



D. L. CLARK BUILDING

CBRE



503 MARTINDALE STREET ■ PITTSBURGH, PA 15212

TAKE THE "T" FOR FREE TO DOWNTOWN

FREE PARKING



NEW TENANTS*

FREE PARKING OPTIONS DOWNTOWN

*Details & restrictions explained on property tour.

AVAILABLE OFFICE SPACE FOR LEASE

- 7th Floor: 1,800 SF_±
- 5th Floor: 4,615 SF_±
- 3rd Floor: 34,814 SF_± (Full Floor)
- 2nd Floor: 9,400 SF_±
6,722 SF_±
4,636 SF_±
3,425 SF_± Spec Suite
- 6th Floor: 8,176 SF_±
5,578 SF_±
2,417 SF_±
- 4th Floor: 13,646 SF_±
2,920 SF_±
- 1st Floor: 7,726 SF_±
4,000 SF_±

PRIME LOCATION

Located on Martindale Street, between PNC Park and Acrisure Stadium, the D. L. Clark Building is just steps away from many restaurants, nighttime activities, and ongoing North Shore projects and redevelopments.

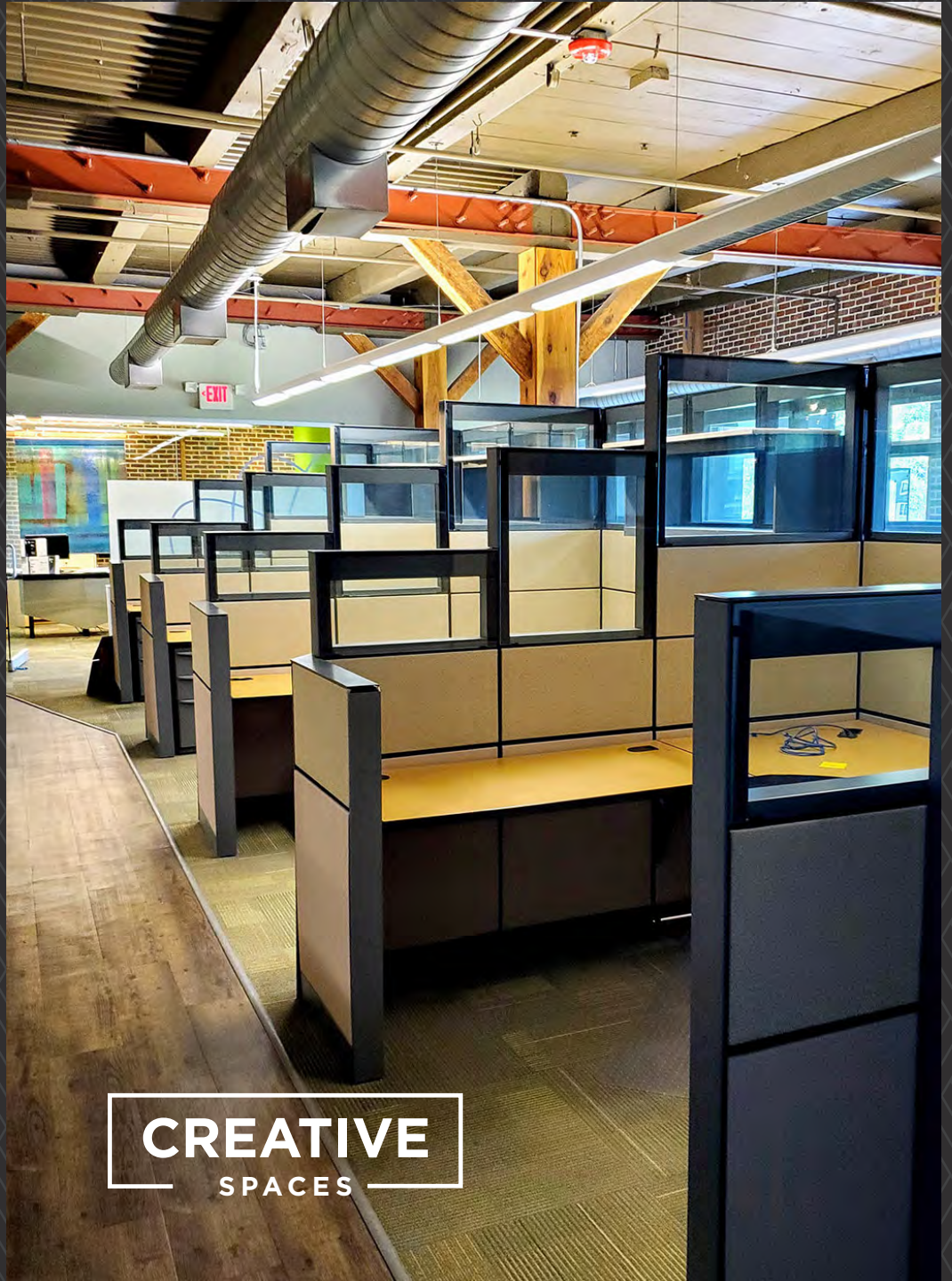
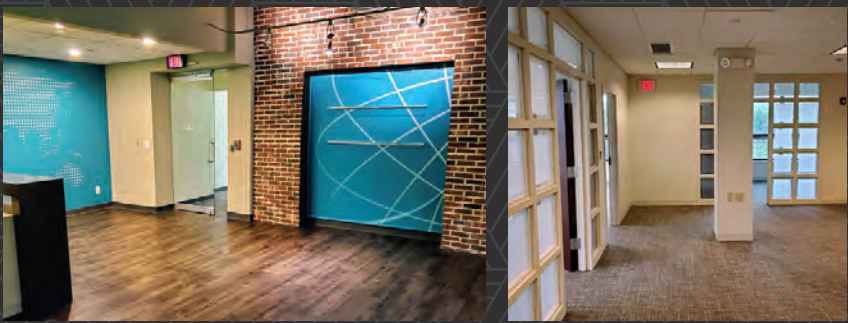


PROPERTY HIGHLIGHTS

- Historic Building
- Building Size: 197,000 SF
- Six Floors: 32,540 SF to 34,084 SF each with a 5,000 SF Penthouse
- Excellent access to downtown Pittsburgh and all major highways
- Great views of Pittsburgh, the North Shore & North Side and Allegheny Commons Park
- 2,000 Parking Spaces Surrounding the Building

Discover the **IDEAL LOCATION** on Pittsburgh's North Shore

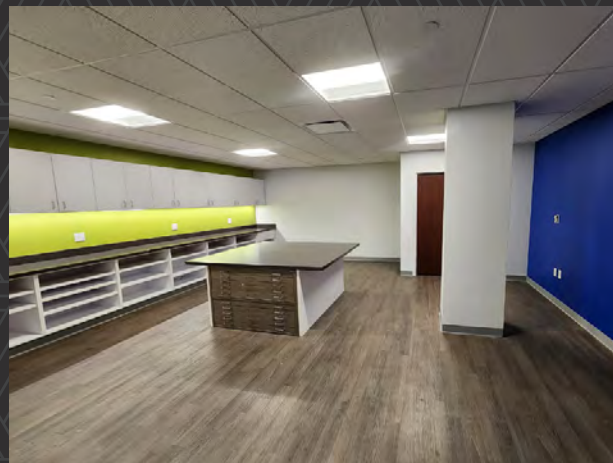




CREATIVE
SPACES



UPDATED
INTERIORS



With over 2,000 parking spaces surrounding the D. L. Clark Building, tenants are provided with convenient surface parking opportunities.



FREE PARKING



NEW TENANTS*

*Details & restrictions explained on property tour.

PARKING
MAP



D. L. CLARK BUILDING



Tenants enjoy reciprocal business daytime parking privileges at three downtown parking garages with a valid D. L. Clark Parking Pass

- Theater Square Garage:
667 Penn Avenue
- 350 Oliver Ave Garage:
500 Wood Street
- Manor Garage:
564 Forbes Avenue

PARKING MAP

PORT AUTHORITY T STATION MAP

NORTH SHORE CONNECTOR FACTS

- FREE FARE ZONE extends from the North Shore (two station options) to First Avenue Station and includes all light rail stations in between
- North Shore Connector is a 1.2-mile extension to the 25-mile light rail transit system
- Directly links the North Shore, downtown Pittsburgh, Station Square, and South Hills



WALKABLE NORTH SHORE
AMENITIES
MAP



BUILDING

DETAILS

The D. L. Clark Office Building offers the finest quality equipment and state-of-the-art building systems.

■ Heating Ventilation & Air Conditioning:

Heating, cooling and fresh air is supplied to the office space by a VAV system consisting of four Mammoth-brand rooftop units providing a total of over 500 tons of cooling capacity for the Building. Two 3-million BTU gas-fired boilers are located at the rooftop penthouse to provide ample heat when required. Further distribution and individual tenant control is offered through 1,200 CFM VAV boxes or fan-powered boxes and thermostats for approximately every 1,200 SF of floor space.

Lessor shall provide heating, ventilation and air conditioning to the leased premises Monday through Friday, 8:00 a.m. to 6:00 p.m. plus Saturday, 8:00 a.m. to 1 p.m. Notifying the Lessor 48 hours in advance can turn on the Building system. The additional hours of operation would be billed to the lessee on an hourly rate of \$19.50 per unit over and above the lease rate. This hourly number is only a first-year estimated quote. The normal operation of HVAC is designed for the range of 70° to 75°.

■ Elevators:

Minimal waiting times are assured by four state-of-the-art, microprocessor-controlled, high speed traction elevators. Two freight elevators are also maintained for the convenience of the tenants. One freight elevator has a 4,000-lb. capacity; one freight elevator has a 3,000-lb. capacity.

■ Stairwells:

The building is equipped with four interior stairwells, which service all levels of the structure.

AMENITIES

& MORE

■ Free Fare Zone:

The extended light rail line runs from Downtown Pittsburgh to the North Shore. The T's Free Fare Zone has been extended to the North Side Station at West General Robinson Street Garage and Allegheny Station. Visit www.tplus.org for train schedules.

■ Entertainment:

The North Shore is one of Pittsburgh's entertainment destinations, including: Acrisure Stadium, PNC Park, Stage AE, Rivers Casino, The Andy Warhol Museum, and Carnegie Science Center.

■ Restaurants:

The North Shore has many restaurants, including: Burgatory, Shorty's Pins x Pints, Southern Tier Brewing Co., Tequila Cowboy, Hyde Park Prime Steakhouse, McFadden's, Burn by Rocky Patel, The Foundry Table & Tap, and many more.

■ Hotels:

Four hotels are located within a two-block radius of the D. L. Clark Building, including Hyatt Place, Residence Inn, SpringHill Suites by Marriott and Holiday Inn Express.

Additionally, there's a new 221-room hotel next to Rivers Casino.

■ Growth/Expansion:

The North Shore is continuing its growth and expansion with several proposed developments underway.

A proposed six-story, U-shaped building on Mazerowski Way will include over 100 apartments and first-floor retail, alongside a Pirates-themed outdoor entertainment plaza facing the northwestern (home plate) entrance to PNC Park.



Proposed Development

■ World-Class City Pittsburgh Facts:

- Over 6,100 hotel rooms
- 70.9 million sports venue, cultural & entertainment attendees annually
- \$7.1 billion in tourism spending

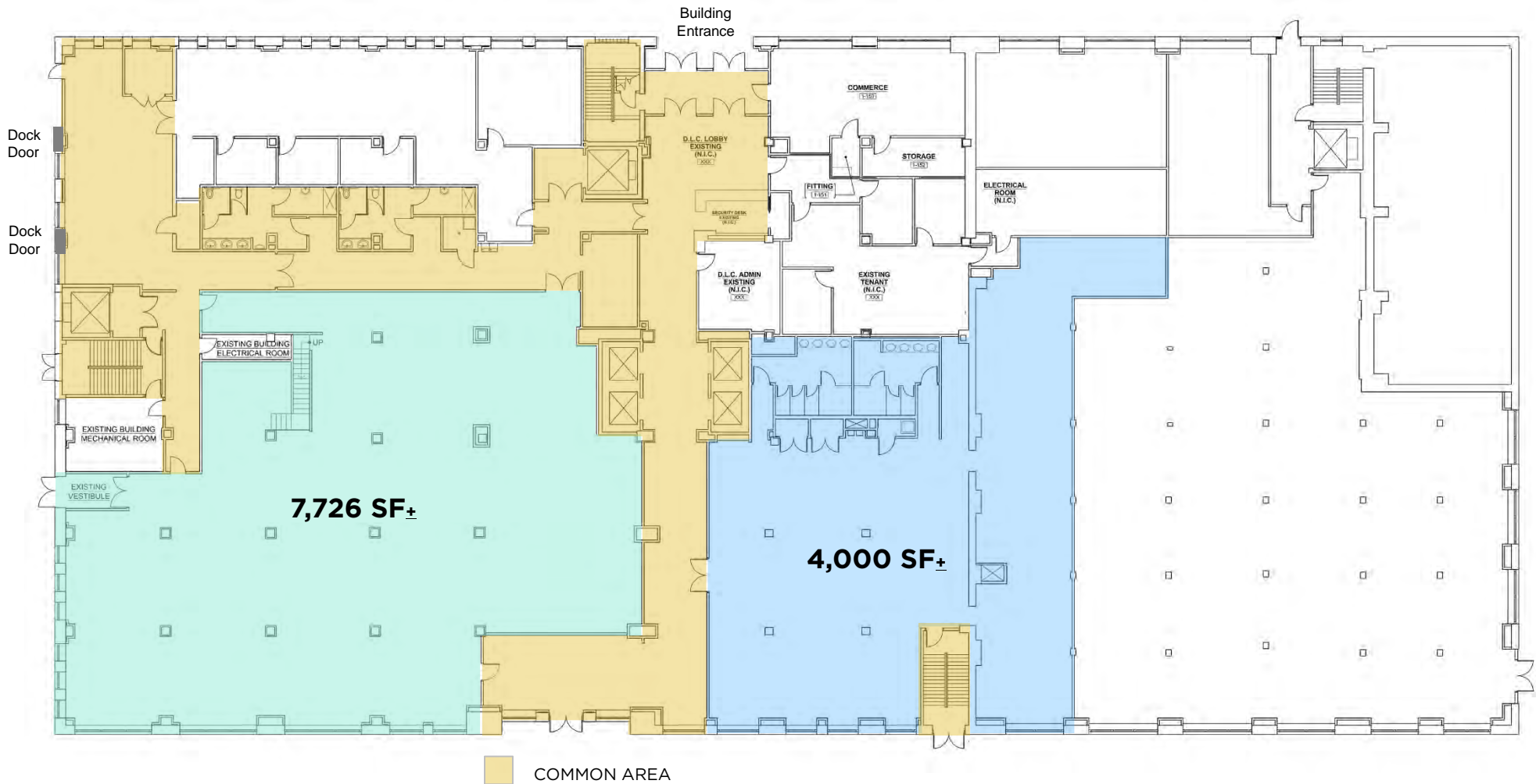


1st
FLOOR

D. L. CLARK BUILDING

AVAILABILITY: 7,726 SF_± & 4,000 SF_±

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2nd
FLOOR

D. L. CLARK BUILDING

AVAILABILITY:

9,400 SF₊ / 6,722 SF₊ / 4,636 SF₊ / 3,425 SF₊

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3,425 SF₊



11,358 SF₊

COMMON AREA

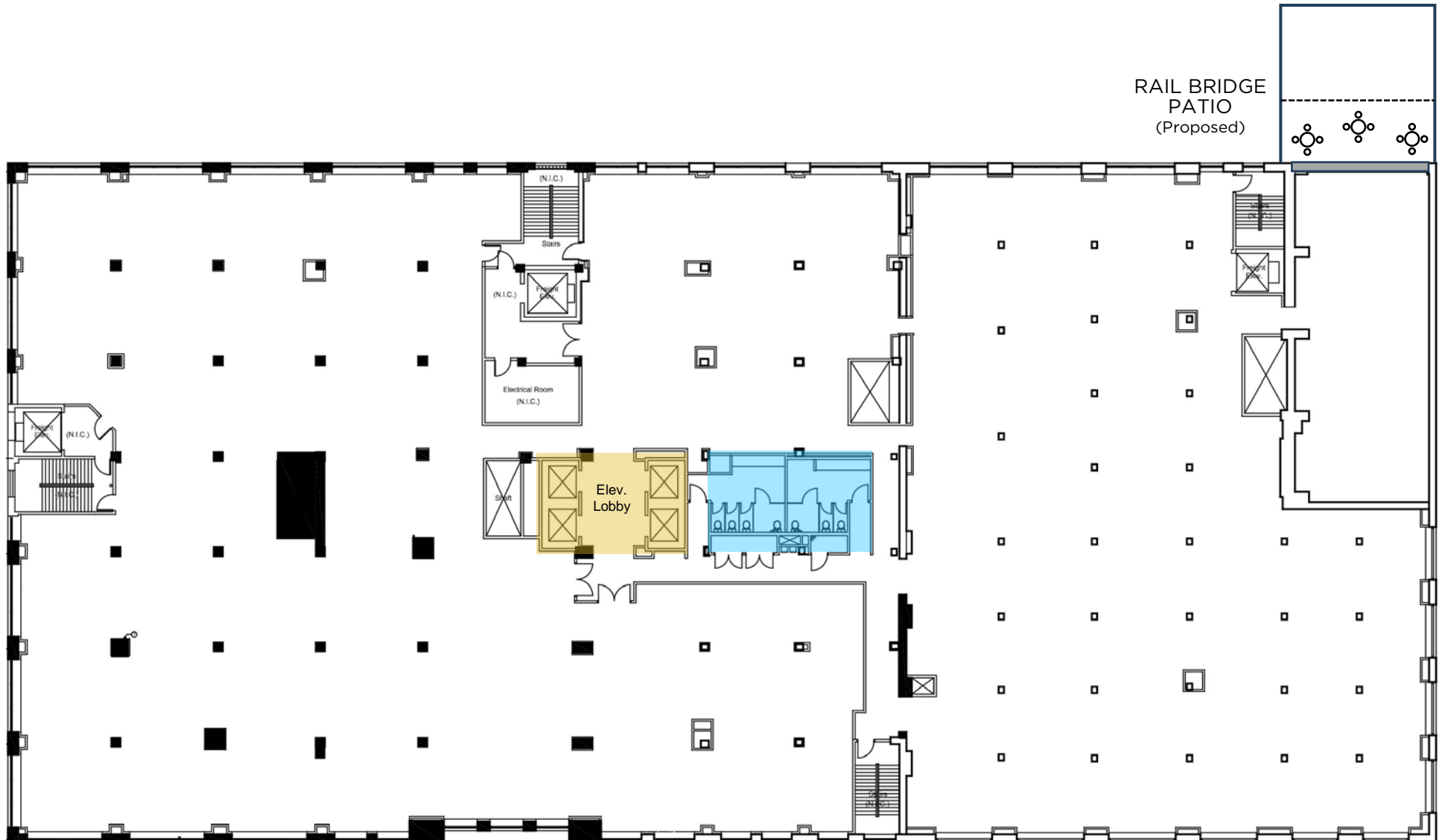
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3rd
FLOOR

D. L. CLARK BUILDING

AVAILABILITY: 34,814 SF_± FULL FLOOR

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4th FLOOR

D. L. CLARK BUILDING

AVAILABILITY: 13,646 SF_± & 2,920 SF_±

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5th
FLOOR

D. L. CLARK BUILDING

AVAILABILITY: 4,615 SF \pm

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COMMON AREA

6th
FLOOR

D. L. CLARK BUILDING

AVAILABILITY: 8,176 SF & 5,578 SF_± & 2,417 SF_±

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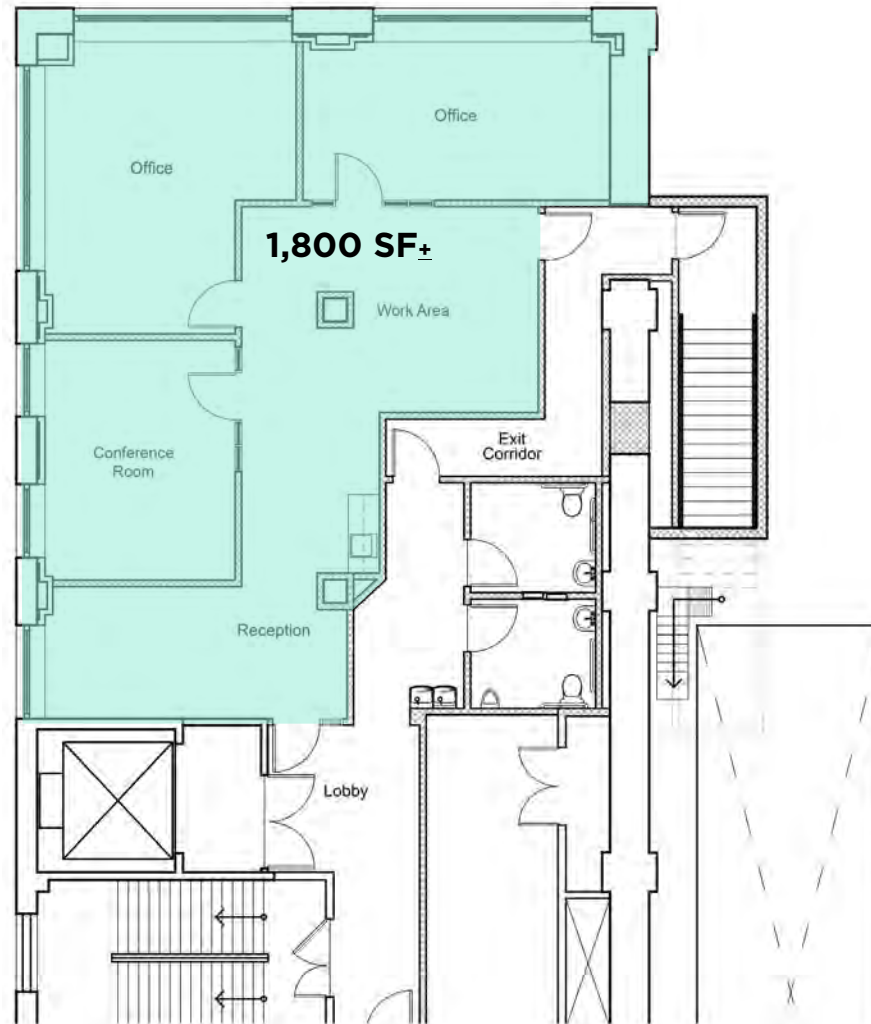
 COMMON AREA

7th
FLOOR

D. L. CLARK BUILDING

AVAILABILITY: 1,800 SF_±

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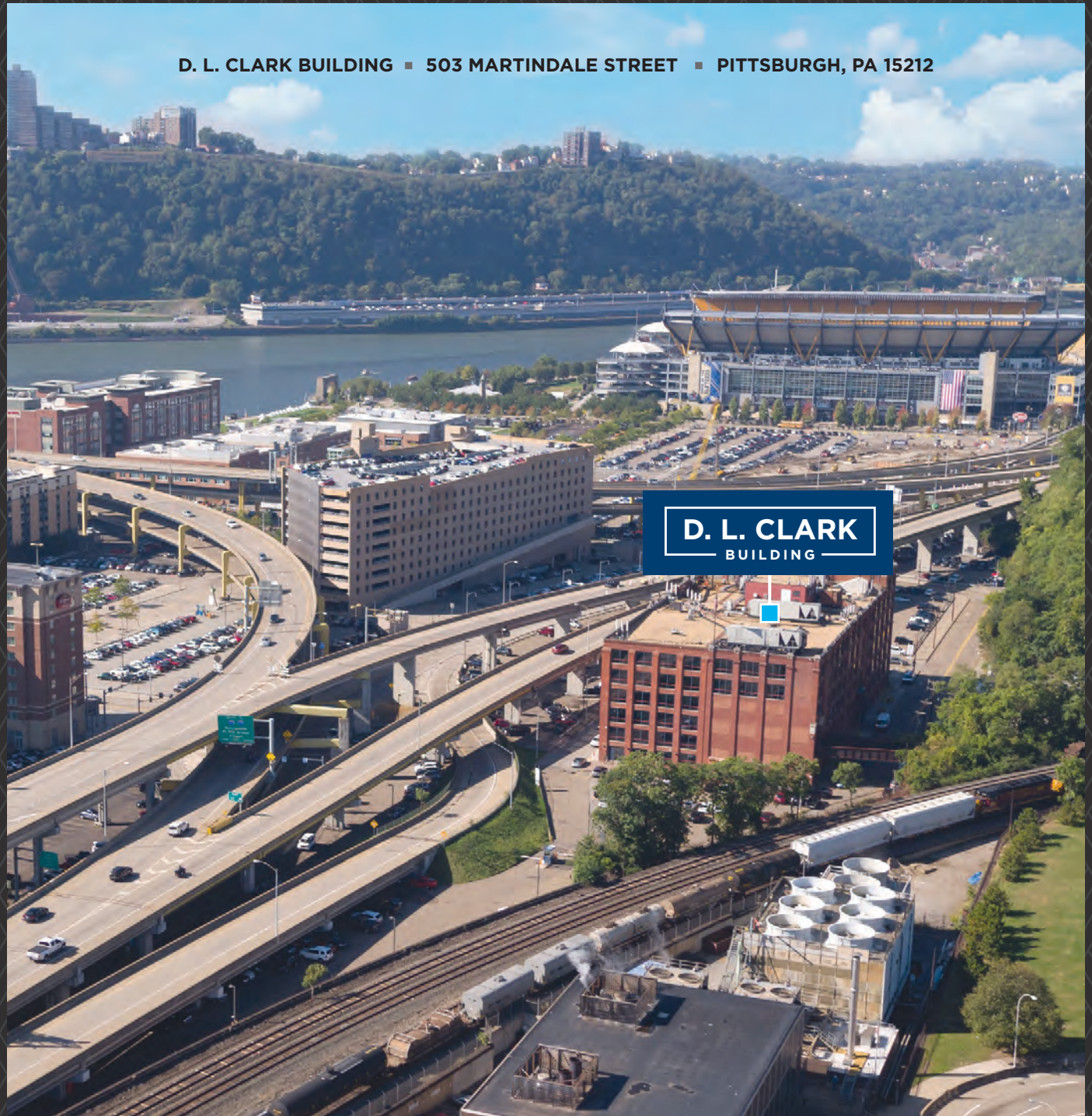
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