

# CENTRE DISTRICT PITTS BURGH

PITTSBURGH ARENA DISTRICT

## Welcome to the new centre of energy for Pittsburgh



The Buccini/Pollin Group  
OWNERS • MANAGERS • DEVELOPERS



CADENCE  
REAL ESTATE ADVISORS



INTERGEN  
REAL ESTATE GROUP



# CENTRE DISTRICT PITTSBURGH

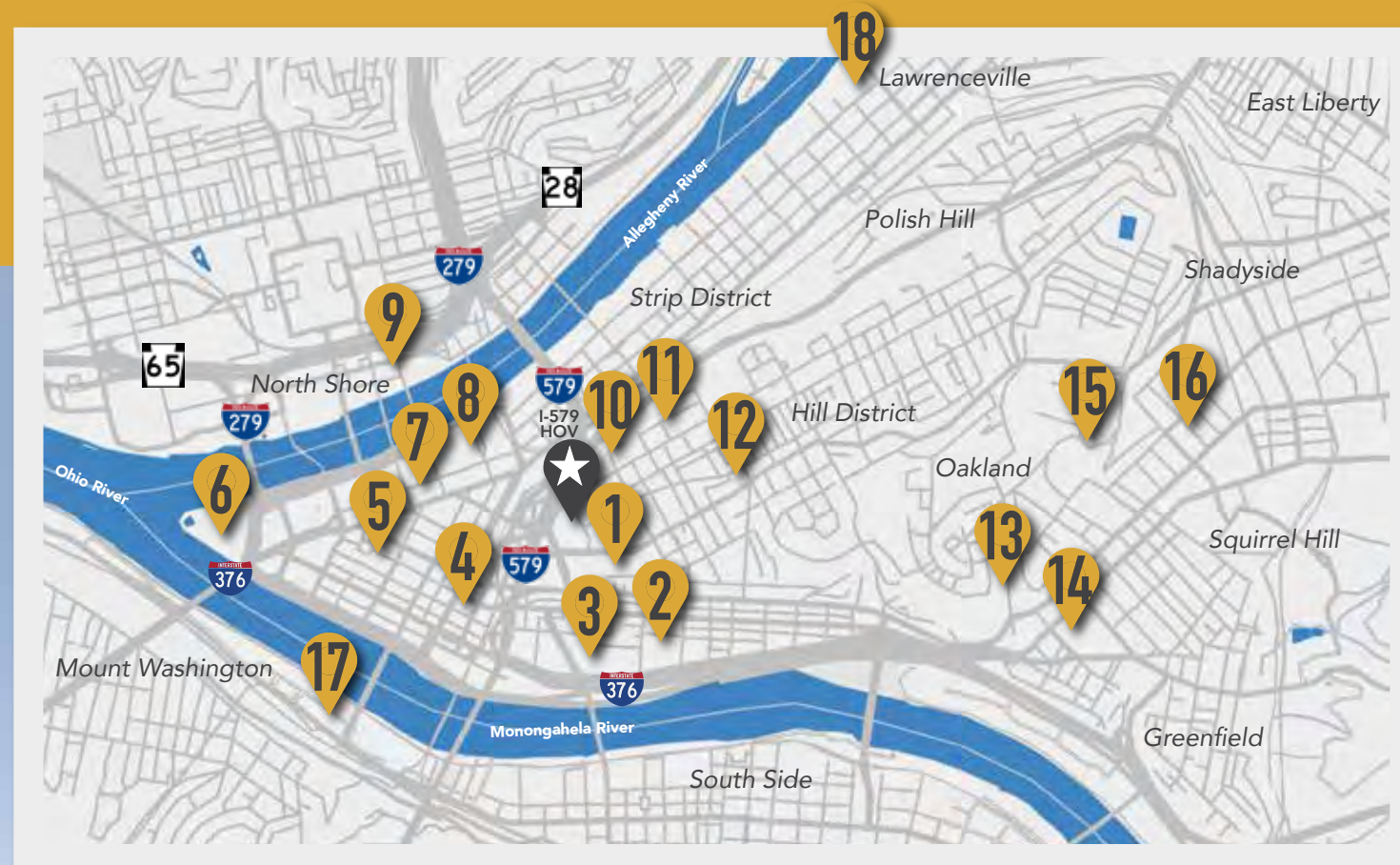
PITTSBURGH ARENA DISTRICT

## PROJECT OVERVIEW

Centre District Pittsburgh, located on 28 acres directly across Centre Avenue from PPG Paints Arena, is a planned, mixed-use community designed to integrate modern office space, urban living and hospitality with entertainment and lifestyle retail. The site will soon be connected to Pittsburgh's Central Business District courtesy of a multi-million dollar highway cap and gateway park that will be part of the project's 8-acre+ central greenway. Walkable and transit-friendly Centre District will include an indoor/outdoor music venue; a full-service hotel; lifestyle and entertainment retail; both casual and destination restaurants; boutique fitness and iconic office space. The multifamily residential components of the project will feature over 1,000 apartments with contemporary finishes, unique views and attractive amenities.

### ★ - Centre District site

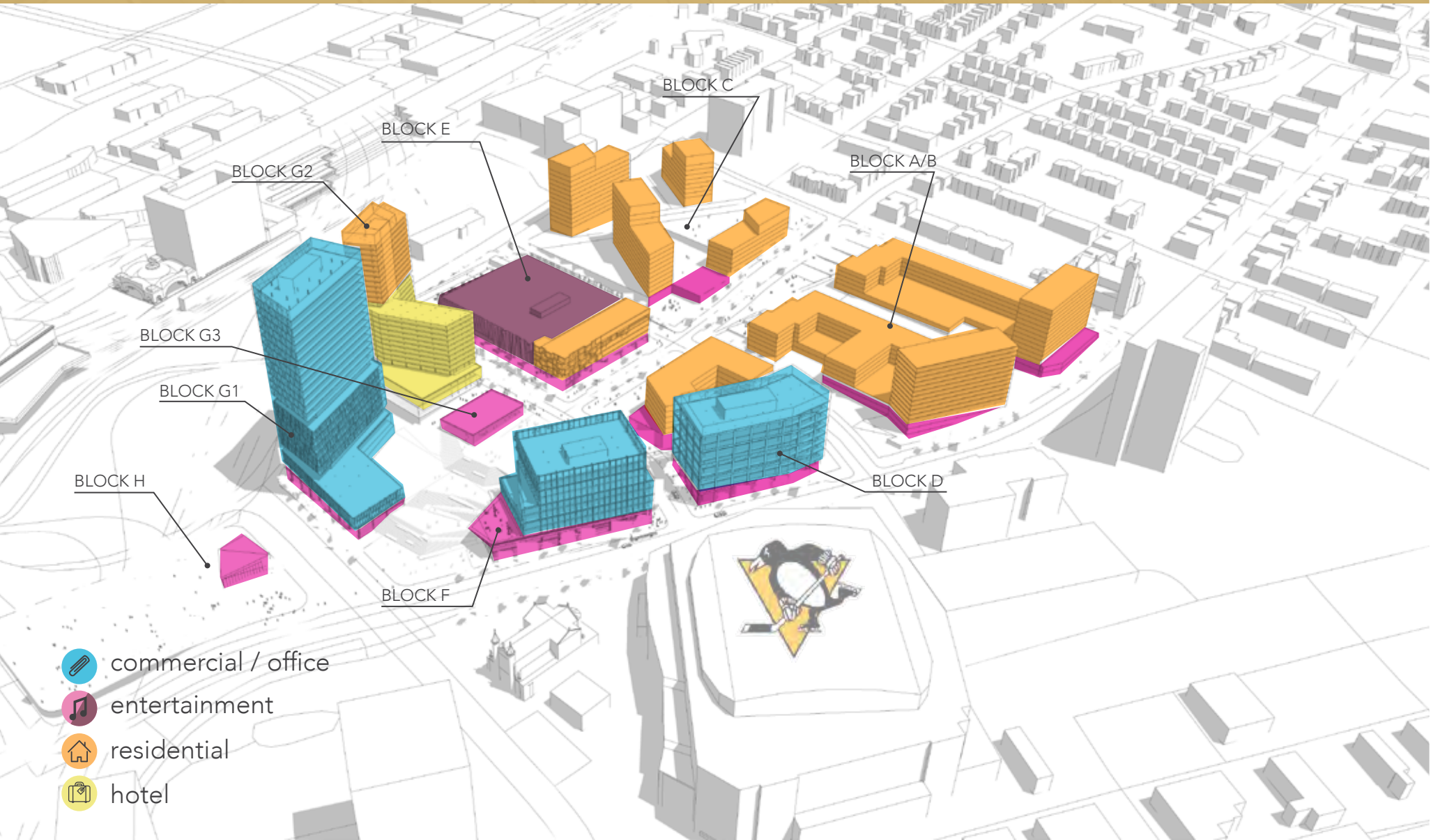
- |                          |   |
|--------------------------|---|
| 1 - PPG Paints Arena     | 10 - Energy Innovation Center             |
| 2 - UPMC Mercy           | 11 - The August Wilson House              |
| 3- Duquesne University   | 12 - Hill House Association               |
| 4 - Allegheny Courthouse | 13 - Carlow University                    |
| 5 - Market Square        | 14 - Magee-Women's Hospital               |
| 6 - Point State Park     | 15 - University of Pittsburgh             |
| 7 - Cultural District    | 16 - Carnegie Mellon University           |
| 8- Convention Center     | 17 - Monongahela Incline                  |
| 9 - Andy Warhol Museum   | 18 - National Robotics Engineering Center |





**CENTRE OF ENERGY**

# PROJECT PROGRAMMING



**1,000,000 sf**  
commercial / office



**1,000,000 sf**  
entertainment / retail



**1,200 units**  
residential

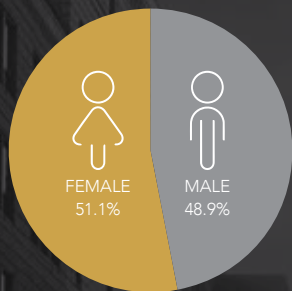


**250 guest rooms**  
hotel

# Target Consumer Demographics

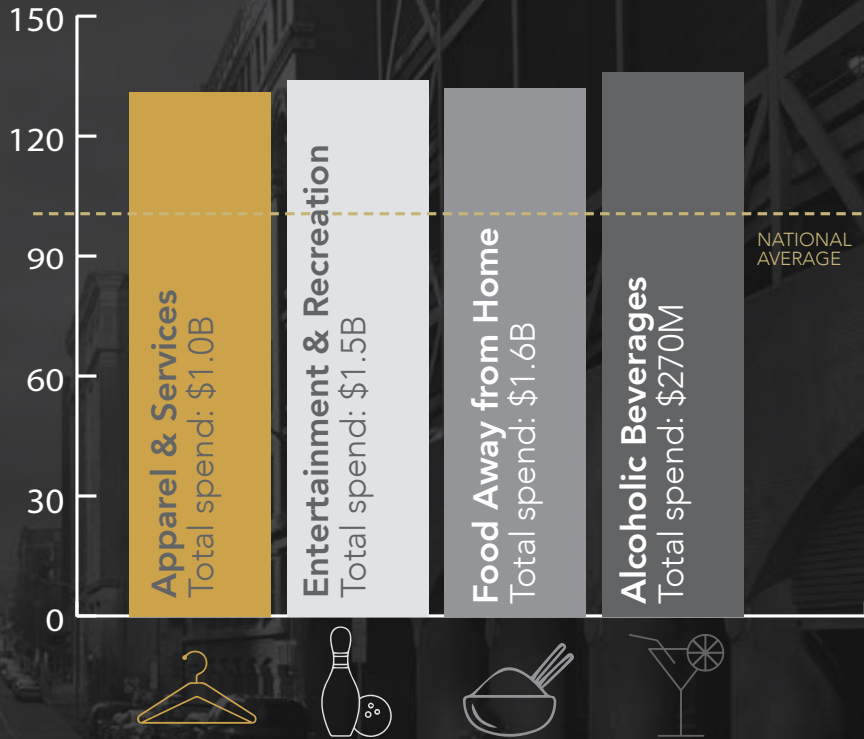
Population: 871,568\*

Spending Potential Index\*



## Total student enrollment within 3 miles

PITT	28,664
CMU	13,869
DUQUESNE	10,363
POINT PARK	4,093
CHATHAM	2,269
CARLOW	2,140



\* BASED ON 2018 BLOCKGROUP AVERAGE HOUSEHOLD INCOME GREATER THAN \$80,000 WITHIN PITTSBURGH MSA

# CURRENT SITE ACTIVITY



**50K cars**  
traffic count on I-579  
per day



**1.7M guests**  
hosted at the 720,000 GSF  
PPG Paints Arena annually



**Top 20**  
Pollstar Venue w/ 20+  
concerts per year  
Paul McCartney, Lady Gaga,  
Justin Timberlake, NIN,  
Bruno Mars, Metallica,  
Eagles, Andrea Bocelli.



**160+ events**  
per year since 2010



**5 Stanley Cup**  
Championships



## GREATER DOWNTOWN

# LOCAL STATS

**13.3M**  
VISITORS

**150K**  
EMPLOYEES IN  
THE CBD

**\$160M**  
IN ANNUAL  
CONSUMER SPENDING

**\$8,499,702,552**  
TOTAL INVESTMENTS  
(JAN 2008 THROUGH APRIL 2018)

**23,000**  
RESIDENTS



**HEART OF THE DOWNTOWN**



The Buccini/Pollin Group

OWNER • BUILDER • MANAGER

The Buccini/Pollin Group, Inc. is Centre District's master developer and a privately-held, full-service real estate acquisition, development and management company with offices in Washington, DC, Wilmington, DE, and Philadelphia, PA. Formed in 1993, Buccini/Pollin develops and acquires hotel, office, residential, retail, and parking properties.

Since inception, Buccini/Pollin has acquired or developed real estate assets having a value in excess of \$5.0 billion, including 40+ hotels, 7 million square feet

of office and retail space, 15 residential communities, and the 76ers Fieldhouse, home of the Philadelphia 76ers' minor league affiliate The Delaware Blue Coats.

Through a group of affiliated companies, including PM Hotel Group (hotel operating company), BPGI360 (office property management), Virtus Realty Advisors (commercial leasing), BPGResidential Services LLC (residential property management and leasing), Corten Real Estate Partners (investment management),

BPGISPORTS (sports management) and BPGS Construction LLC (construction management), the principals of BPG oversee all aspects of project acquisition, finance, development, construction, leasing, operations, and disposition for its portfolio properties.

The depth of Buccini/Pollin's in-house professional expertise for construction, management, and leasing is integral to the firm's success and its superior investment returns.

CENTRE  
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PITTSBURGH ARENA DISTRICT



INTERGEN  
REAL ESTATE GROUP

The lead residential development partner is locally-based InterGen, a minority-owned business that specializes in what it calls "impact development" within mixed use mixed income projects throughout the country. InterGen is short for Intergenerational.

## For Leasing Information:



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