



D I A M O N D
R I D G E

PITTSBURGH, PA

WORKSTYLE MEETS LIFESTYLE

171,000 SF Class A+ Office in a Growing Neighborhood Setting

Diamond Ridge I is situated in the Parkway West corridor, providing convenient access to both Downtown and the Airport. The campus is part of a specially planned mixed-use district experiencing rapid growth that offers plenty of shopping, dining, and housing options. The property boasts an amenity program designed to meet the needs of today's workforce, featuring integrated indoor and outdoor fitness and collaboration areas, as well as a healthy building design focused on employee wellness.

For leasing inquiries, please contact:



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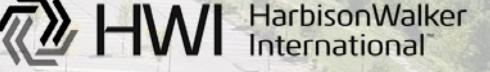
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NOTABLE NEIGHBORS

The Parkway West is currently the third largest office submarket within Pittsburgh and is home to several corporate and regional headquarters, including a deep and diverse labor market with industry focuses in public service, education, healthcare, technology, energy, transportation, and retail. Robert Morris University and the Pittsburgh International Airport are also nearby.



\$250M MOON MARKETPLACE DISTRICT

Diamond Ridge is one of the largest and most dynamic mixed-use projects in Western Pennsylvania. The office campus is the cornerstone of adjacent development. Over 1,800 housing units, including for sale, rental, single-family homes, town homes, and apartments, have been constructed or are planned.



HOUSING

Burns Scalo's "Diamond Standard" represents the leading edge of amenity programs. We invest in these areas to create buildings people want to work in and transform office space that meets and exceeds expectations.

Meet & Learn

Health & Wellness

Lifestyle & Living

Convenience & Concierge

Transit & Campus

**DIAMOND
STANDARD**



Pickle Ball

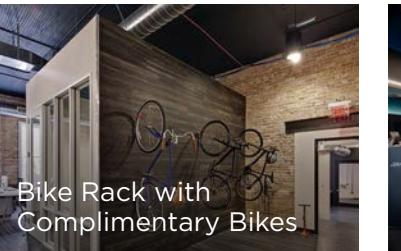


Apartment Complexes On-Site



Food Truck Court

COMPETITIVE



Bike Rack with Complimentary Bikes



Fitness Center



Indoor / Outdoor Collaborative Space

EXPECTED



High Tech Conference Room



Café / Kitchen



Walkable Campus

MEET & LEARN

Offering designated public spaces to encourage collaboration and creativity among various indoor and outdoor settings.

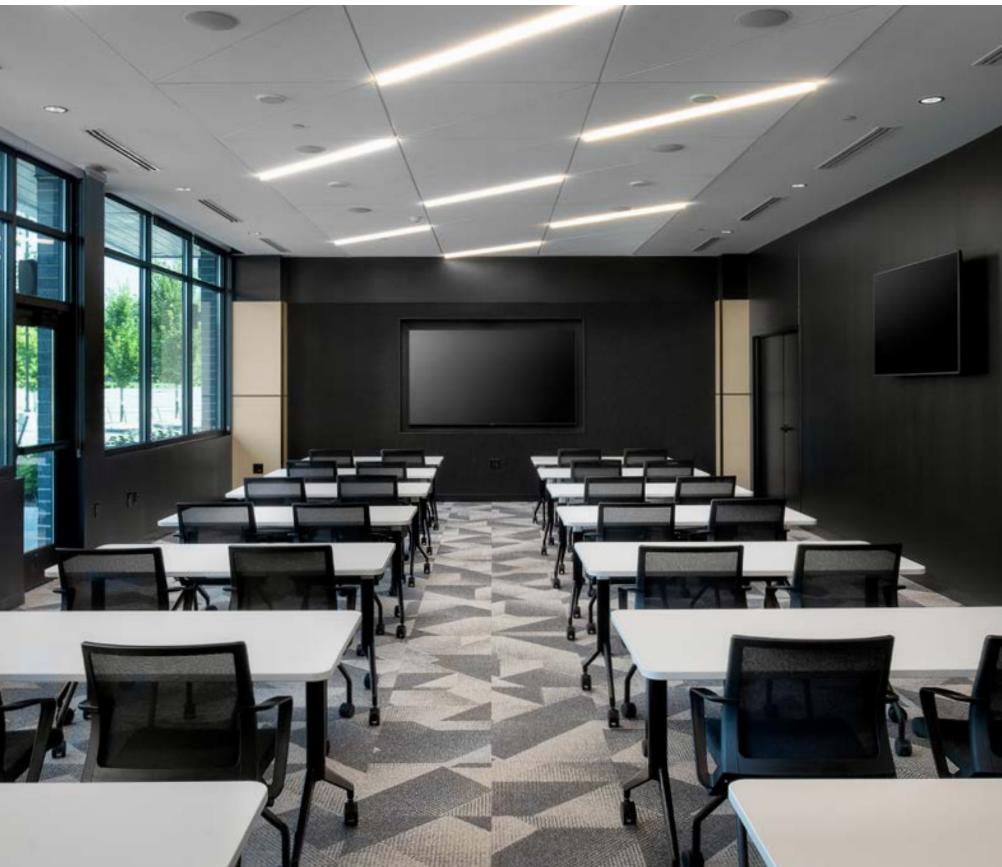
Innovation Space

Co-Working Space

Multipurpose Space

Outdoor Gathering Spaces

**Flexible Conference Center with
3 Overhead Doors Opening Up to
Exterior Gathering Space**



FEATURED AMENITY
INDOOR / OUTDOOR WORKSPACE



FEATURED AMENITY
COLLABORATIVE SPACE

14 AMENITIES



FEATURED AMENITY
COLLABORATIVE SPACE

DIAMOND RIDGE 15

HEALTH & WELLNESS

Numerous health and rejuvenation amenities throughout the campus help clients and their employees excel physically and mentally.

Pickleball Courts

Fitness Center

Outdoor Dining Area

Biophilic Design

Public Art

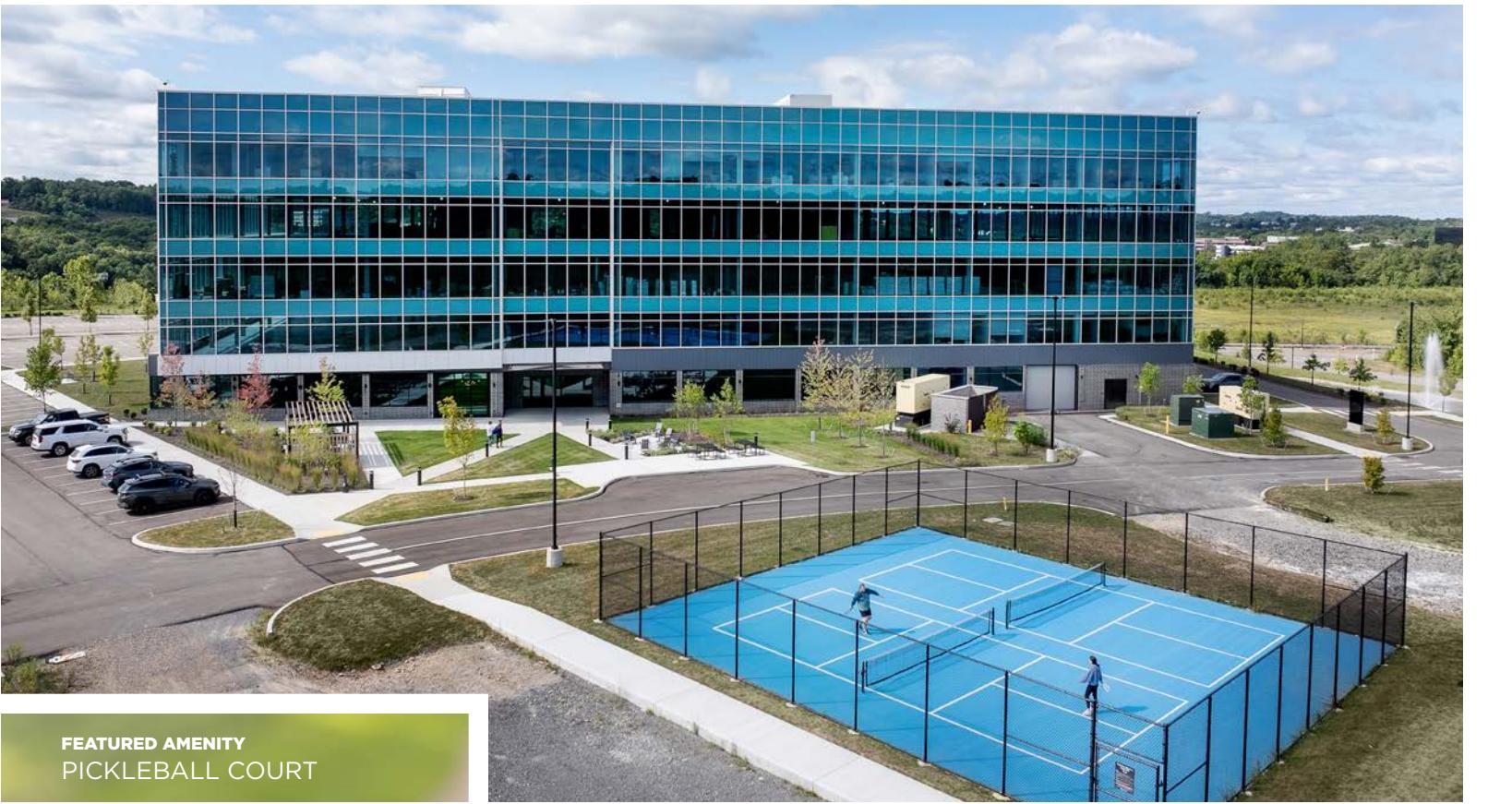
Biking + Walking Trails

Fishing Pond

Montour Trail Access

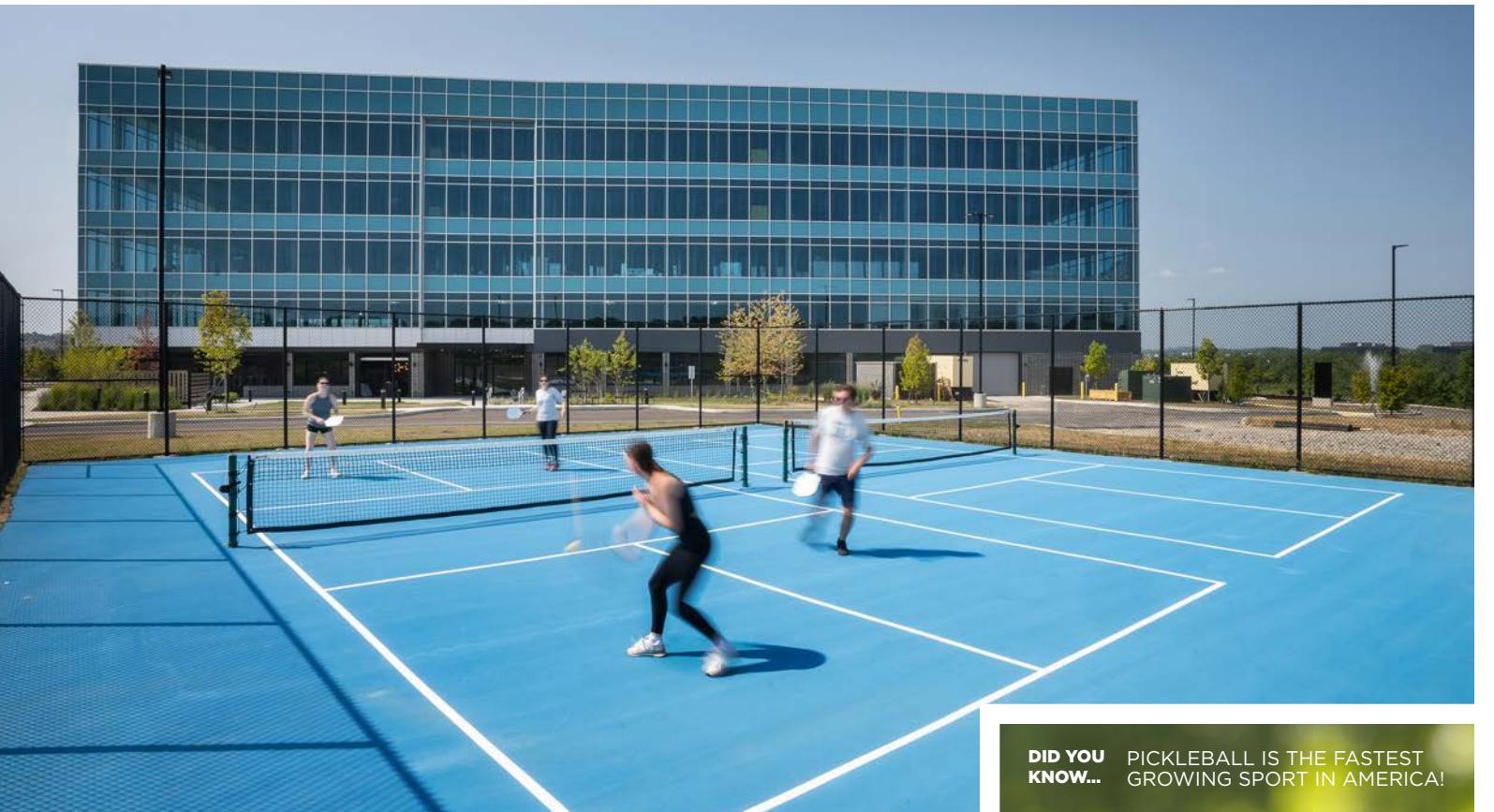


FEATURED AMENITY
PUBLIC ART



FEATURED AMENITY
PICKLEBALL COURT

18 AMENITIES



DID YOU KNOW... PICKLEBALL IS THE FASTEST GROWING SPORT IN AMERICA!

DIAMOND RIDGE 19

LIFESTYLE & LIVING

Surrounding housing options for sale for rent offer public access to everyday living, lifestyle needs, and convenience, all within walking distance. Loaded with fitness centers, swimming outdoor trails, and bark parks.

Village at Marketplace

The only new for sale, single-family homes in Moon Township with resort-style amenities, just 5 minutes to Robinson shopping.

Single-family homes starting from mid-\$500's.

Townhomes starting at mid-\$300's.

Prism at Diamond Ridge

A for lease community of 1, 2, and 3-bedroom apartments with designer finishes, spacious floor plans, and exciting amenities.

1 Bedroom
2 Bedroom
3 Bedroom

Starting at \$1,500
Starting at \$1,940
Starting at \$2,499

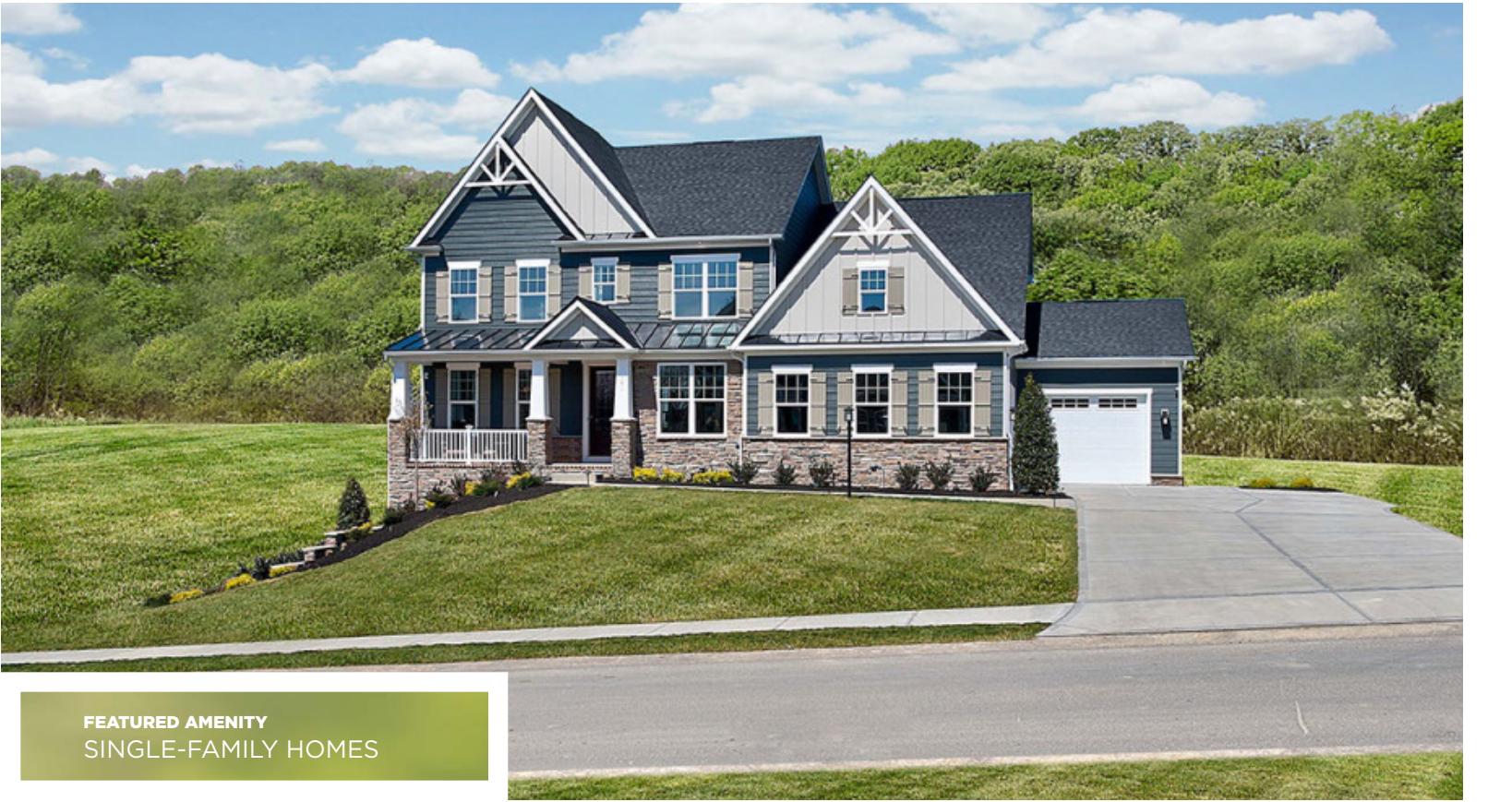
Ridge at Robinson

A modern yet relaxed, for lease, take on luxury living with stylishly upscale flair and contemporary features and amenities.

1 Bedroom
2 Bedroom
3 Bedroom

Starting at \$1,461
Starting at \$1,706
Starting at \$2,483





FEATURED AMENITY
SINGLE-FAMILY HOMES



FEATURED AMENITY
TOWNHOMES

CONVENIENCE & CLIENT EXPERIENCE

Access to client experience concierge connects clients and their employees to essential components that heighten the work/life blend.

Partner Perks Program

Building Events/Food Trucks

Hospitality Staff with Ritz Carlton Training

Full Gym Facilities with Towel Service

Ribbon Cutting Ceremonies

Assistance in Coordinating Celebratory Events



PARTNER PERKS
NAI BURNS SCALO

FEATURED AMENITY
CLIENT EXPERIENCE

TRANSIT & TRAVEL

\$20M is being invested to upgrade area roadways and to create the Hershinger pedestrian and bike trail conservation corridor.

High Demand Free Parking

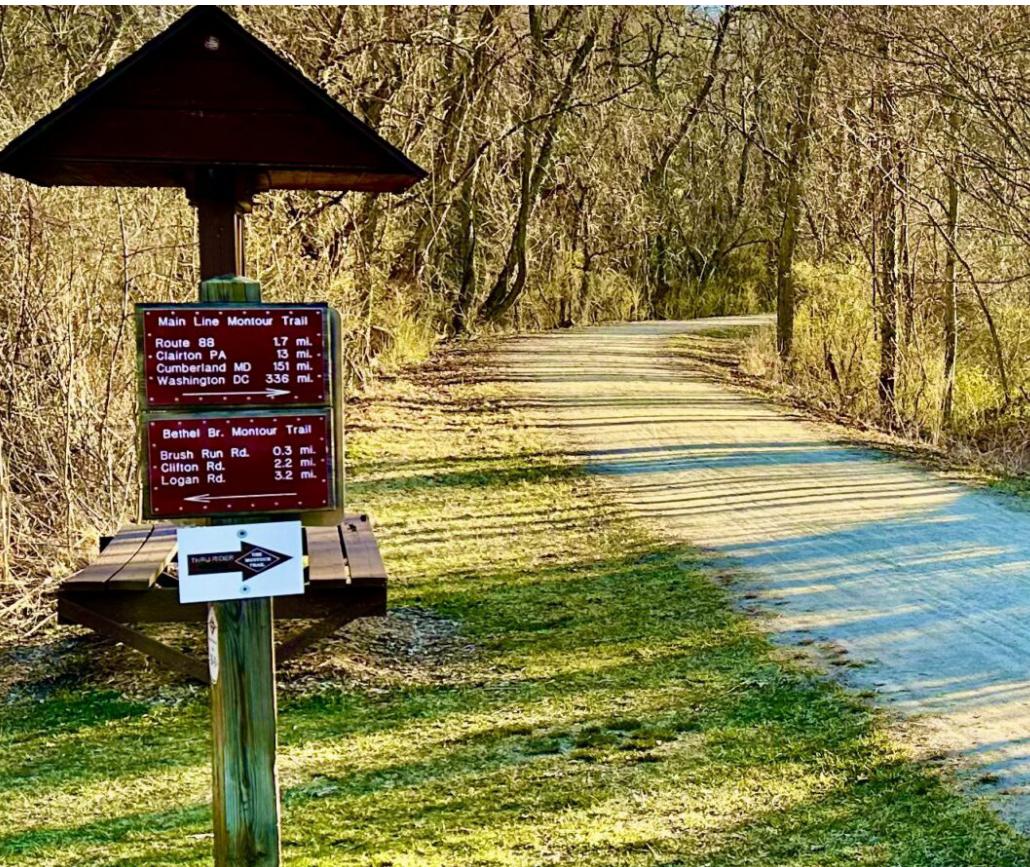
Bike Racks at Entrance

Easily Accessible

New Transportation Infrastructure

Pedestrian Amenities

Connection to Montour Trail



FEATURED AMENITY
TRANSIT

CONNECTIVITY

Diamond Ridge is a centrally located multi-modal hub for residents, businesses, and visitors, positioned along the region's highest-volume highway, I-376.

5 Minutes from Pittsburgh International Airport

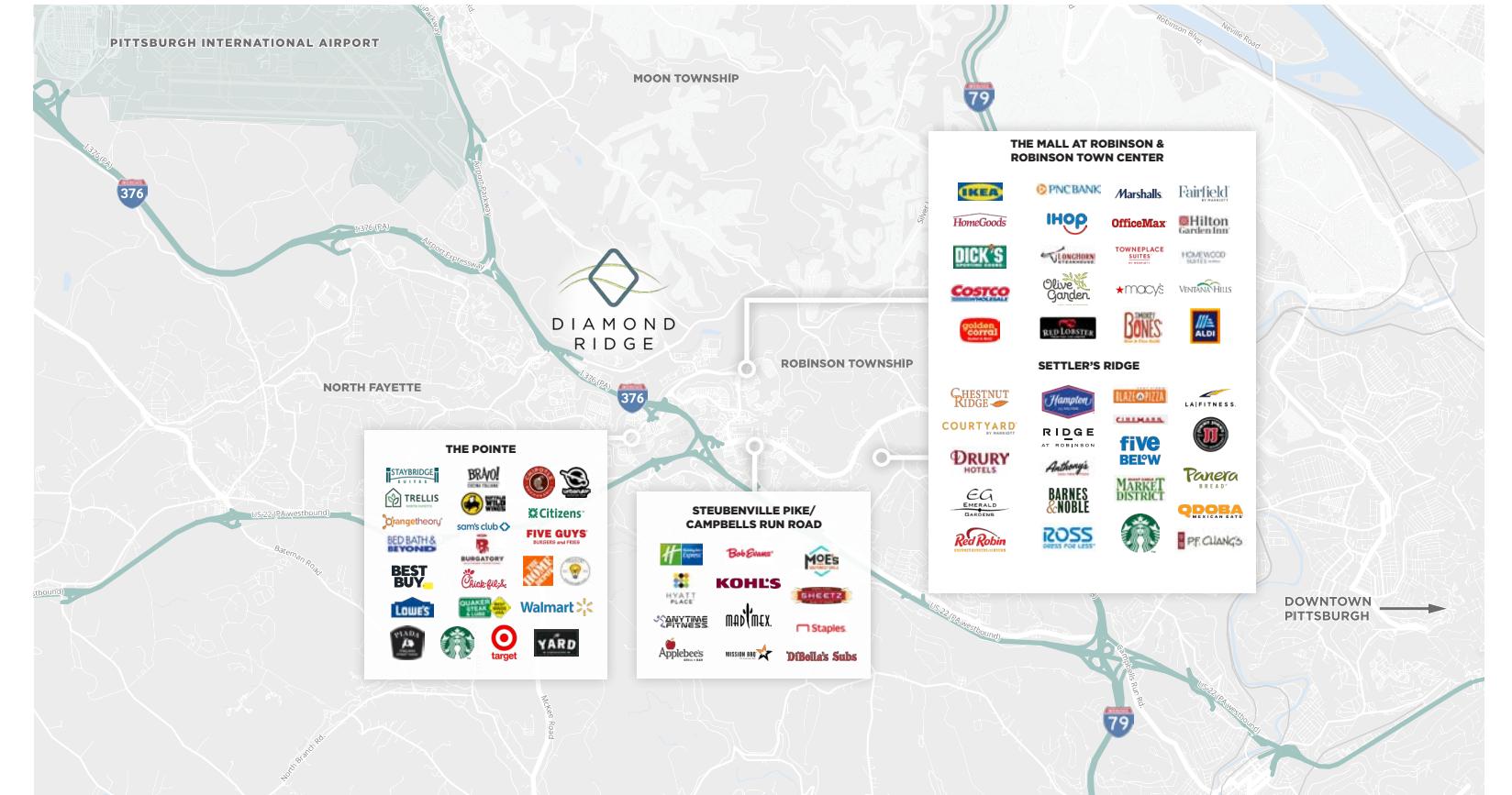
7 Minutes to I-79

15 Minutes to Downtown Pittsburgh

60+
Nearby Restaurants

25+
Nearby Hotels

150+
Nearby Retailers



SUSTAINABILITY

Diamond Ridge includes many sustainable features to reduce tenant operating costs, improve employee comfort and well-being, and reduce environmental impact.

Ionizing Air Filtration

Showering Facilities

Occupancy Sensors

LED Lighting

High Efficiency Rooftop Units

Low Allergan Concrete Flooring

Low VOC Paints

Sealants and Adhesives

Low-E Glass Windows

NEW OFFICE WINS

1980's-1990's



2000's-2020's



PRESENT



OLD

NEW

PITTSBURGH INTERNATIONAL AIRPORT TRANSFORMATION

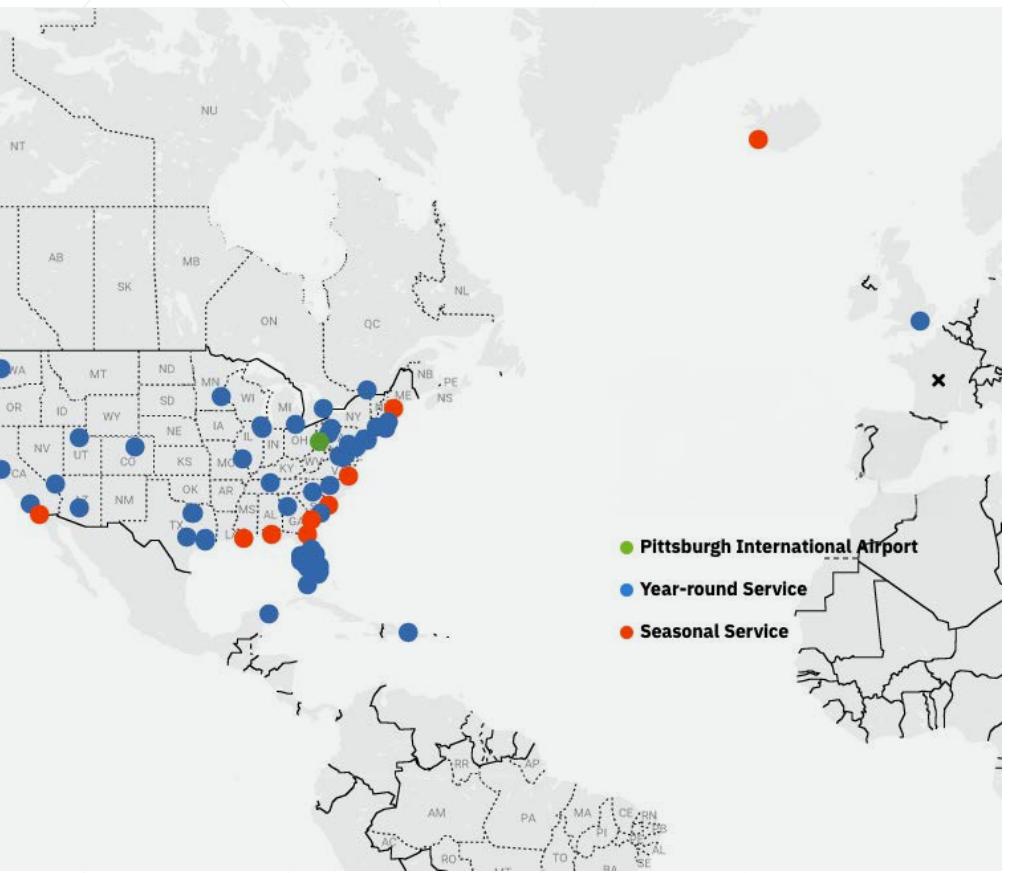
\$1.39 Billion has been invested to boldly modernize the Pittsburgh International Airport to serve travelers better, meet changing industry needs, reduce costs, and advance the region. The airport is an important demand driver for the region, enabling more logistics-reliant companies to co-locate, increasing job growth, and creating revenue for Allegheny County.



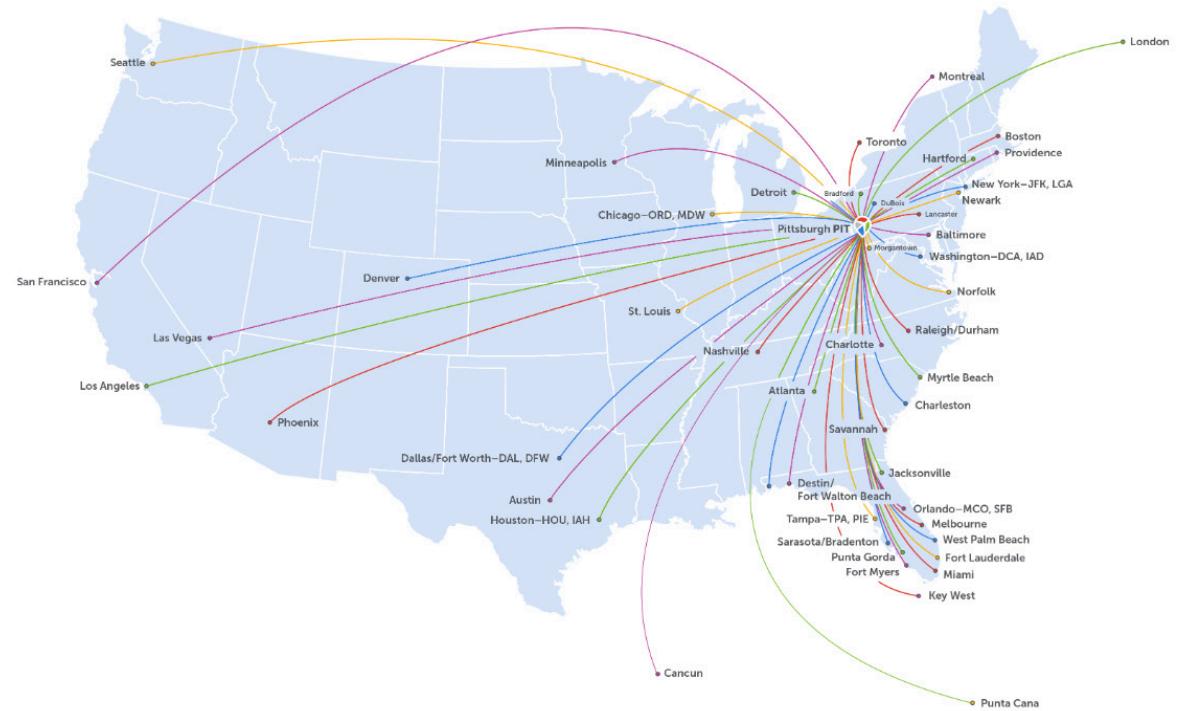
FEATURED AMENITY
PITTSBURGH AIRPORT



FEATURED AMENITY
PITTSBURGH AIRPORT



15 AIRLINES, 993 WEEKLY NON-STOP FLIGHTS



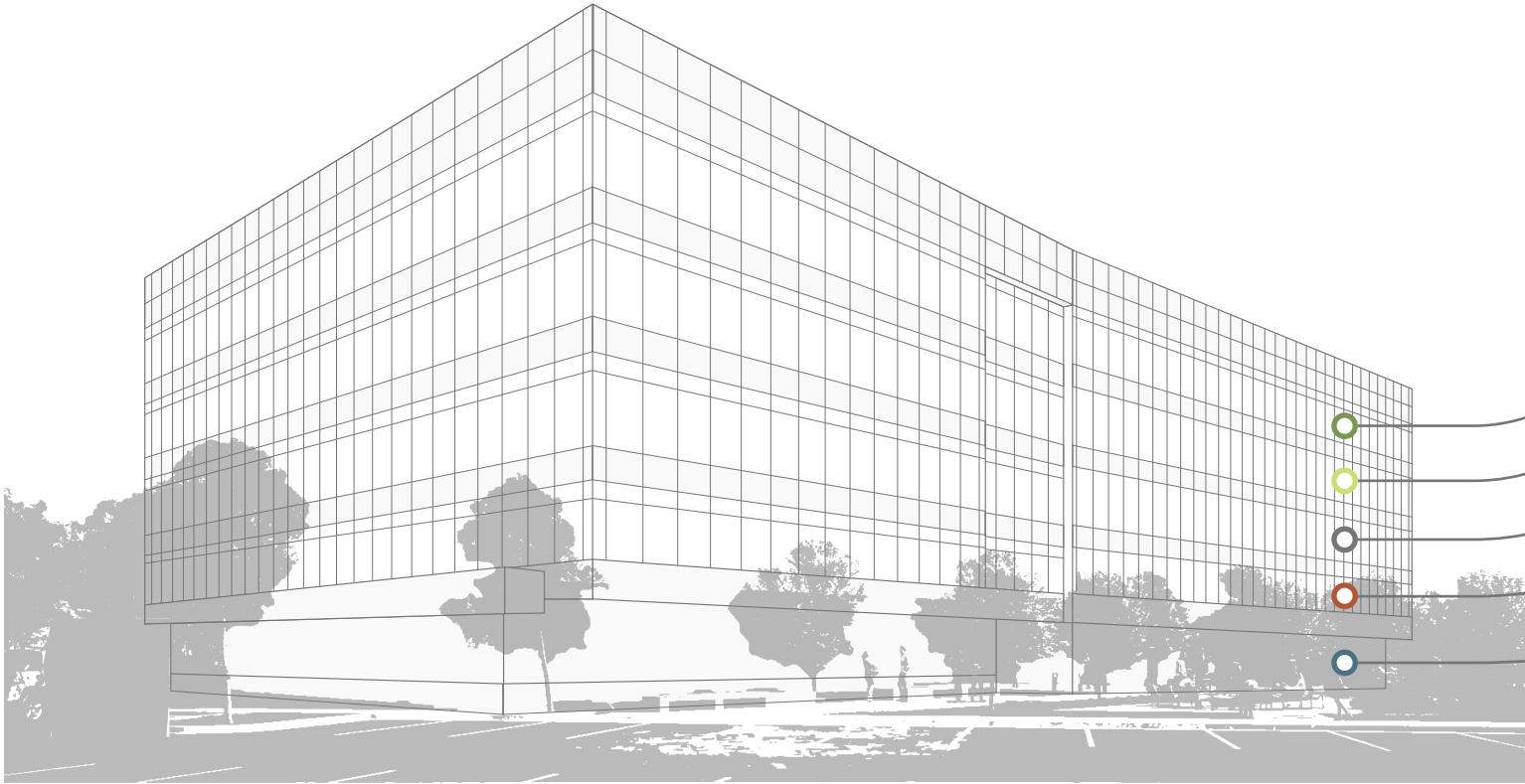


36 NEW OFFICE WINS



DIAMOND RIDGE 37

FLOOR PLANS



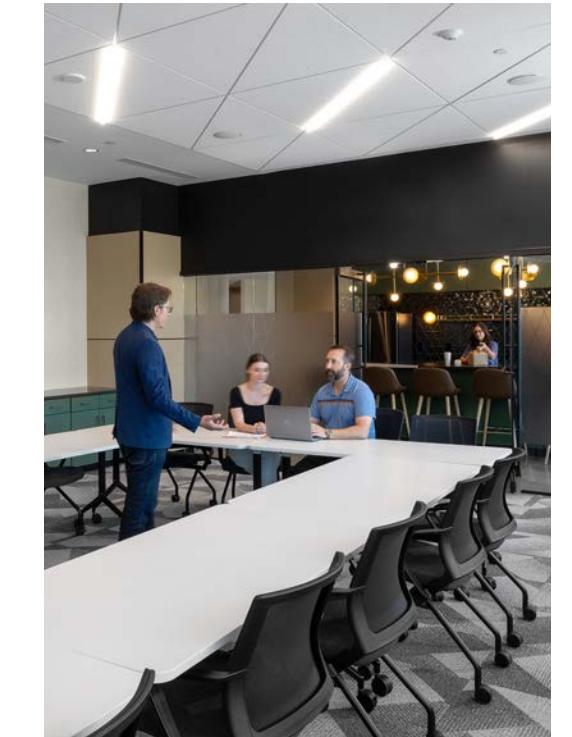
5TH FLOOR | LEASED

4TH FLOOR | 35,232 RSF

3RD FLOOR | 18,355 RSF

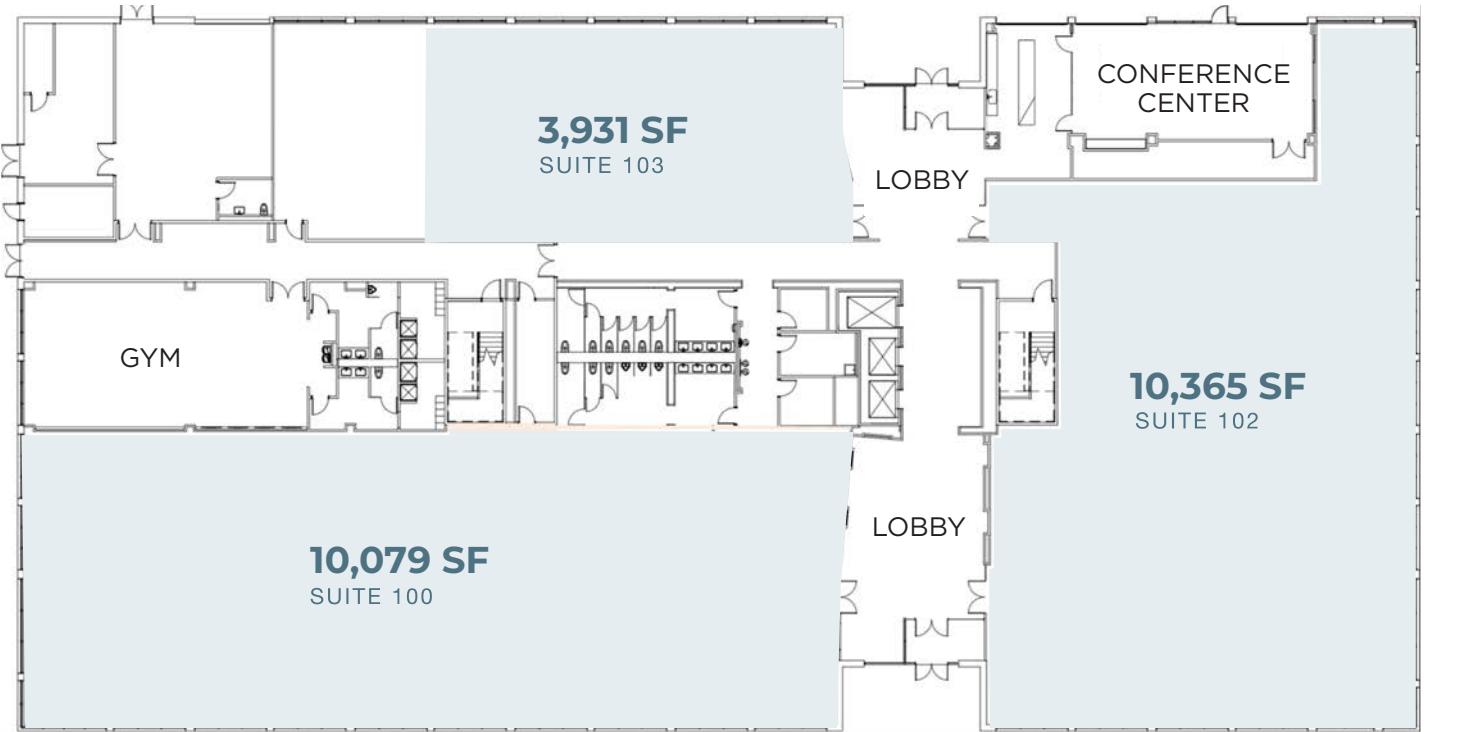
2ND FLOOR | 17,746 RSF

1ST FLOOR | 24,375 RSF

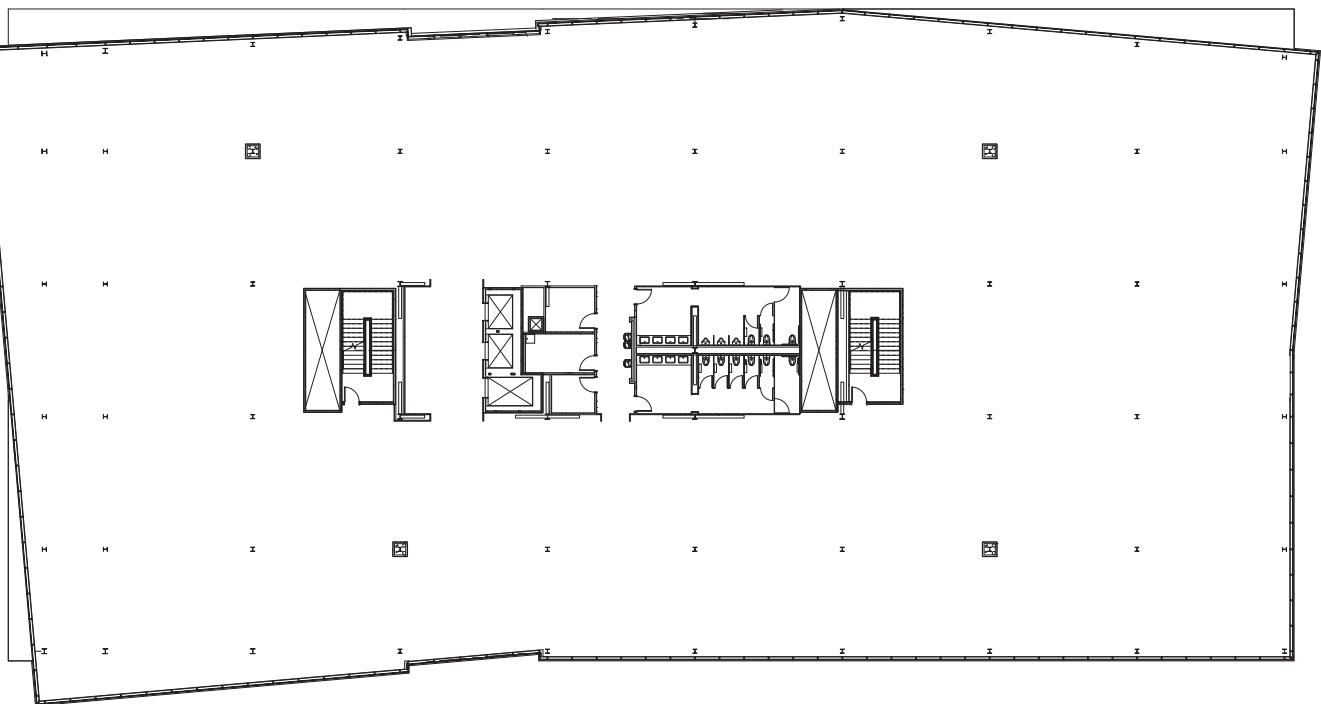


FEATURED AMENITY
CONFERENCE ROOM

FLOOR 1



FLOOR 2-5



SIGNAGE & VISIBILITY

Signage is vital in establishing your business as a recognizable brand in the market. The unique position of Diamond Ridge offers the most highly visible signage opportunities in the Parkway West for qualifying clients.

Annual advertising value calculated using 2023 market out-of-home advertising data and CPM.

119K
Daily Views

43M
Annual Views

\$364K
Annual Advertising Value



FOR MORE INFORMATION CONTACT



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