



FOR LEASE  
**ONE CHATHAM CENTER**

112 WASHINGTON PLACE | PITTSBURGH, PA 15219



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# LEASING OVERVIEW



## OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present office space in One Chatham Center for lease. Suites range from 4,000 to up to 15,000 SF.

## SUMMARY

|                  |                                   |
|------------------|-----------------------------------|
| Asking Rent:     | \$19.50 - \$26.00 PSF             |
| Available Space: | 4,000 - 15,000 SF                 |
| Parking:         | 2,100 Indoor Spaces               |
| Lease Type:      | All Utilities & Cleaning Included |
| Submarket:       | Pittsburgh CBD                    |

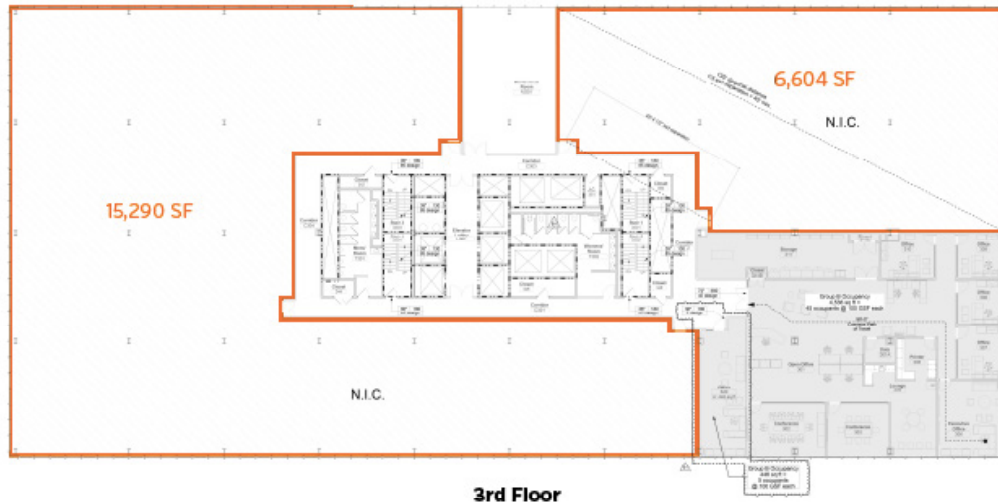
## HIGHLIGHTS & AMENITIES

- Functional office suites with open layouts and abundant windows providing natural light
- First floor space available with signage and exposure
- Flexible build out allowance
- Fully renovated lobby and main entrance
- Meeting rooms available in Hotel
- 24-Hour security and access
- ADA compliant
- Fully sprinklered
- On-site management & 24/7 building and parking garage security
- Fitness center
- Chatham Center amenities include Marriott Hotel, Crafted North, The Steelhead Grill, and Starbucks
- 2,100 Parking spaces at reduced rates vs. most Downtown garages
- Airport shuttle
- Outdoor plaza with abundant seating and café tables
- Rental rates in the \$20 PSF range

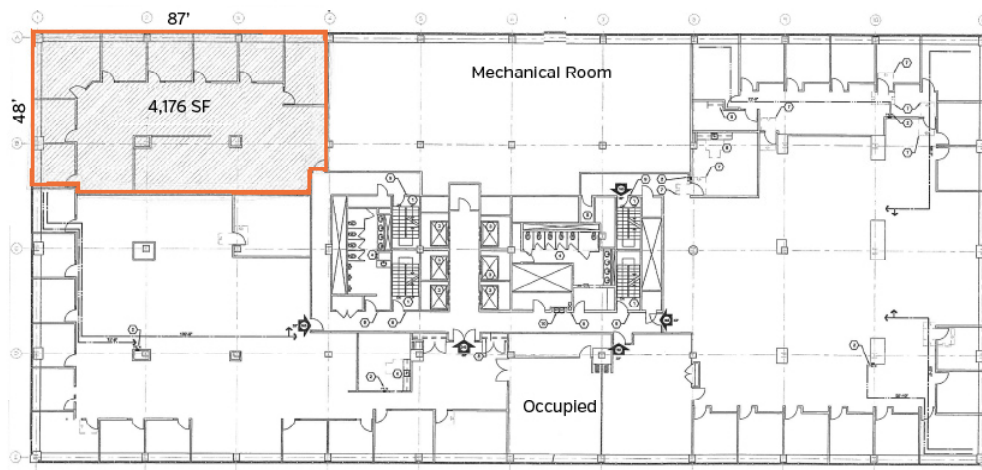
## LOCATION

- Great location in Downtown Pittsburgh offering convenience to downtown yet still on the fringe
- Excellent access to I-579 and I-376, and only minutes from Oakland
- Next to Downtown's newest revitalized area, the Centre Avenue District
- New FNB office tower next door
- I-579 Cap Urban Connector Project [the Cap Project] being built, a 3-acre park connecting Downtown & this location

# LEASE SPACES



3rd Floor



9th Floor

## FIRST FLOOR RETAIL OR OFFICE

Asking Rent: \$19.50 - \$26.00 PSF  
Available Space: Up to 4,000 SF  
Available: Immediately  
Lease Type: Full Service

## THIRD FLOOR OFFICE

Asking Rent: \$19.50 - \$26.00 PSF  
Available Space: 2,500 SF - 15,290 SF  
Available: Immediately  
Lease Type: Full Service

## NINTH FLOOR OFFICE

Asking Rent: \$19.50 - \$26.00 PSF  
Available Space: 4,176 SF  
Available: Immediately  
Lease Type: Full Service

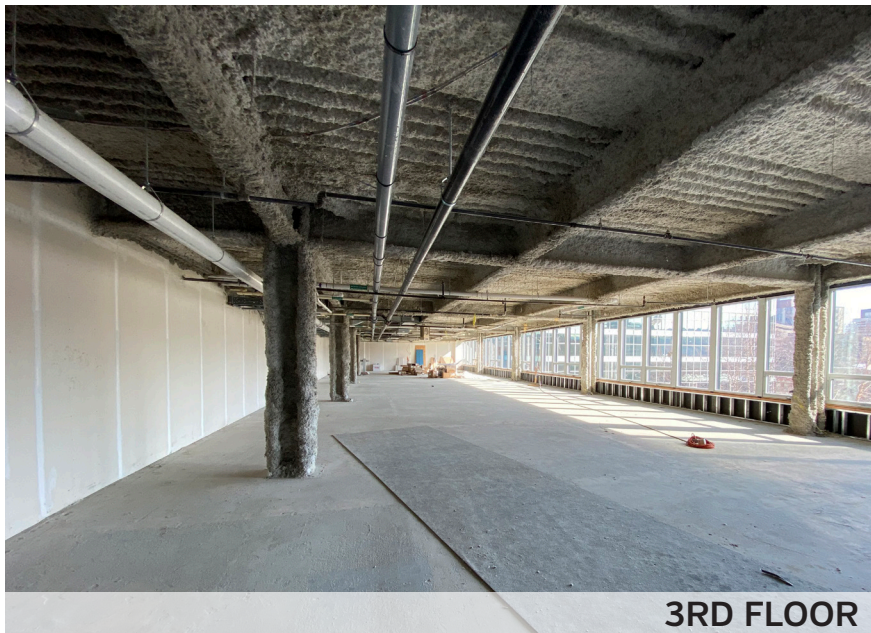
# ONE CHATHAM CENTER AMENITIES



- Fitness center on the first floor exclusively for tenants with locker rooms, shower facilities, yoga room, weights and cardio equipment
- Chatham Center amenities include Marriott Hotel, Crafted North, The Steelhead Grill, and Starbucks
- Ample parking at reduced rates - 2,100 Space integral parking garage offered at only \$200/mo. per space
- Meeting rooms in Hotel
- 24-Hour security and access
- ADA compliant
- Fully sprinklered
- On-site management & 24/7 building and parking garage security
- Airport shuttle
- Outdoor plaza with abundant seating and café tables



# INTERIOR PHOTOS





# LOCATION OVERVIEW

## DOWNTOWN PITTSBURGH



Downtown Pittsburgh, colloquially referred to as the Golden Triangle of Dahntahn in eye dialect, and officially the Central Business District is the urban downtown center of Pittsburgh. It is located at the confluence of the Allegheny River and the Monongahela River whose joining forms the Ohio River. The “triangle” is bounded by the two rivers. The area features offices for major corporations such as PNC Bank, U.S. Steel, PPG, Bank of New York Mellon, Heinz, Federated Investors and Alcoa. It is where the fortunes of such industrial barons as Andrew Carnegie, Henry Clay Frick, Henry J. Heinz, Andrew Mellon and George Westinghouse were made. It contains the site where the French fort, Fort Duquesne, once stood.

### CITY HIGHLIGHTS

- Pittsburgh is proud to rank among the top places to live, work, and visit in the United States.
- Pittsburgh is the nation’s busiest inland port, providing access to the extensive 9,000 mile U.S. inland waterway system.
- There are 29 colleges and universities in southwestern Pennsylvania, including Carnegie Mellon University, the University of Pittsburgh and Duquesne University.
- More than 10 million people visit the Pittsburgh region annually. Travel is a \$3 billion industry that provides more than 50,000 full-time equivalent jobs in Allegheny County
- In 2013, Pittsburgh had the second-lowest vacancy rate for Class A space among downtowns in the United States

### TOP ALLEGHENY COUNTY EMPLOYERS

- |   |   |
|---|---|
| 1.  UPMC                     | 6.  GIANT EAGLE                |
| 2.  University of Pittsburgh | 7.  ALLEGHENY COUNTY           |
| 3.  PA.GOV                   | 8.  BNY MELLON                 |
| 4.  PNC                      | 9.  Carnegie Mellon University |
| 5.  Allegheny Health Network | 10.  Pittsburgh Public Schools |



# LOCATION OVERVIEW

## DOWNTOWN PITTSBURGH





# DOWNTOWN PITTSBURGH BY THE NUMBERS



**100**  
TRANSIT SCORE



**95**  
WALK SCORE



**79**  
BIKE SCORE



**11**  
THEATERS



**215**  
RESTAURANTS



**130**  
RETAILERS



**4k+**  
HOTEL ROOMS



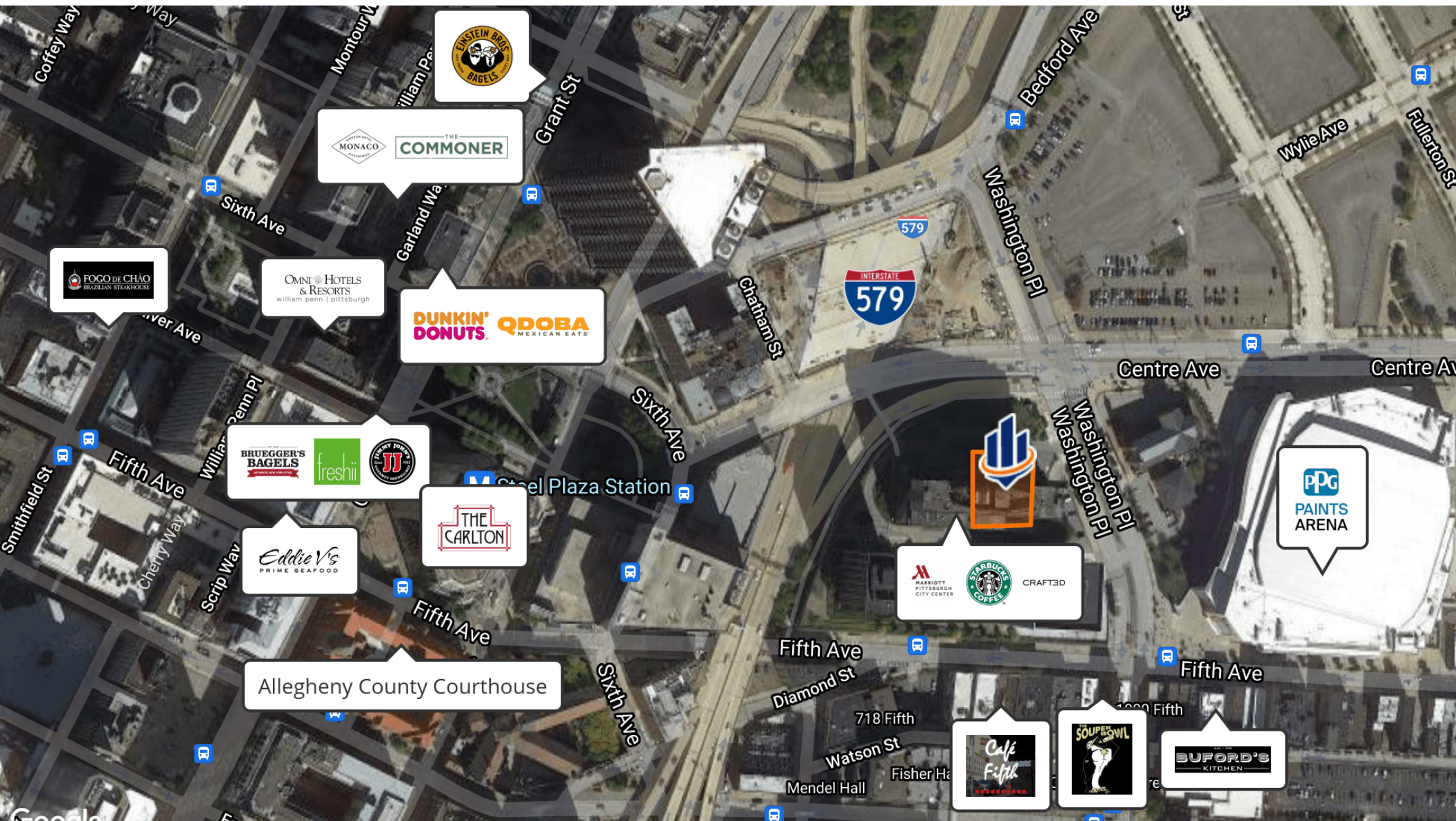
**24M+**  
SQUARE FEET  
RENTABLE OFFICE SPACE



**5**  
FORTUNE 500 COMPANIES



# RETAIL MAP





# LOWER HILL DEVELOPMENT PARK TO OPEN

JLL and Buccini/Pollin Group report new cap park will open this winter as part of Lower Hill update

NOV 11, 2021, 1:14PM EST

Where once a concrete canyon of cars had long served as a moat between downtown and the Lower Hill District there's now a freshly rolled lawn and a near-finished park.

The 579 Cap Park, a new three-acre span to provide some public recreation space over a busy interstate highway, is nearing the completion of its construction and is expected to open this winter, according to the Bucinni/Pollin Group, the development partner of the Pittsburgh Penguins.

The executive team of Bucinni/Pollin provided the update on the park at the rest of the Lower Hill redevelopment to a lunch audience of the Building Owners & Managers Association of Pittsburgh at the Kimpton Hotel Monaco Pittsburgh.

"It's an amazing project," said Kimberly Ellis, the director of community, arts and culture for the Bucinni/Pollin, who lives in the Hill District. "The grass is down. The sod is down."

A development project undertaken by the city-county Sports & Exhibition Authority of Pittsburgh, the new park has long been envisioned as a core necessity in the redevelopment of the 28 acres of the former Civic Arena site by reconnecting the Lower Hill to the downtown central business district.

The site is located in close proximity to the parcel on which site work continues to make way for the new FNB Financial Center, the \$240 million, 26-story office tower expected to help launch the rest of the development on the larger site.

The new park cost a total of \$32 million to build, according to the SEA, more than \$20 million of which came from a federal grant.

Joined by J.C. Pelusi, the market director of the Pittsburgh office of JLL, the Bucinni/Pollin team provided other updates on the plan as well as detailed how they're working to use the larger development to better include the Black community of the neighboring Hill District, citing minority participation levels as well as the financial investment to be steered to the broader neighborhood.

While the goal was expressed to complete the new office tower in 2023 at its September groundbreaking, the development team for the project now indicates FNB Financial Center will likely be completed in early 2024.

The development team told the lunch crowd to expect other component projects of the larger redevelopment plan to get started soon and be completed in a similar time frame as well.

Tim Schooley, Reporter - Pittsburgh Business Times

From the Pittsburgh Business Times: <https://www.bizjournals.com/pittsburgh/news/2021/11/11/new-cap-park-to-open-this-winter.html>



TIM SCHOOLEY

The new cap park built over the Crosstown Boulevard to better reconnect the Lower Hill District to downtown is nearing completion. The development team of Buccini/Pollin Group and JLL working on the Lower Hill redevelopment provided the update that the new park will be completed this winter.





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