H

CBRE

JEREMY Z. KRONMAN, CCIM, SIOR

VICE CHAIRMAN

+1 412 394 9848

jeremy.kronman@cbre.com

ADAM P. VICCARO

FIRST VICE PRESIDENT

+1 412 471 3285

adam.viccaro@cbre.com

DOMINIKA DEMANTOVA

SENIOR ASSOCIATE

+1 412 471 4065

dominika.demantova@cbre.com

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STATIONSQUARE.COM

Brookfield
Properties