



**INNOVATION  
HAPPENS HERE** | **THE RIVIERA**

350 TECHNOLOGY DR. PITTSBURGH, PA





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## THE FACILITY

# INNOVATION HAPPENS HERE

At the Riviera, leading life science and digital health companies from around the world come together to uncover cutting-edge solutions for those in need. We provide wet and dry laboratories, research studios and testing space, and other first-class amenities and supportive services to help today's ideas build a better tomorrow.

160k SF Life Science  
Facility

6 Floors of Office  
& Lab-Ready Space

1<sup>st</sup> Floor Café, Conference  
Center and Town Hall



## THE FACILITY

# DISCOVERY HAPPENS HERE

The Riviera combines powerful, uninterrupted infrastructure and direct access to world-renowned thought leaders within one building, allowing your discovery to be the next breakthrough.

### WET LABS

For streamlining chemical and biological processes

### OPEN OFFICE

Flexible, over-sized floor plates to support seamless collaboration

### DRY LABS

Where computational analyses are modeled to simulate physical phenomenon

### THE TOWNHALL

Highly visible lecture space for presenting new ideas



## THE FACILITY

# EXPLORATION HAPPENS HERE

The Riviera is committed to the exploration of life-changing cures for disease and advancing the human quality of life. The companies formed within The Riviera ecosystem will have unparalleled access to our high-quality support capabilities and tailored programming.

Member of Life Sciences Pennsylvania with Access To Academic & Life Science Thought Leaders

Bio Breakfast Networking Series, Frequent Guest Lectures, Complimentary Coffee & Pastries At Events

Connection To Policy Makers

Access to Thermo Fisher Buying Pool





## THE FACILITY

# CONNECTION HAPPENS HERE

Private office and 100% lab-ready workspaces are amplified by shared amenities and dedicated social spaces designed to enhance your workday and foster spontaneous collaboration.

Town Hall with Flexible Event Space

6<sup>th</sup> Floor Terrace with Flexible Event Space

Fully-Staffed DeFer Coffee & Tea Café

Fitness Center with Day Lockers & Private Changing Rooms

1<sup>st</sup> Floor Conference Center Available On Demand

Wellness Room





**COLLABORATIVE WORK SPACES**  
WITH PRIVATE OFFICES & WORK STATIONS



**WET & DRY LABS**

CONDITIONED BY TWO WATER COOLED/HEATED 80,000CFM AIR HANDLERS







**OPEN LAB SPACE**

WITH PRIVATE FACILITIES FOR CONFIDENTIAL WORK







**OPEN OFFICE SPACE  
WITH FLEXIBLE FLOOR PLATES**





**CONFERENCE ROOM**

WITH ARRANGEABLE TABLES AND CHAIRS, TV SCREEN, & SOUND SYSTEM







**OUTDOOR ACTIVATION SPACE**  
PERFECT FOR SOCIAL GATHERINGS & GROUP CLASSES




FITNESS CENTER  
WITH SHOWERS & DAY LOCKERS









**TOWN HALL**  
WITH SHARED WORK & SOCIAL SPACES





**INDOOR LOUNGE**  
CASUAL CONNECTION SPACE



**OUTDOOR LOUNGE**  
TO ACCOMMODATE GROUPS & EVENTS OF ALL SIZES





6TH FLOOR TERRACE  
WITH FLEXIBLE EVENT SPACE & SKYLINE VIEWS









ON-SITE CAFÉ  
DeFER COFFEE & TEA





## THE ECOSYSTEM

# THE CAPITAL OF CURES

The Riviera is situated in South Oakland, Pittsburgh's innovation district, where the rich history of research and discovery collide with a vibrant biotech startup culture.

### DR. MAUD MENTEN

Michaelis-Menten Equation

### DR. GEORGE MCGOVERN

Open-Heart Surgery

### DR. JONAS SALK

Polio Vaccine

### DR. MASAHIRO YOSHIDA

Masa Valve

### UPMC

Brain-Computer Interface (BCI)

### DR. PETER SAFAR

CPR Pioneer

### DR. THOMAS STARZL

First Liver Transplant

### DR. FREDDIE FU

Sports Medicine Pioneer



To Downtown Pittsburgh & Duquesne University



UPMC Mercy  
H

The National Cyber-Forensics and Training Alliance



Hitachi Rail



Entertainment Technology Center



Elmhurst Innovation Center



Novasenta, BlueSphere Bio, Neubase Therapeutics, UPMC Hillman Cancer Center  
**THE RIVIERA**

Center for Biotechnology and Bioengineering, University of Pittsburgh



Regenerative Medicine at the McGowan Institute

Noveome Biotherapeutics, Inc.



Avista Therapeutics, Inc.

Krystal Biotech, Inc.



Spectra Genetics, Inc.



Spintelx, Inc.



Peptilogs



ALung Technologies, Inc.



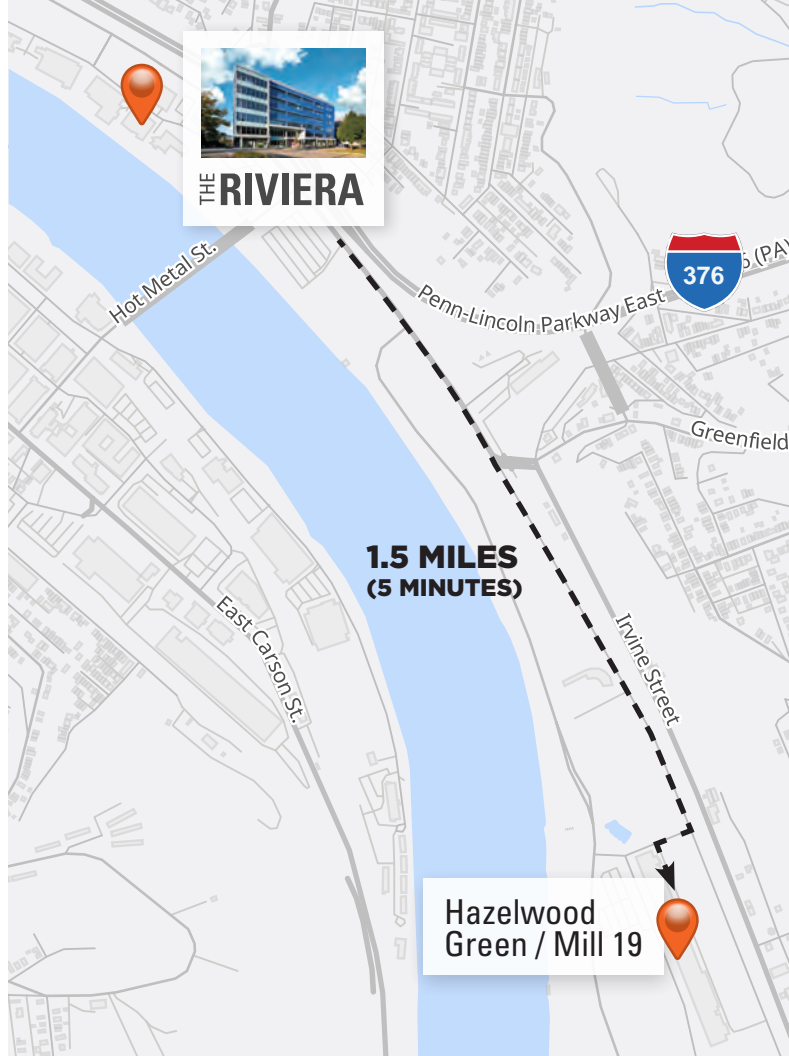
To Monroeville

Penn-Linc

## THE ECOSYSTEM

# LIFE SCIENCES ECOSYSTEM

Pittsburgh Technology Park is in the South Oakland neighborhood, the innovation district of the city. The local ecosystem includes over 150 companies, world-class universities, incubators, support organizations, and top-rated hospital systems.



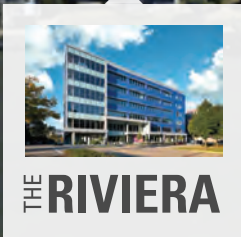


To Airport (West)



To Downtown and Robotics Row

To Innovation District



THE RIVIERA

Southside Works

Hot Met Bridge



East Carson St.





## THE ECOSYSTEM

# TRANSIT & AMENITIES

The Riviera is located in Pittsburgh Technology Park, the region's premier R&D hub built on 48 acres of former industrial land.

2 Miles to Downtown Pittsburgh

Easy highway access towards Pittsburgh International Airport

Strategically located on the 56, 57, 58 bus lines

Easily accessible by bike

1.5 Parking Spaces per 1,000 RSF in the Adjacent Garage



6TH FLOOR

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

## JOIN TENANTS

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**UPMC** | HILLMAN  
CANCER CENTER

**UPMC**  
University of Pittsburgh  
Medical Center

**novasenta**

**BLUESPHERE**  
Bio

**NeuBase**  
THERAPEUTICS

## AVAILABILITY

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6TH FLOOR

**14,746 SF**

5TH FLOOR

**LEASED**

4TH FLOOR

**16,270 SF**

3RD FLOOR

**31,725 SF**

2ND FLOOR

**31,800 SF**

1ST FLOOR

**3,208 SF**

# TECHNICAL HIGHLIGHTS

## CUSTOM COOLING & HEATING SYSTEM

Space can be conditioned by two water cooled/heated 80,000CFM (160,000CFM total) air handlers.

## READY-TO-WORK EXHAUST SYSTEM

All risers and fume exhaust systems installed for tenant lab plug and play with N+1 redundancy.

## ENHANCED ELEVATORS

All elevators have been upgraded with UV air purification system. The building is equipped with two normal service elevators and one freight elevator.

## UPGRADED HVAC SYSTEM

Air handlers equipped with MERV-14 filtering, specifically designed for lab use loads and outside air requirements.

## **BACKUP GENERATOR ALLOCATION**

Existing diesel power life safety backup generator for tenants to tie all life safety related items into. Structural steel infrastructure and natural gas main is in place on the roof to allow for easy installation of future tenant backup generators.

## **BIOSAFETY ROOM**

This enclosed laboratory storage facility is located on the first floor directly adjacent to the building loading dock. Waste is picked up as needed and properly handled and disposed of by tenant vendors

## **ALL-NEW UTILITIES**

New 120/208V electric service for tenant floors and new 277/480V service for larger equipment. Electrical service capacity to the building is fed from two separate transformers, sized for lab use.

See Systems & Specifications for full specifications.

## SYSTEMS & SPECIFICATIONS

# HVAC

### COOLING SYSTEM

The building has a centralized water-cooled chiller plant located on the roof. Cooled water is fed from the Chillers to the rooftop hair handlers. Supply and return air duct risers run throughout the core of the building with taps on each floor for plug and play use by tenants. The chillers, pumps, and air handlers are set up in an N+1 configuration.

### HEATING SYSTEM

The building is heated from low-pressure steam boilers located within the 1st floor mechanical room of the building. The heat from the steam is converted to hot water pumped to the rooftop air handlers. Supply and return air duct risers run throughout the core of the building with taps on each floor for plug and play use by tenants. The boilers, pumps, and air handlers are set up in an N+1 configuration.

### **OUTSIDE AIR VENTILATION SYSTEM**

The building will have central heat recovery outside air units located on the roof. The tenant floors will be provided with outside air supply and general exhaust air. Capped outlets will be left at the core of each floor for tenant connection.

### **FUME HOOD EXHAUST SYSTEM**

The building has a central fume hood exhaust system with centralized exhaust fans located on the roof. The fume hood exhaust fans are cannon type with N+1 configuration, backed up by dedicated 200kW natural gas emergency stand-by generator. Stainless steel, fully welded exhaust shaft runs through the core of the building with taps on each floor for plug and play use by tenants.

## SYSTEMS & SPECIFICATIONS

# ELECTRICAL

### ELECTRICAL SYSTEM

The Building is equipped with utility company provided electric service.

Two (2) utility (Duquesne Light) owned transformers (existing) will serve all lab and office floor 120/208V and 277/480V loads.

New 277/480V distribution exists to serve the HVAC equipment required for the lab and lab-ready floors. Each transformer serves one 4000A MSB and one 2000A MSB.

### 120/208V LOADS

Existing bus duct distribution to bus plugs on each floor to serve office floor lighting and utility loads, local floor HVAC, normal power lab loads, and optional standby generator loads.

### 277/480V LOADS

Installation of electrical distribution sized to service all new mechanical equipment within tenant spaces.



## **ELECTRIC CURRENT DISTRIBUTION FOR LAB USE VS OFFICE USE IS DESIGNED TO PROVIDE:**

### **WET LAB:**

- | Lighting: 1.8 W/square foot
- | Receptacles: 15 W/square foot
- | Mechanical Equipment: 3 W/square foot

### **GENERAL OFFICE:**

- | Lighting: 1.3 W/square foot
- | Receptacles: 2 W/square foot
- | Mechanical Equipment: 1 W/square foot

## SYSTEMS & SPECIFICATIONS

# TELECOMMUNICATION

### POINT OF ENTRY (POE)

There is telecommunication infrastructure from street to 1st floor building telecom room.

### TELECOM CLOSETS

There will be one base building technology closet on each floor for all base building network connections.

### MAIN BUILDING TELECOM ROOM

The main building telecom room is located on the first floor and houses all carrier equipment and base building head-end equipment. Carriers already wired into the building include Verizon, Comcast, & Crown Castle.

## **TECHNOLOGY RISER**

There is a technology riser located within the core telecom room which runs up the building through each technology closet located on each floor. Each riser has four (4) 4" conduits.

## **TENANT CARRIER SERVICES**

Tenant shall be responsible for pulling telecommunication cabling from the 1st floor telecom room, telecommunication closets and distribution points.

## SYSTEMS & SPECIFICATIONS

# FIRE PROTECTION

### INCOMING SERVICES

Two (2) new 6-inch incoming services and associated backflow preventers.

### FIRE PUMP

One (1) new 750 GPM fire pump sized to serve the building's combined sprinkler/standpipe system.

### SPRINKLER CONTROL VALVE ASSEMBLIES

New valve assemblies installed at the existing standpipe in Stair A on each floor. New drain riser installed to allow for sprinkler system drainage and testing. Sprinkler system shall be designed to meet all applicable codes.

### FIRE ALARM

The fire alarm system and installation will comply with the latest City of Pittsburgh Building Code and all other applicable governmental codes.

# PLUMBING

The entire installation will comply with the 2017 Plumbing Code of Allegheny County and all other applicable governmental codes.

## **DOMESTIC WATER SERVICE**

New 6-inch incoming water service and associated backflow preventer sized to accommodate all office, lab, and lab-ready floors

## **SANITARY AND STORM POES**

Connections to the municipal storm and sewer system are existing.

## **SANITARY SYSTEM**

Sized to accommodate all plumbing fixtures on office, lab, and lab-ready floors.

## **STORM SYSTEM**

Gravity drainage system sized to serve all roof and terrace drains.

## SYSTEMS & SPECIFICATIONS

# STRUCTURAL

### FLOOR TO FLOOR HEIGHT

1st Floor: 14' 6" slab to deck

2nd - 5th Floors: 13' 6" slab to deck

6th Floor: 15' slab to deck

Actual ceiling potential heights will vary based on structural steel and ductwork layouts

**COLUMN SPACING**

28' 4"

**FLOORPLATES**

22,884 SF - 23,758 SF

**STRUCTURAL CAPACITY**

100 PSF live load

# CONTACT



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