



# The Concorde

400 INDUSTRY DRIVE, PITTSBURGH, PA

**UP TO 41,314 SF OF  
RETAIL/OFFICE/FLEX AVAILABLE**



**NAI Burns Scalo**

COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

# AT NAI BURNS SCALO



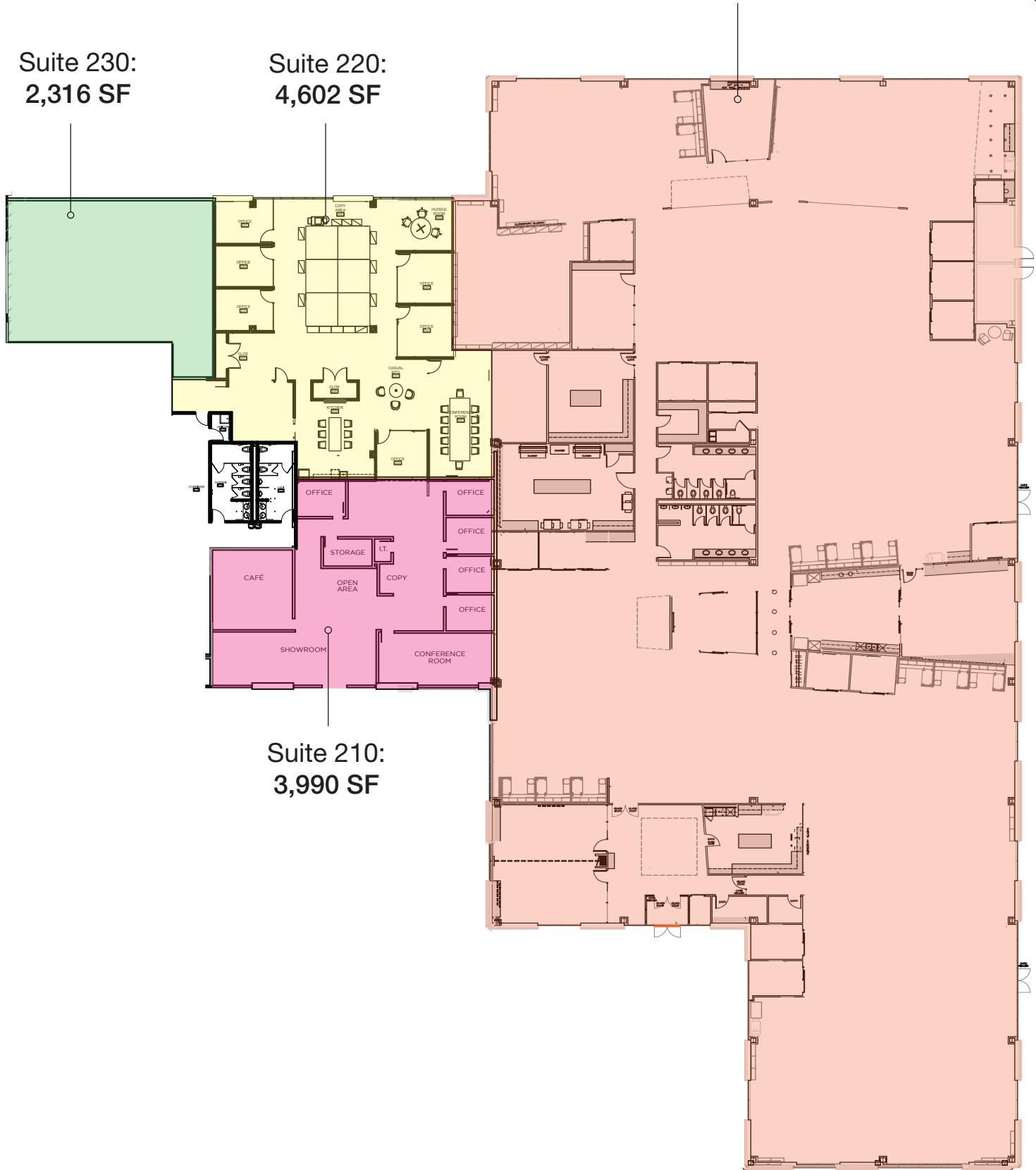
We are inspired by our past, but more motivated by the future. We create dynamic, flexible collaboration centers that not only attract today's top talent but provide more of the luxuries they love. Operating with luxury service first and foremost for all of our clients across the portfolio. We own, develop, manage, lease, and invest in a portfolio of more than 5 million square feet of commercial real estate. We are market makers who strive to create value and make a positive impact in every community we touch.

# MASTER FLOOR PLAN

Suite 100:  
30,406 SF

Suite 230:  
2,316 SF

Suite 220:  
4,602 SF



# CLIENT EXPERIENCE

We understand the importance of your team's productivity, wellbeing, and daily experience. That's why NAI Burns Scalo Management provides all our clients with 24/7 unmatched care. We take pride in serving your team as you grow and exceed goals.

Partner Perks Program

Day/Night Porter Services

Ribbon-cutting Events

Ongoing Building Updates and Improvement Plans

Assistance in Coordinating Celebratory Events



# AMENITIES

Outdoor Workout Area

In-Suite Private Restrooms

Modern Luxury Open Office Design

Outdoor Gathering Space

4.5:1000 Free Parking

One Exit from The Pittsburgh International Airport

Signage Opportunities



# AMENITIES MAP

# TRANSPORTATION MAP

Pittsburgh International Airport is undergoing a large transformation that will enhance the airport and the surrounding neighbor, make the passenger experience more efficient, and deliver real opportunity for the region.

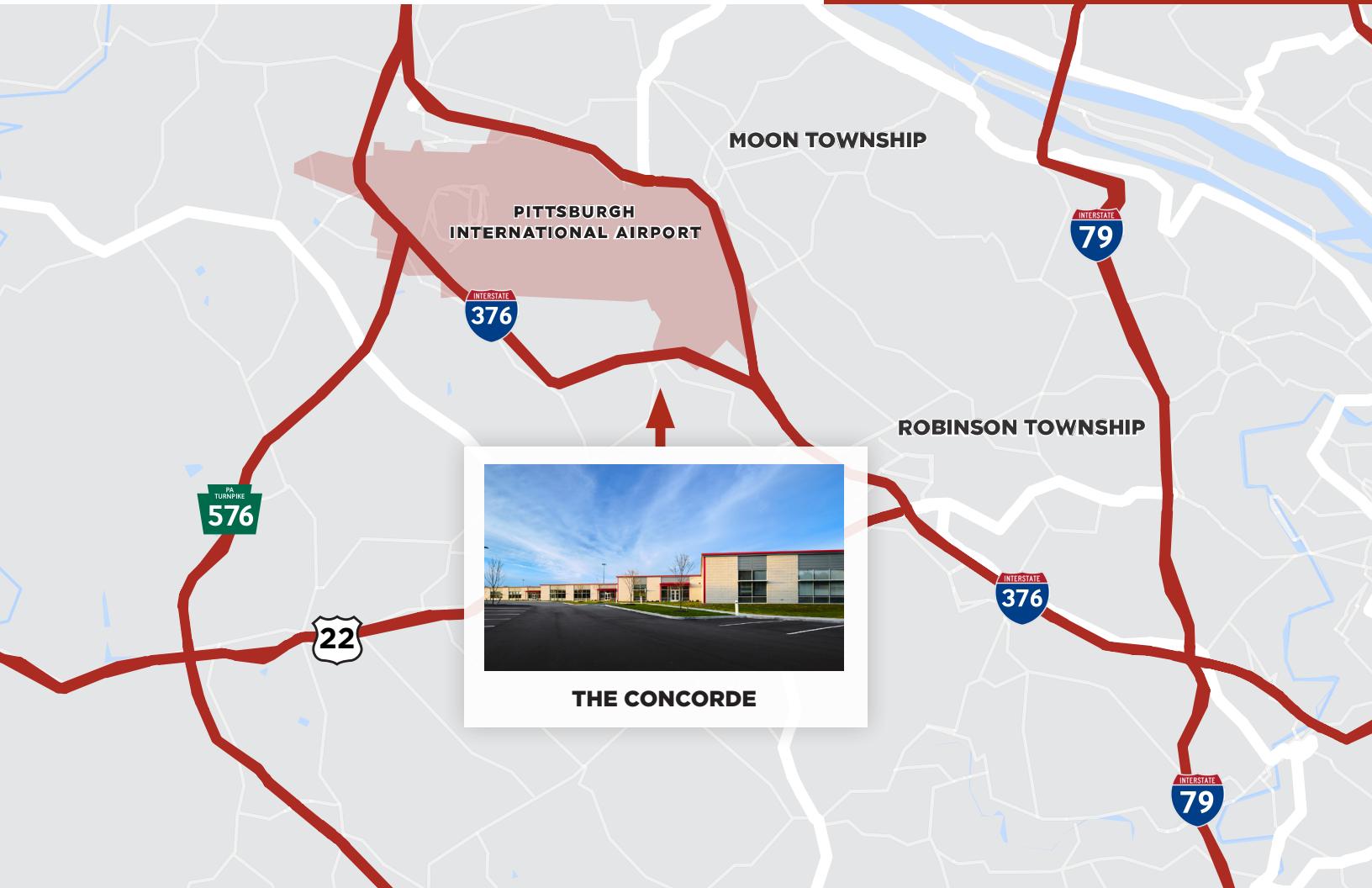
50% Reduction Time from Curb to Airside

Increasing the Main Security Checkpoint Area

3X More Parking

Bringing 14,000+ Jobs to the Region

For more information visit  
[pittransformed.com](http://pittransformed.com)



# OLD VS. NEW

The average age of the Parkway West office park, excluding the Boardwalk Campus (by NAI Burns Scalo), is 30 years old (1989). The old space is obsolete for today's post COVID office needs.

New offices have the opportunity to meet the needs of post-COVID tenant and employees.

Hospitably and Service Differences

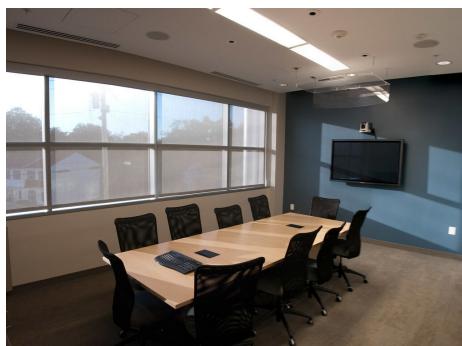
Advance build-in technology

Open / Collaborative Spaces

1980's–1990's

2000's–2020's

PRES-



**MCKESSON**

Michael Baker  
INTERNATIONAL

PITTSBURGH  
INTERNATIONAL AIRPORT

**EATON**

MOON TOWNSHIP

amazon



**The Concorde**

**ThermoFisher**  
SCIENTIFIC

**FedEx**  
Ground



ROBINSON TOWNSHIP

**ConnectiveRx**

**INDUSTRIAL**  
**SCIENTIFIC**

**FedEx**  
Ground

**alorica**

**MATRIX PDM**  
ENGINEERING

**Williams**

## NOTABLE NEIGHBORS





# BE THE FIRST NAME SEEN IN PITTSBURGH



**SIGNAGE OPPORTUNITY**

A large, modern industrial building with a red roof and grey brick facade. The words "SIGNAGE OPPORTUNITY" are overlaid in large, bold, white letters across the middle of the building. The building is situated on a grassy hillside with a white pickup truck parked on the road in front.

**HIGH IMPACT EXTERIOR  
SIGNAGE OPPORTUNITY**

**+200,000** daily impressions  
**+73,000,000** annual impressions

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## CONTACT



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