



The Concorde

400 INDUSTRY DRIVE, PITTSBURGH, PA

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



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.

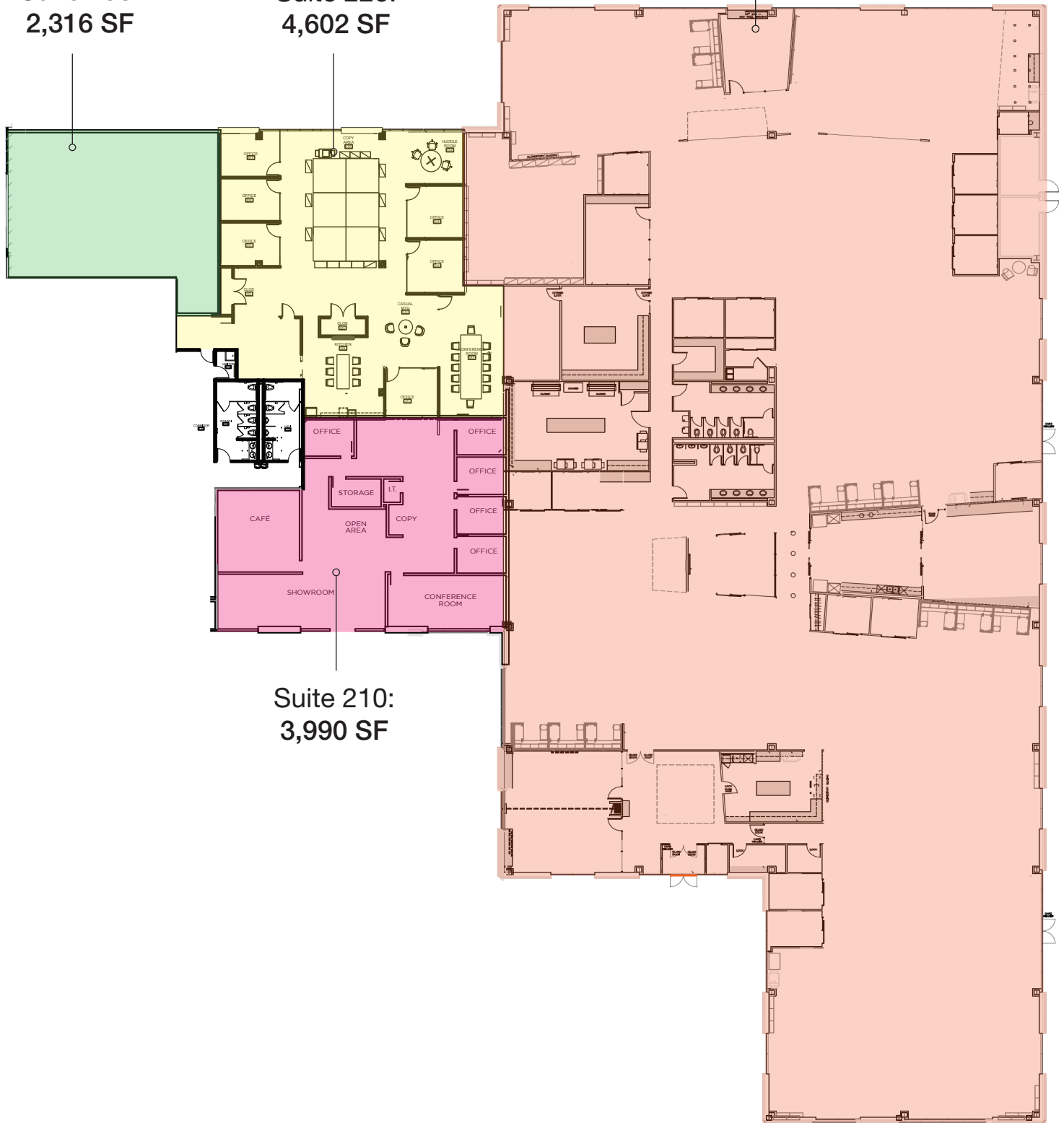
MASTER FLOOR PLAN

Suite 100:
30,406 SF

Suite 230:
2,316 SF

Suite 220:
4,602 SF

Suite 210:
3,990 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.

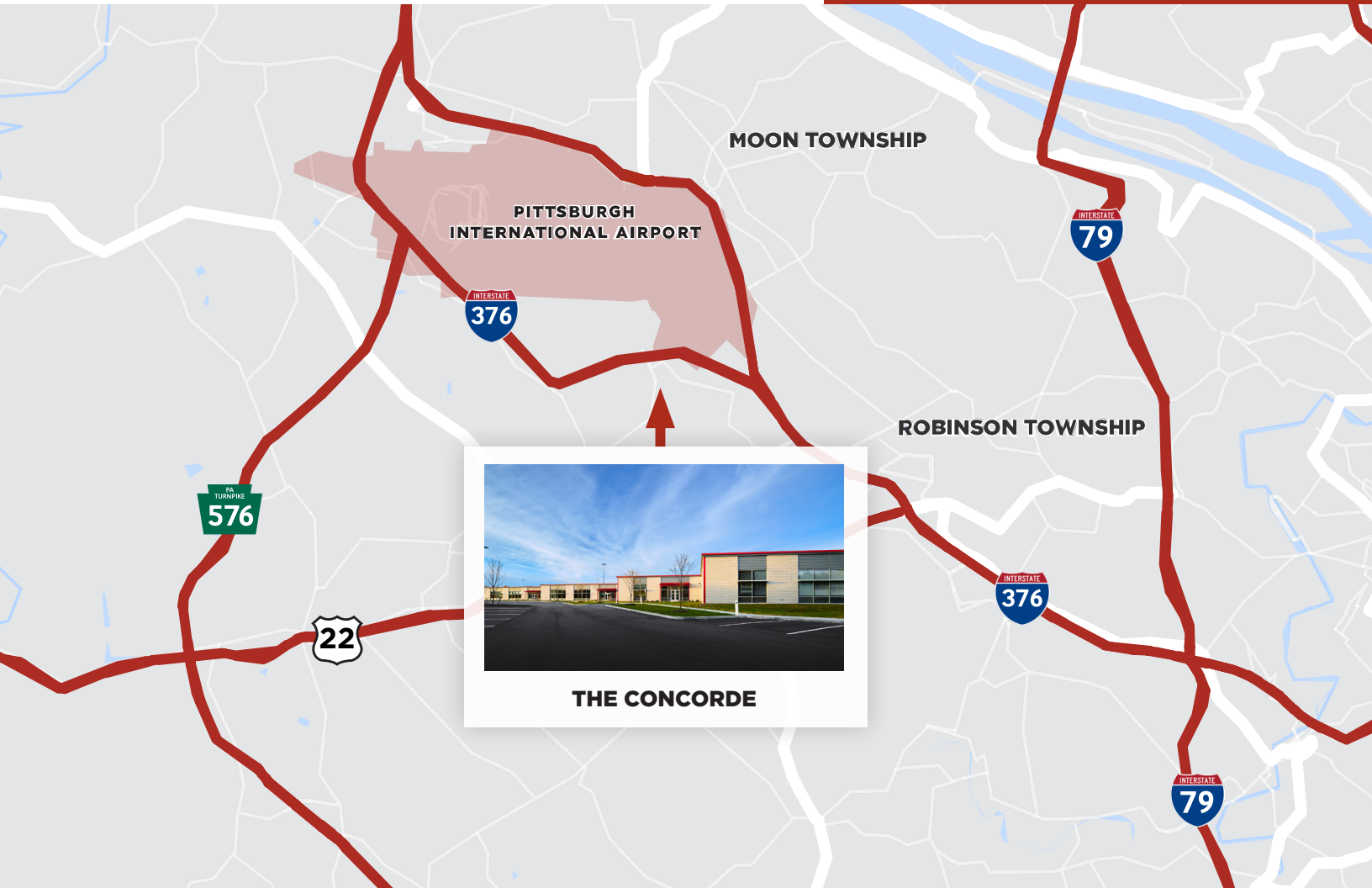
50% Reduction Time from Curb to Airside

Increasing the Main Security Checkpoint Area

3X More Parking

Bringing 14,000+ Jobs to the Region

For more information visit
pittransformed.com



OLD VS. NEW

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 The old space is obsolete for today's post COVID office needs.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

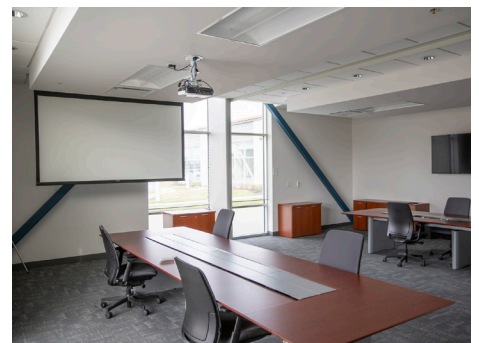
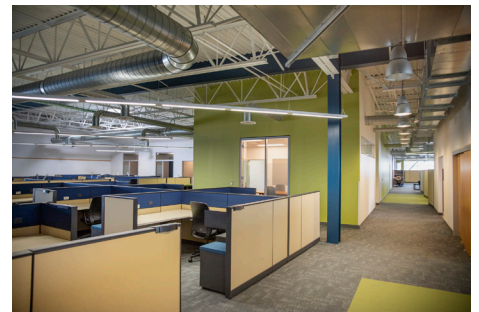
Advance build-in technology

Open / Collaborative Spaces

1980's-1990's

2000's-2020's

PRES-





NOTABLE NEIGHBORS



**BE THE FIRST
NAME SEEN IN
PITTSBURGH**

SIGNAGE OPPORTUNITY

**HIGH IMPACT EXTERIOR
SIGNAGE OPPORTUNITY**

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

The Concorde



CONTACT



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