

ROCKWELL PARK

AN INNOVATION DISTRICT
A CENTURY IN THE MAKING



SCOTT DIGUGLIELMO, SIOR
+1 724 984 6251
sdiguglielmo@burnsscalo.com

JOHN ELIOPOULOS
+1 412 613 6229
jeliopoulos@burnsscalo.com

CHRIS GARRITY
+1 412 266 5865
cgarrity@burnsscalo.com

NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

THE FACTORY

PENN AVE

THE
EDWIN

THE PAVILION

THOMAS BLVD

N BRADDOCK AVE

THE CAFE

THE EDISON

ROCKWELL PARK

Pittsburgh's North Point Breeze Neighborhood was home to Rockwell, Edison, Westinghouse, Heinz and Carnegie; some of the most transformative business leaders in history.

Now, one century later, the site that housed Rockwell International's Research & Development Center is being reinvigorated to cultivate the passion and creativity of a new generation of innovators.



THE *Rockwell*

THE GEORGE

THE APOLLO

The former factory buildings now house 800,000 rentable square feet of prime commercial space, offering unlimited opportunities to any type of business.

Our eclectic tenancy is a unique strength of our ecosystem; ranging from independent artists and University-based technology startups, to Fortune 500 companies. This diversity is enhanced by the unparalleled historic character, high-tech comfort, and world class amenities of Rockwell Park.



ROCKWELL PARK

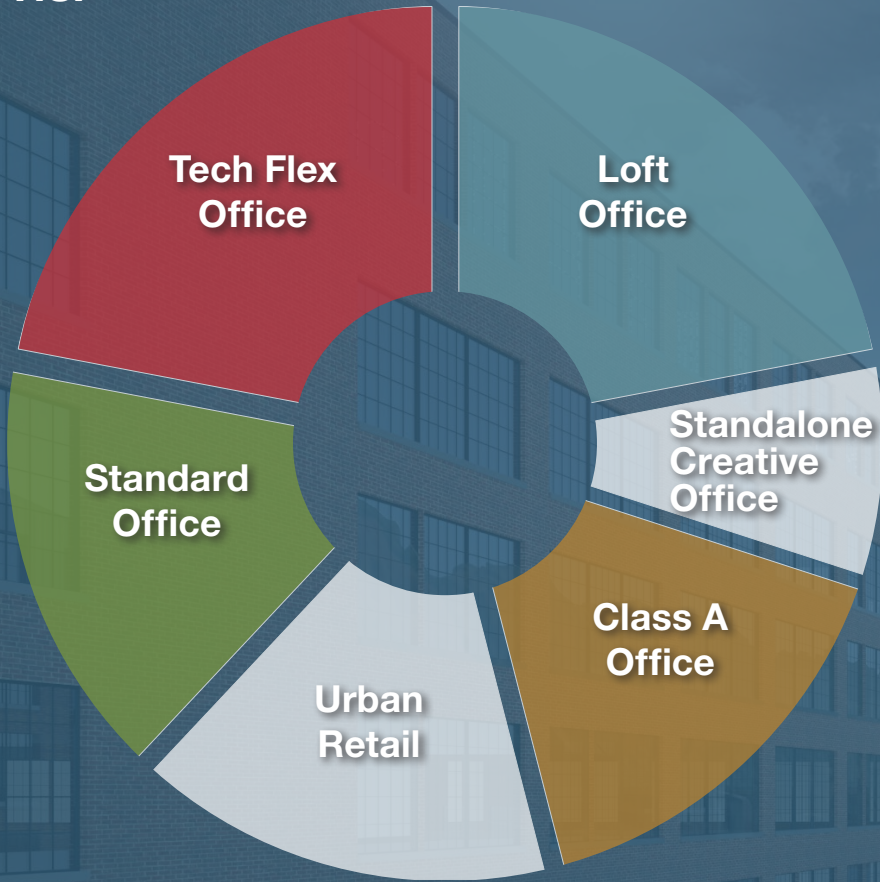


ROCKWELL
PARK

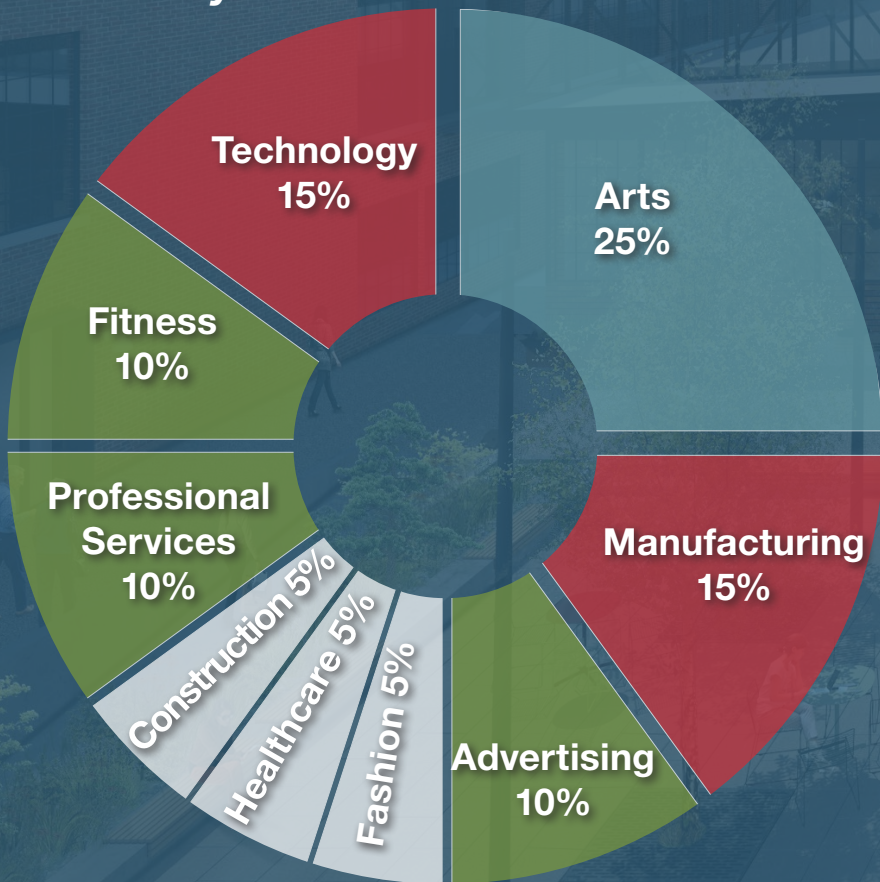


SPACES, SIZES AND PRICE POINTS FOR ALL

Total RSF



Tenant Diversity



Rockwell Park will deliver 800,000 rentable square feet of uniquely flexible mixed-use space across 8 commercial buildings and 24 acres, creating a dynamic synergy of business, commerce, tech, R&D, and experiential retail.

TENANT AND RETAIL AMENITIES

- Tenant Business Lounge
- Fitness Center
- Conference Space
- Outdoor Plazas
- Community Programming
- Recreational Roof
- Coffee Shops
- Multiple Event Spaces
- Mail Center
- Bike Storage w/ Showers & Lockers
- 900+ New Parking Spaces
- Green Roofs
- EV Charging Stations
- Concierge
- Community Internet
- Restaurants
- Canteen Kitchen
- Organic Grocery
- Food Market
- Food & Beverage Trucks
- Climbing Wall
- Yoga & Fitness
- Weight Training
- Childcare
- Flexible High-Bay Space
- Private and Shared Loading Docks
- Freight Elevators
- Sustainable Landscaping
- Oversized High Performance Windows
- Energy Efficient HVAC and Lighting
- Covered Outdoor Space
- Meeting Space
- 50,000 SF of Outdoor Plaza Space

ROCKWELL
PARK

ROCKWELL PARK BUILDINGS



THE EDISON

Built in 1920
201 N Braddock Ave
200,000 RSF

THE FACTORY

Built in 1935
7501 Penn Ave
60,000 RSF

THE EDWIN

Built in 1920
7514 Thomas Blvd
125,000 RSF

THE PAVILION

Built in 1920
7520 Thomas Blvd
15,000 RSF

THE *Rockwell*

Built in 1914
400 N Lexington St Building 1
325,000 RSF

THE GEORGE

Built in 1914
400 N Lexington St Building 2
45,000 RSF

THE CAFE

Built in 1920
7526 Thomas Blvd
5,000 RSF

THE APOLLO

Built in 1906
7511 Thomas Blvd
40,000 RSF

CHOOSE ROCKWELL PARK AND PITTSBURGH

Rockwell Park is located only 6 miles from Downtown Pittsburgh, the second most populous city in Pennsylvania having over 300,000 residents. The city is conveniently located just 2 hours from Cleveland & Erie, while only 3 hours from Columbus & Buffalo.

Building upon its industrial past, Pittsburgh has transformed into an invigorated hub for healthcare, education, and technology industries. 3M, Google, Apple, Inc. Bosch, Facebook, Uber, Aurora, Nokia, Autodesk, Amazon, Microsoft, and IBM are among 1,600 technology firms generating \$20.7 billion in annual Pittsburgh payrolls.

Pittsburgh is home to Carnegie Mellon University, University of Pittsburgh, Carlow University and Chatham University; some of the best private and public universities in the United States.

Pittsburgh is continuously listed among the most livable cities in the United States. Low cost of living, high-quality homes, an extraordinary culture and arts community and a vibrant restaurant scene are some of the reasons that people in all industries choose to make Pittsburgh their home.

NORTH POINT BREEZE IS AN EXCELLENT AREA TO BUY A HOUSE, START A CAREER AND LAUNCH A BUSINESS.

MOST LIVABLE CITY 6 TIMES SINCE 2000

The Economist

#1 CITY FOR YOUNG PEOPLE (MILLENNIALS)

Based on jobs, affordability & livability *Apartment List*

#1 CITY FOR MOST AFFORDABLE RENT

Zillo

2,000 ACRES OF CITY PARKS

800 ACRES OF RIVERFRONT PARKS

#3 METRO AREA FOR STEM PROFESSIONAL

Wallethub 2019

79% HIGH TECH WORKFORCE GROWTH

#3B INVESTED IN THE PITTSBURGH TECH COMPANIES

NEXT Pittsburgh

\$10B IN UNIVERSITY RESEARCH FUNDING

EY & Innovation Works 2017

\$250M TO CMU TO LAUNCH 2ND ROBOTICS INSTITUTE

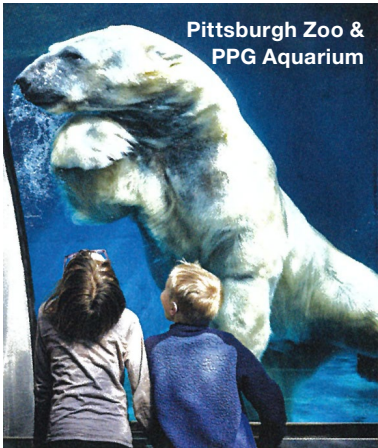
CMU



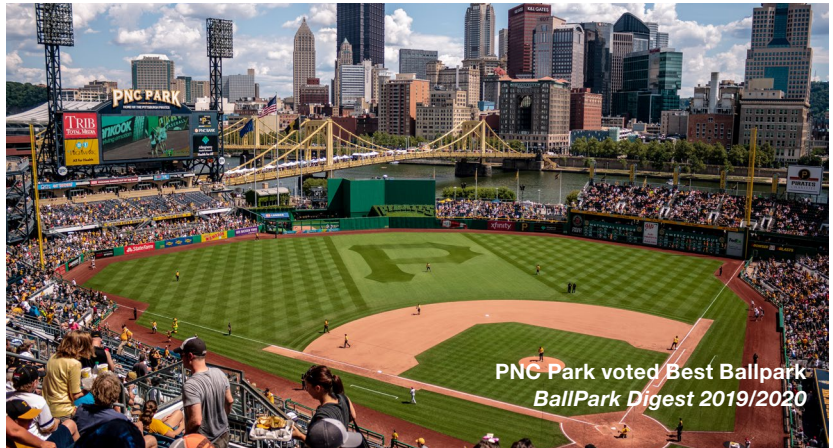
University of Pittsburgh



Pittsburgh has a total of 446 bridges



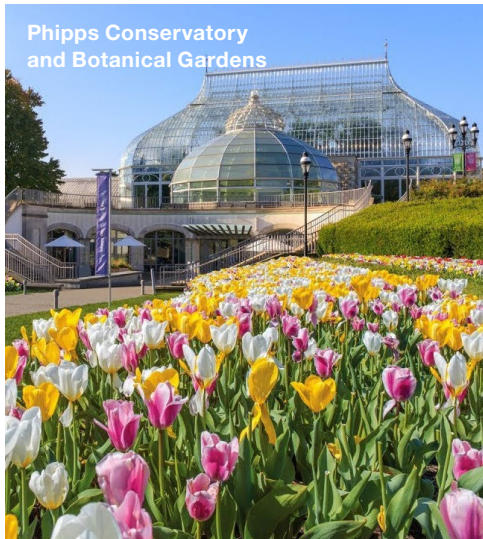
Pittsburgh Zoo & PPG Aquarium



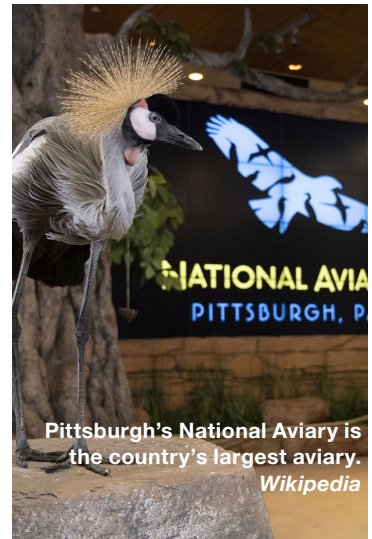
PNC Park voted Best Ballpark
BallPark Digest 2019/2020



Monongahela Incline



Phipps Conservatory and Botanical Gardens



Pittsburgh's National Aviary is the country's largest aviary.
Wikipedia

TARGET

TRADER JOE'S

Google

WHOLE FOODS MARKET

UPMC

CENTRE AVE

PENN AVE

8



chatham UNIVERSITY

AIKEN AVE

FIFTH AVE

SHADYSIDE

8

Carnegie Mellon University

WILKINS AVE

FRICK PARK

SQUIRREL HILL

PHIPPS

SHADY AVE

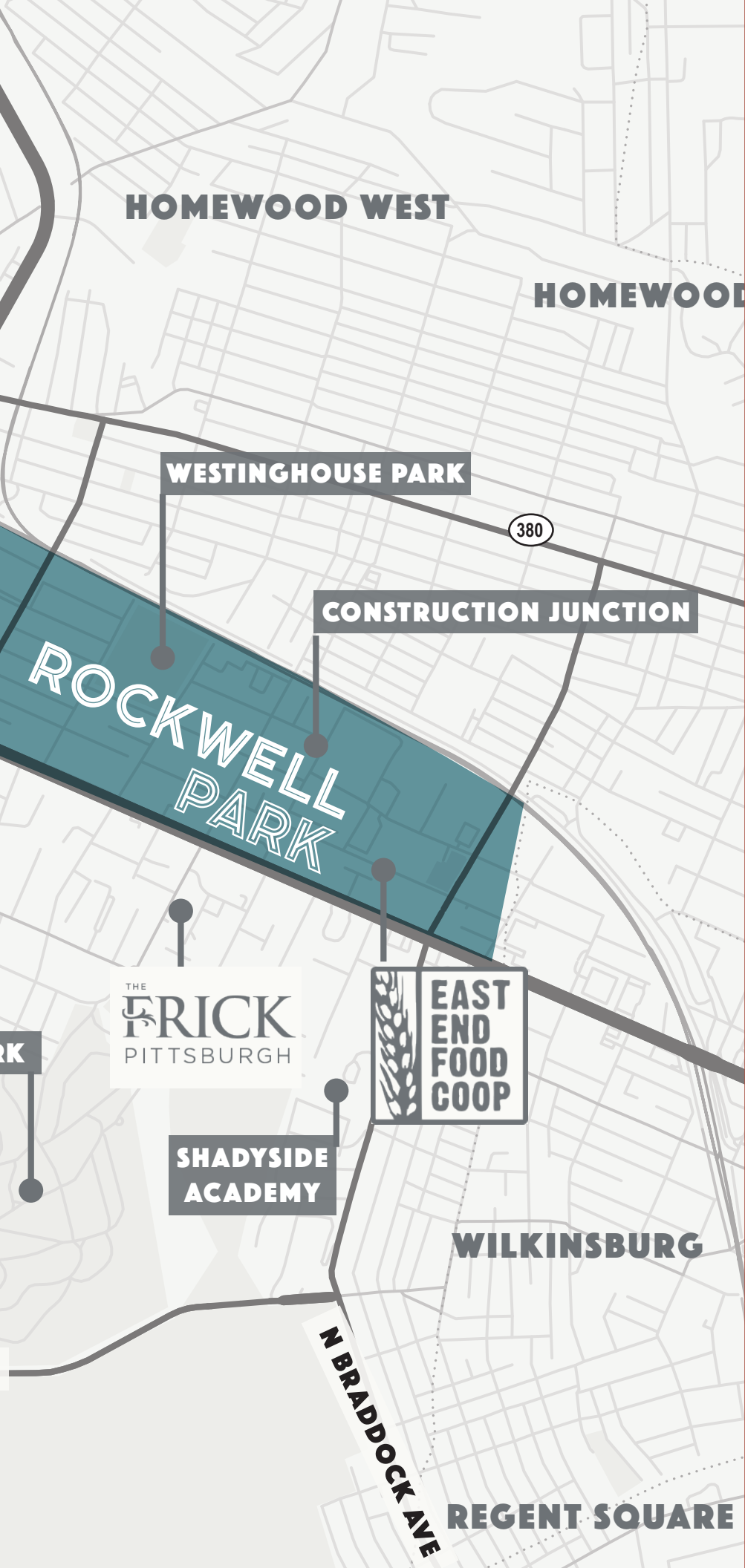
DALLAS AVE

SCHENLEY PARK

FORBES AVE

DOWNTOWN

Pitt



CHOOSE NORTH POINT BREEZE

Long recognized as one of Pittsburgh's most historic and diverse neighborhoods, Point Breeze offers an ideal live-work-play community that thrives across demographics, interests and backgrounds. With Rockwell Park serving as a confluence, North Point Breeze - together with its surrounding communities, including Shadyside, Squirrel Hill, Oakland, and East Liberty - comprise a vibrant mix of tree-lined residential streets, abundant green spaces, cafes, boutiques, restaurants, grocers, day care and schooling, museums, community-based retail, entertainment, technology, and office; all of which are collaboratively enjoyed by residents and visitors alike.

In addition, the nearby neighborhoods of Homewood South and Wilkinsburg are experiencing a generational revitalization, and continue to attract a diverse group of residents due to their strong local community and affordable home ownership opportunities.

"Breezers" as Point Breeze's residents are affectionately known, have an incomparable pride in their people, their places and their history. Rockwell Park aspires to stay true to this authenticity, and to showcase how an industrial past can be mindfully and elegantly repurposed into a holistic, mixed-used environment; one that weaves state-of-the-art infrastructure, forward-thinking amenities, and community-based retail into the enduring fabric of its surroundings.

ROCKWELL PARK



HISTORY

Pittsburgh's North Point Breeze neighborhood has been attracting the country's greatest minds for more than a century.

After MSA broke ground on the initial development in 1920, Rockwell International expanded the district in 1941 to house Willard Rockwell's growing business. This expansion was a catalyst that lit the fire of innovation, which continues today.

The site is home to countless inventions and patents, including MSA's first battery powered headlamp, Chromalox's inventions of the first electric iron and stove, and Rockwell's technological advancements that helped the Apollo Mission reach the moon in 1969.

OUR FOUNDERS INCLUDE

EDWIN WIEGAND

Founder of Chromalox, and inventor of electric heating elements.

WILLARD ROCKWELL

Founder of Rockwell International, inventor of Auto and Aviation products.

GEORGE WESTINGHOUSE

Co-founder of Rockwell International, and founder of Westinghouse, prolific inventor.

THOMAS EDISON

Consultant of Rockwell International and MSA, Prolific Inventor.



**"IF IT MOVES,
WE PROBABLY MADE
SOMETHING ON IT."**

-Willard Rockwell

380

**"IF SOMEDAY THEY SAY
OF ME THAT IN MY WORK
I HAVE CONTRIBUTED
SOMETHING TO THE WELFARE
AND HAPPINESS OF
MY FELLOW MAN,
I SHALL BE SATISFIED."**

-George Westinghouse



**"OUR GREATEST
WEAKNESS LIES
IN GIVING UP.
THE MOST CERTAIN
WAY TO SUCCEED IS
ALWAYS TO TRY JUST
ONE MORE TIME."**

-Thomas Edison





**CONTACT US TODAY TO
SCHEDULE A TOUR**

SCOTT DIGUGLIELMO, SIOR
+1 724 984 6251
sdiguglielmo@burnsscalo.com

JOHN ELIOPOULOS
+1 412 613 6229
jeliopoulos@burnsscalo.com

CHRIS GARRITY
+1 412 266 5865
cgarrity@burnsscalo.com

ROCKWELL PARK

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE