

U.S. STEEL
TOWER



PROPERTY VIDEO

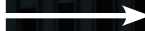
CBRE

THE
601W
COMPANIES



U.S. STEEL TOWER

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WELLNESS

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BUILDING INFO

THE HUB

TENANT LOUNGE

Spanning the U.S. Steel Tower's 27th and 28th floors, The Hub is a 25,000-square-foot amenity space featuring ample natural light, stunning Downtown views, and a grand, two-story internal staircase that ties it all together.

Designed for corporate and social needs and offering unmatched flexibility for your employees, The Hub features social spaces for gathering and celebrating, comfortable seating, and a sophisticated lounge. The Library on the 27th floor provides a quiet space for productivity and collaboration, as well as a cozy ambiance for reading and relaxing. Take The Hub's glass stairs to the 28th floor to access a fully equipped game room, more conference facilities, and other common areas.



THE HUB



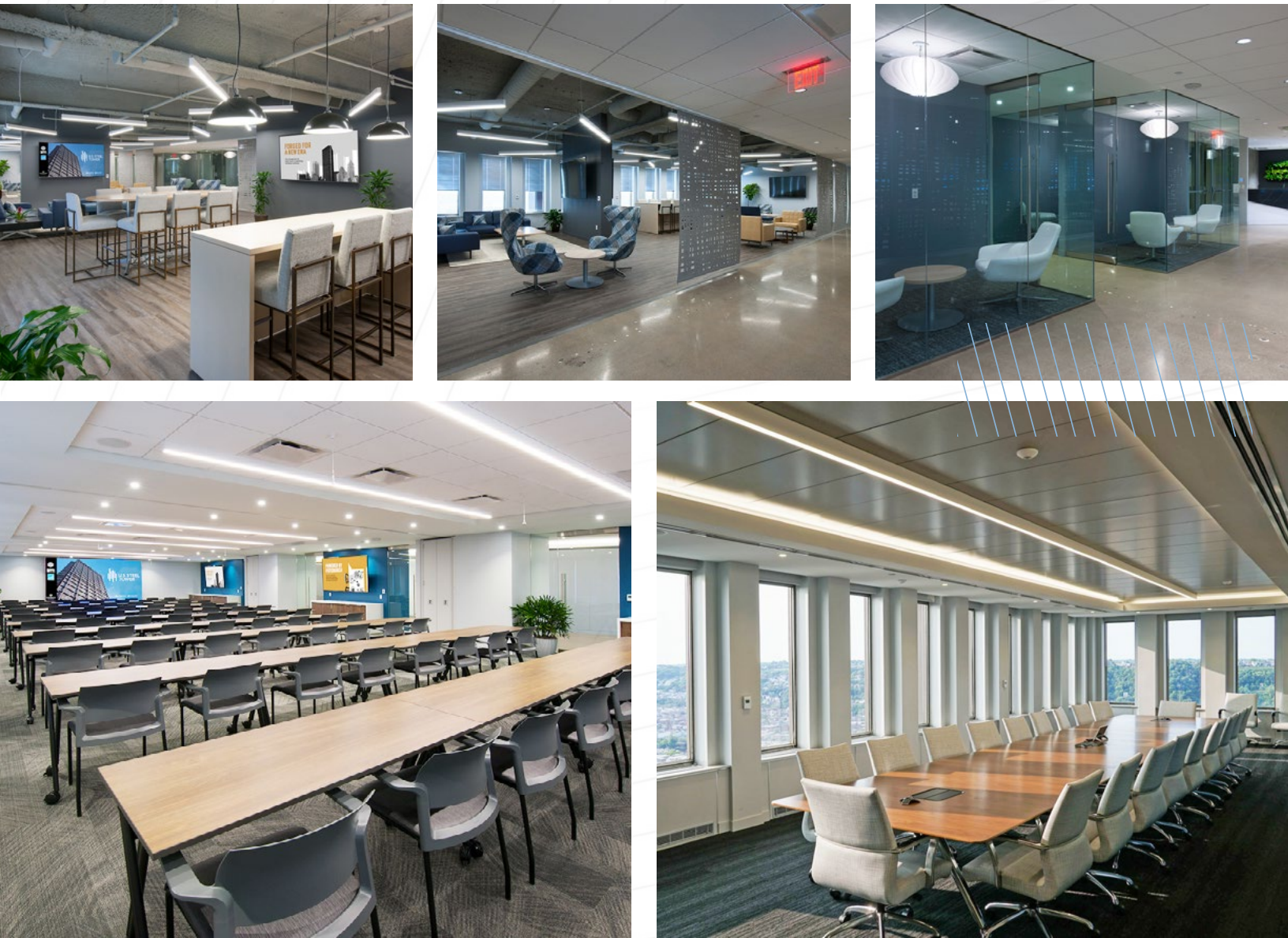
Meet me on

THIRTY-FIVE

CONFERRNCING CENTER

Whether in-person or going virtual, our brand new 13,000 SF conference center delivers the tools you need to make an impression.

 Received the award for **Best Building Conference Facility** in the 2025 BOMA Pittsburgh Brilliance Awards

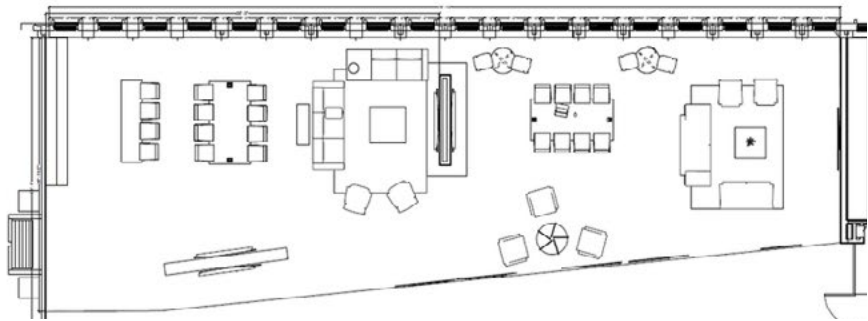


The stunning new 13k SF conference Center features:

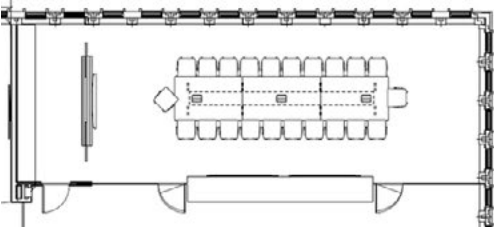
- | <u>Training Center</u> | <u>Executive Boardroom</u> | <u>Reception & Lounge</u> |
|--|--|---|
| <ul style="list-style-type: none">■ 88 Classroom Style & 150 Auditorium Style■ 3 Separate Training Rooms which can be Combined to Create a Single 125-Seat Space■ Media Wall + Three 88" TV Monitors■ Ceiling-mounted Mics and Speakers■ Movable Soundproof Partitions | <ul style="list-style-type: none">■ 24' Table with Seating for up to 26■ Media Wall + 88" TV Monitor + White Boards■ Video Conferencing and Speaker Phones■ Catering Service Area | <ul style="list-style-type: none">■ Inviting Soft Seating■ Catering Area■ Four Private Phone / Meeting Rooms■ Five 88" TV Monitors■ 3,000 SF Lounge |

THIRTY-FIVE

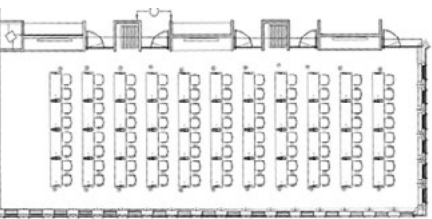
LIBERTY LOUNGE FLOORPLAN



BIRMINGHAM BOARDROOM FLOORPLAN



DUQUESNE ROOMS A, B, & C FLOORPLAN



STEELFIT

FULLY-RENOVATED, CURATED FITNESS CENTER

Introducing SteelFit – U.S. Steel Tower’s brand-new, 13,000 SF fitness facility that challenges what a workplace gym can be.

Outfitted with top-of-the-line cardio and strength equipment, group classes, and even personal training services, SteelFit delivers a first-class workout to unlock your personal best.

Group Classes

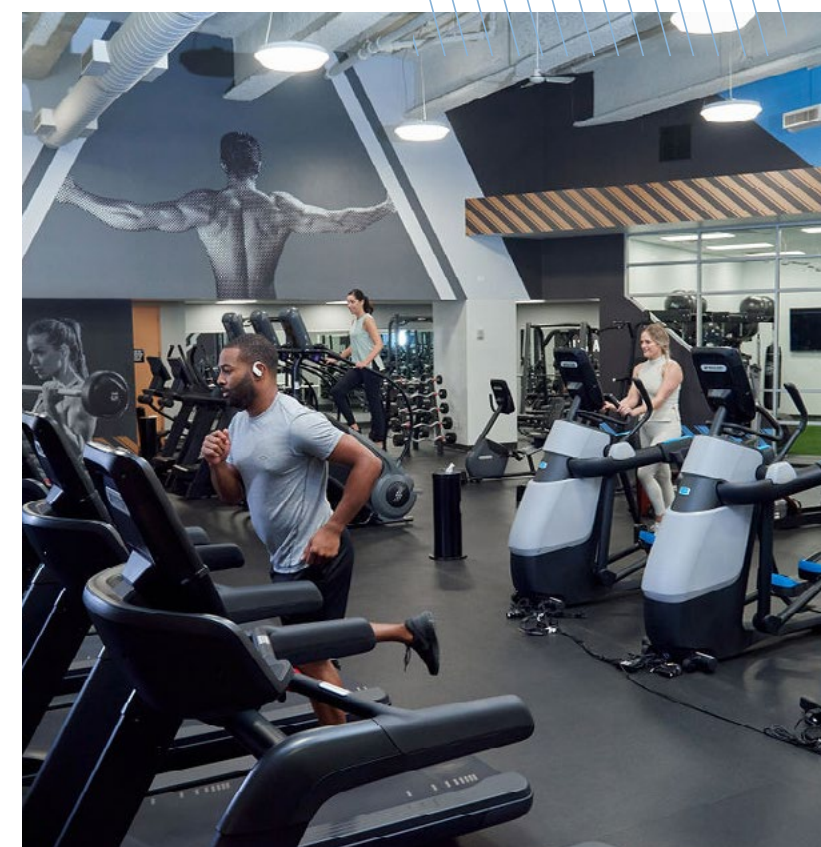
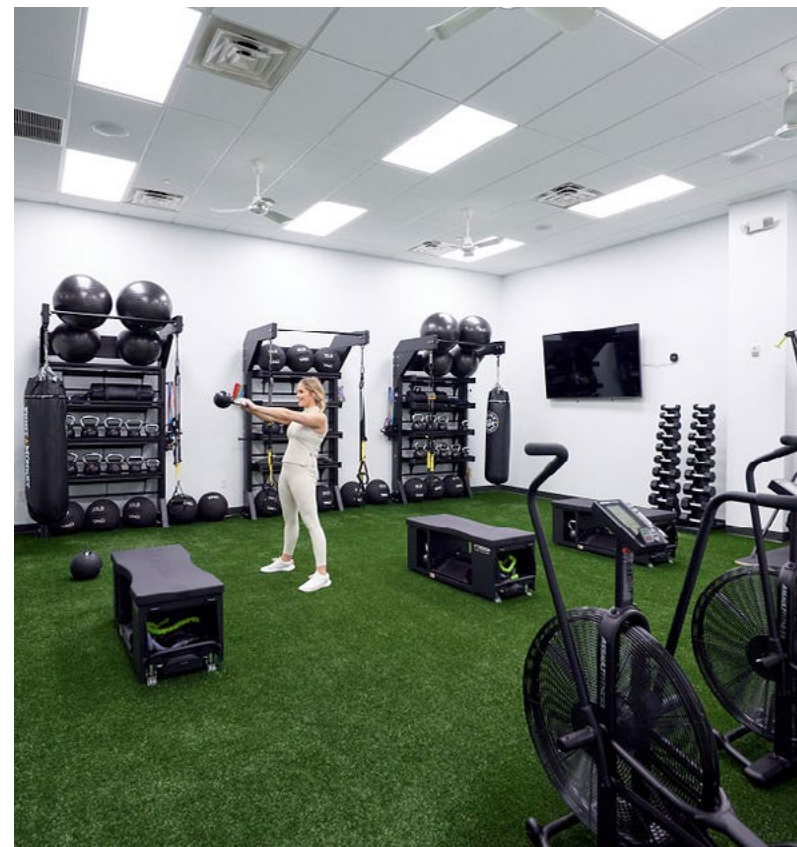
SteelFit offers a variety of signature group classes, from vinyasa flows and power yoga to high-intensity bootcamps, all led by expert coaches to guide you along the way.

Personal Training & Nutrition

Our leadership team of fitness professionals offer one-on-one and small group training, as well as nutritional consultations to help you achieve your wellness goals.

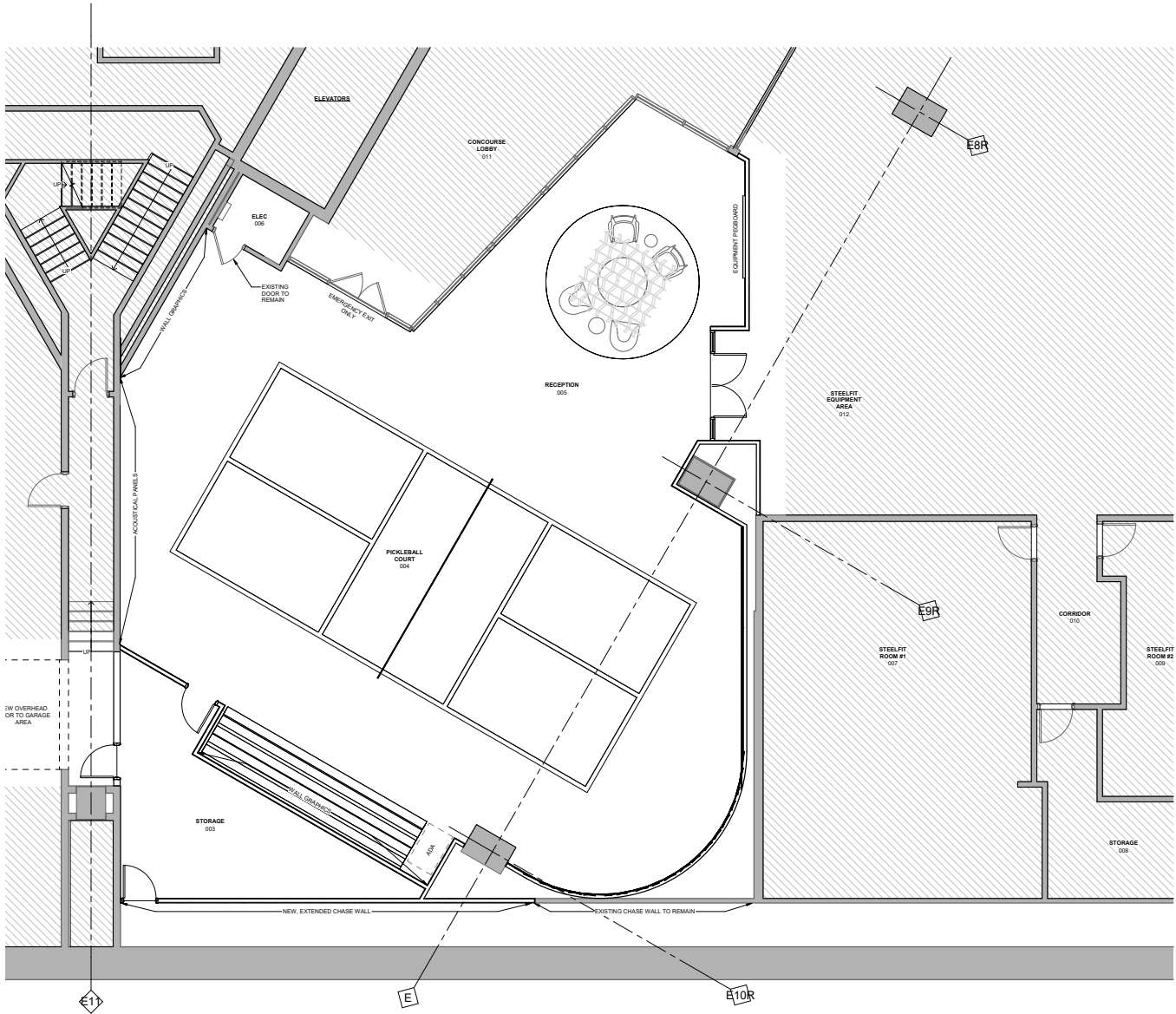
Comfort & Convenience

Wind down from your workout in SteelFit’s spa-quality facilities, including brand-new locker rooms, showers, laundry access, & complimentary towel service.



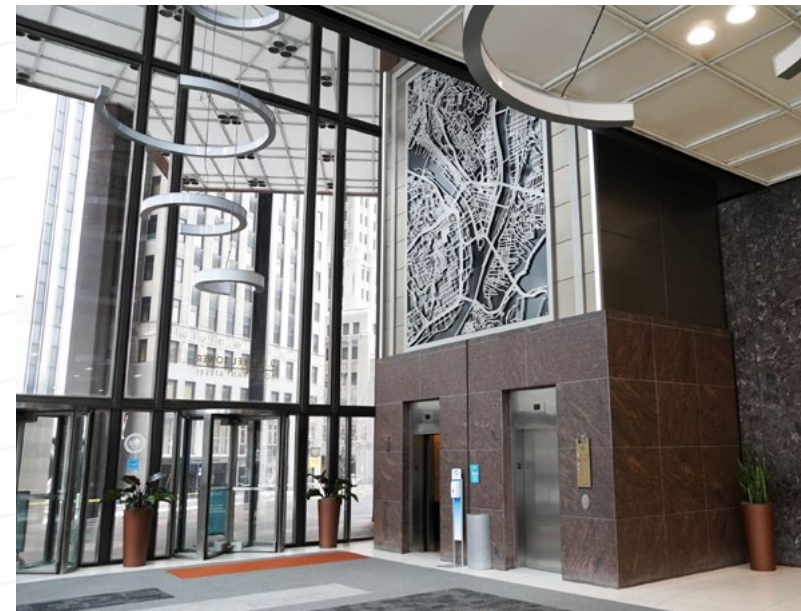
NEW, EXCLUSIVE

PICKLEBALL COURT & TENANT EVENT SPACE



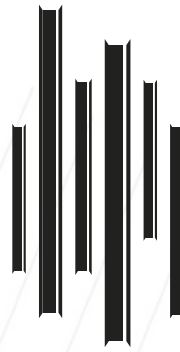
UPPER LOBBY

RECENTLY RENOVATED



LOWER LOBBY

RECENTLY RENOVATED



U.S. STEEL TOWER

CONVENIENT ON-SITE AMENITIES:



LUSH OUTDOOR PLAZA



ON-SITE DAYCARE CENTER



STEEFIT
FITNESS CENTER



13K SF CONFERENCE CENTER



TENANT LOBBY SPACE,
EXPERIENCE SPACE
& LOUNGE



LUXURY MULTI FLOOR
TENANT AMENITY CENTER



DIRECT SUBWAY ACCESS



ON-SITE PARKING: 700 SPACES

- BOMA 360 Designation
- Electric Charging Station
- Bike Racks
- Property Manager On-Site

- In-Building Dining
- Coffee Service
- Outdoor Dining
- Concierge Services



IN-BUILDING DINING



ISTANBUL GRILLE



Cultivating workplace creativity, collaboration and community, U.S. Steel Tower offers a variety of in-building dining options from quick service to fine cuisine.

WELLNESS-DRIVEN DESIGN



Redefined Workplace Wellness



Rigorous building-wide cleaning and disinfecting protocols



High-touch surfaces disinfected throughout the day



Sanitizer stations available in lobby



High efficiency air filtration



Regular cleaning and disinfecting of HVAC coils



Dual-level outside air ventilation



Going Green



Electric car charging stations



BOMA 360 Designation

The Greater Outdoors



1-acre lush and activated outdoor plaza



Steps to Urban Cap Connector (3-acre greenspace)



Indoor + outdoor bike racks for a riding commute



Adjacent to bus stops + in-building access to the T



Designed for Distance



8 destination elevators per floor bank



Spacious common corridors



Largest restrooms in the CBD



Spec suites optimized for social distancing

FROM FUN

- Stunning redesigned concourse offering in-building Light Rail access
- Completely renovated lobby with grab-and-go Starbucks and seating for up to 100
- Brand new 13,000 SF conference center
- Tenant-exclusive multi floor amenity center with lounge, fitness, and coffee/cocktail bar
- A refreshed and activated outdoor plaza offering the perfect space to step out and enjoy fresh air
- Over \$60 million in upgrades in the past 5 years with ongoing renovations underway



TO FUNCTIONAL

- Extra-wide common corridors for optimal social distancing
- Touchless kiosk security system for enhanced wellness
- Tenant condenser water loop for 24/7 operations
- New fire alarm system and building/tenant sprinkler systems
- Upgraded restrooms
- HVAC upgrades with DDC controls
- Energy efficient lighting
- Destination elevators with short ride times
- New security command center
- Extensive investments into mechanical upgrades
- New electric distribution panels

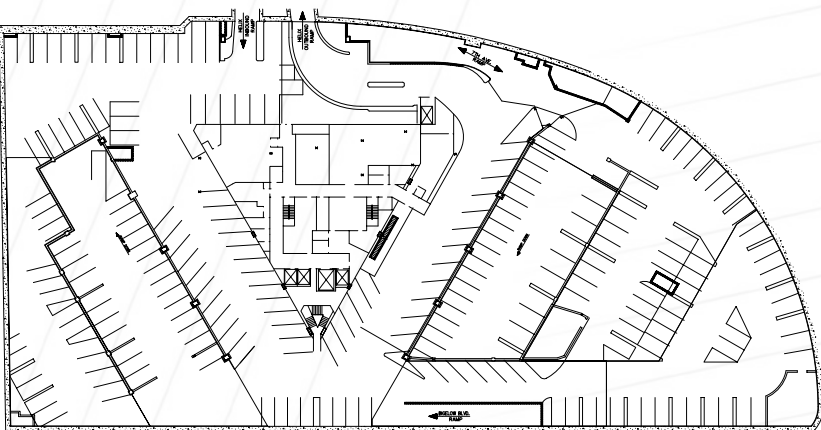
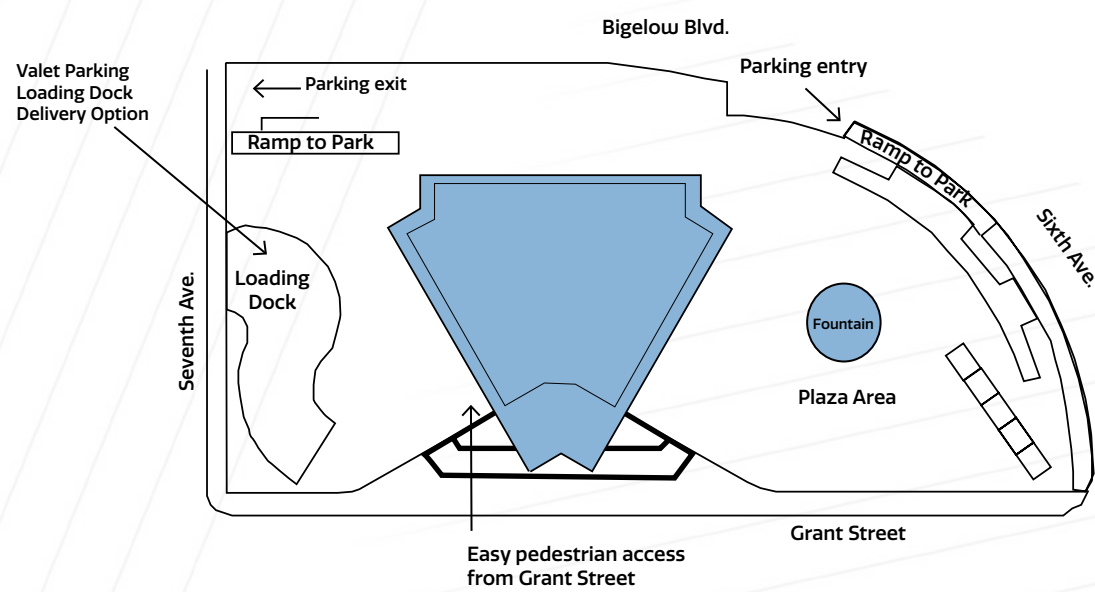
Our building-wide improvements deliver unmatched wellness and convenience.

PARKING GARAGE

700 ON-SITE PARKING SPACES WITH EASY ACCESS

Abundant downtown parking for all guests and tenants of the building with 3 stories of parking, valet parking, and easy street pedestrian entry from Grant Street.

Street Level Site Plan



Three Levels of Parking

NEW METROPOLIS-POWERED PARKING GARAGE ENABLES DRIVE-IN DRIVE-OUT CONVENIENCE

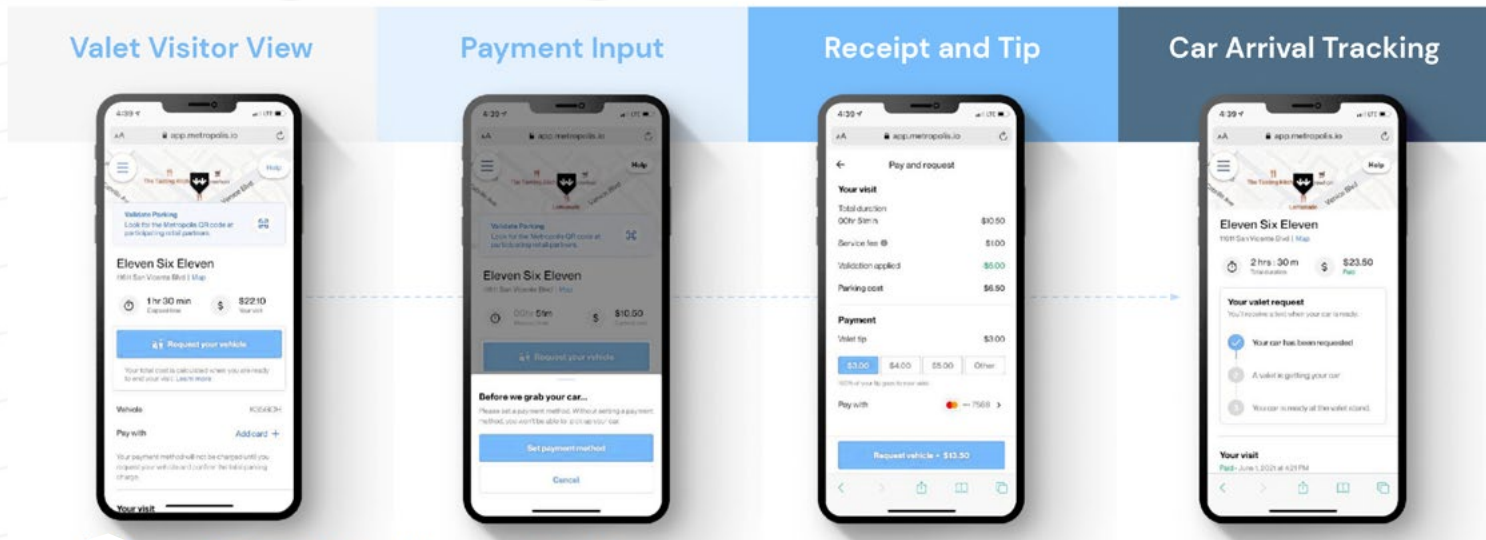
IT ALL STARTS WITH OUR PROPRIETARY COMPUTER VISION

Our computer-vision software and five neural network provisions access, monitor utilization, and facilitate digital automatic payment.



METROPOLIS VALET: DIGITAL CAR REQUEST & EXPERIENCE

With Metropolis valet, drivers can request their car ahead of time and see where it is en route to be at the lot at just the right time for pick up. No more waiting or wondering when you'll get your car.



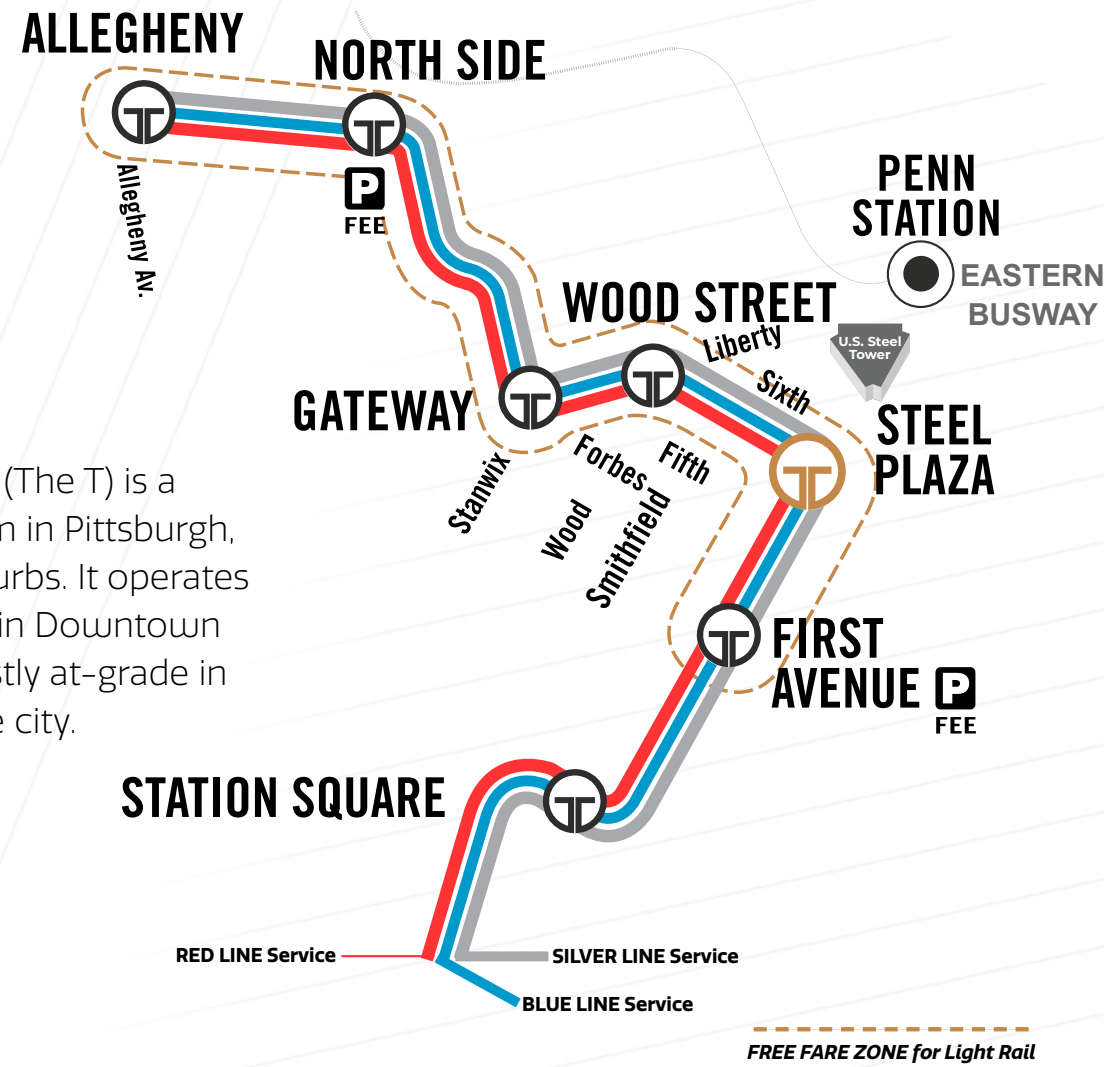
LIGHT RAIL

IN-BUILDING ACCESS TO LIGHT RAIL

Steel Plaza Station is accessible via a tunnel connecting the renovated U.S. Steel Tower concourse to BNY Center. The Light Rail provides access to eastern and central parts of downtown.



The Pittsburgh Light Rail (The T) is a 26.2-mile light rail system in Pittsburgh, PA and surrounding suburbs. It operates as a deep-level subway in Downtown Pittsburgh, but runs mostly at-grade in the suburbs south of the city.

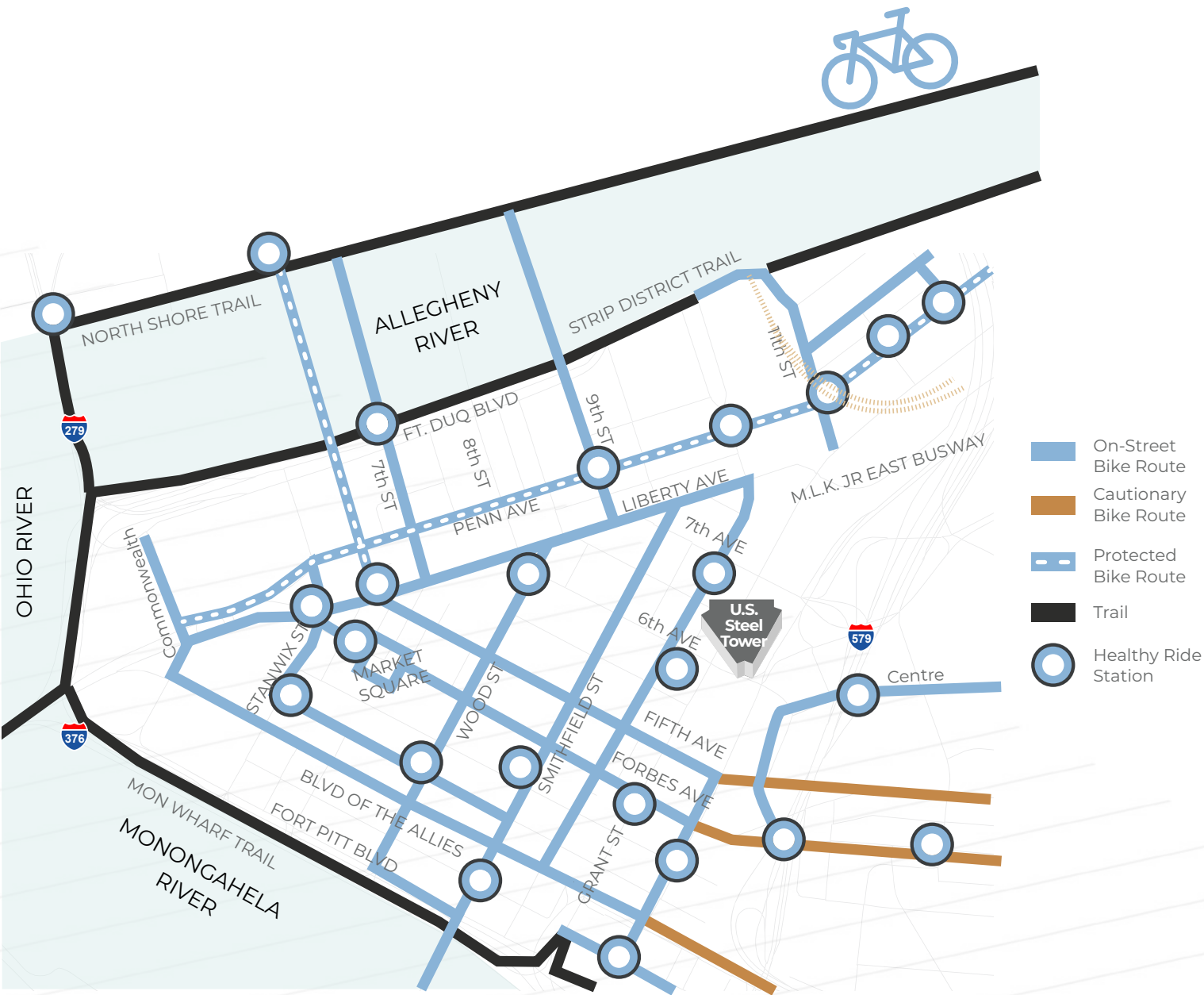


BIKES

U.S. STEEL TOWER HAS INSIDE & OUTSIDE BIKE RACKS.

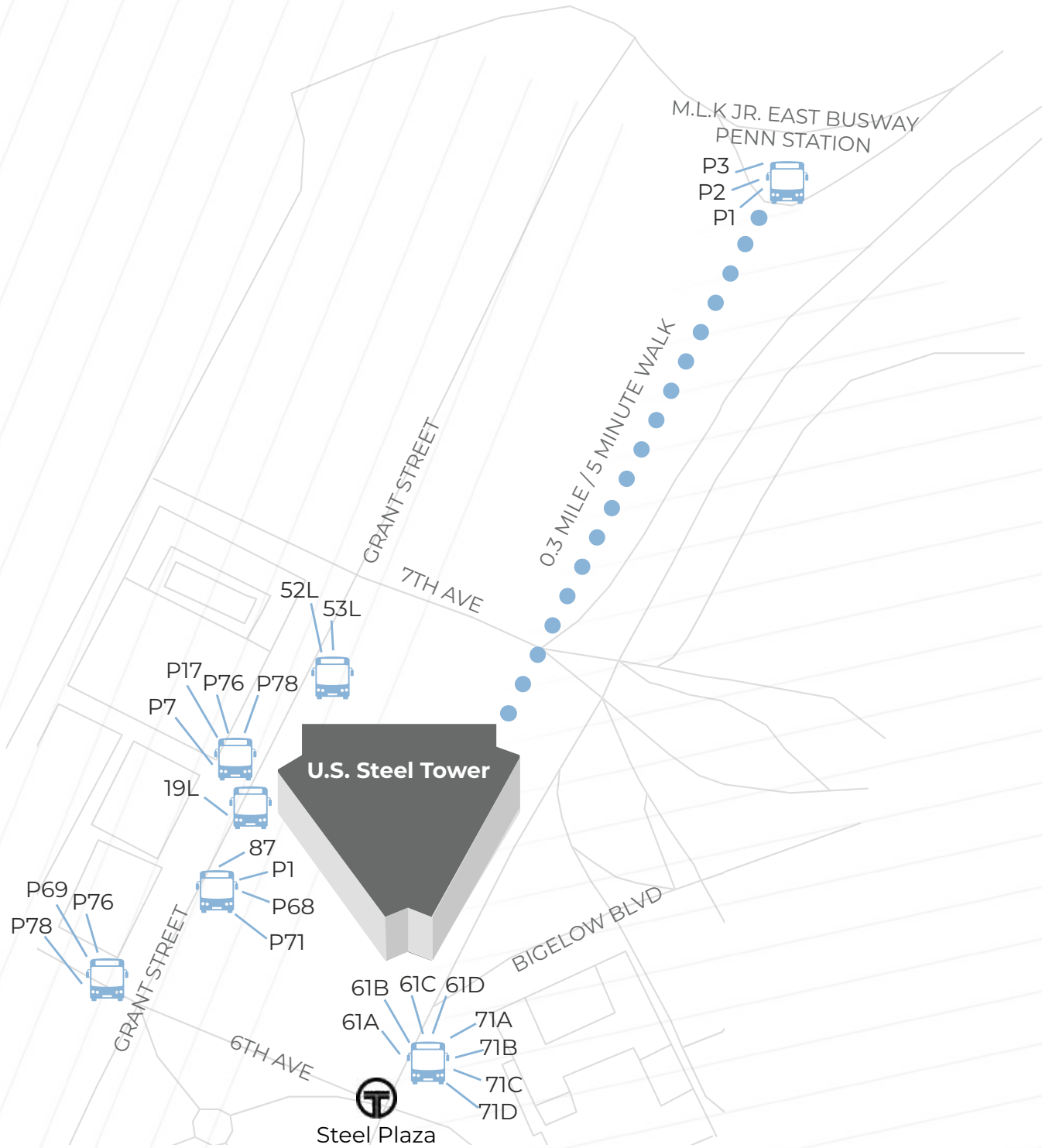


Over 500 bikes at 113 stations.
66,000 active users.



BUS ROUTES

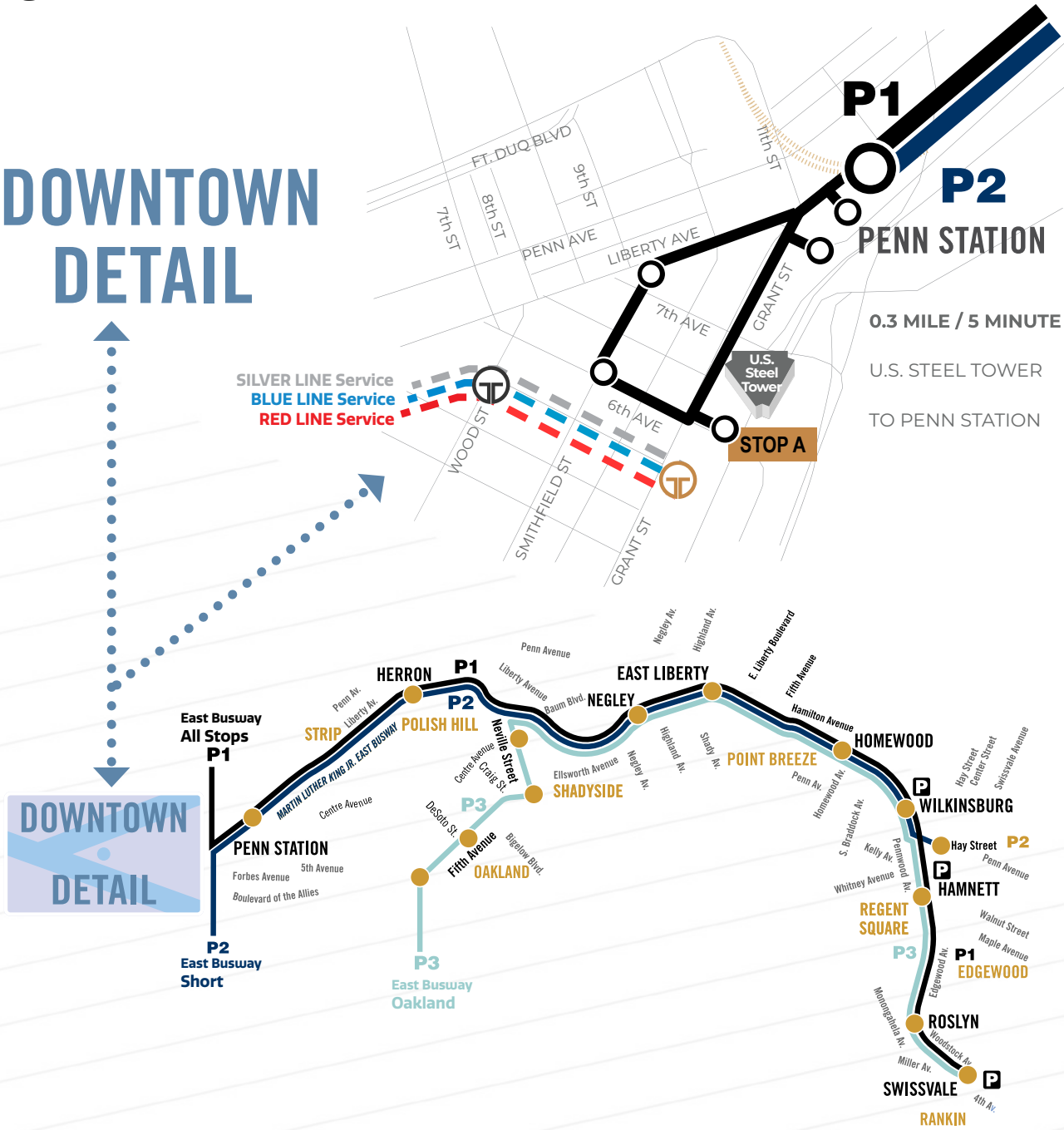
TRANSPORTATION AND CONNECTIVITY



EASTERN BUSWAY

700 ON-SITE PARKING SPACES WITH EASY ACCESS

The Martin Luther King Jr. East Busway is a two-lane bus-only highway serving the city of Pittsburgh and many of its eastern neighborhoods and suburbs.

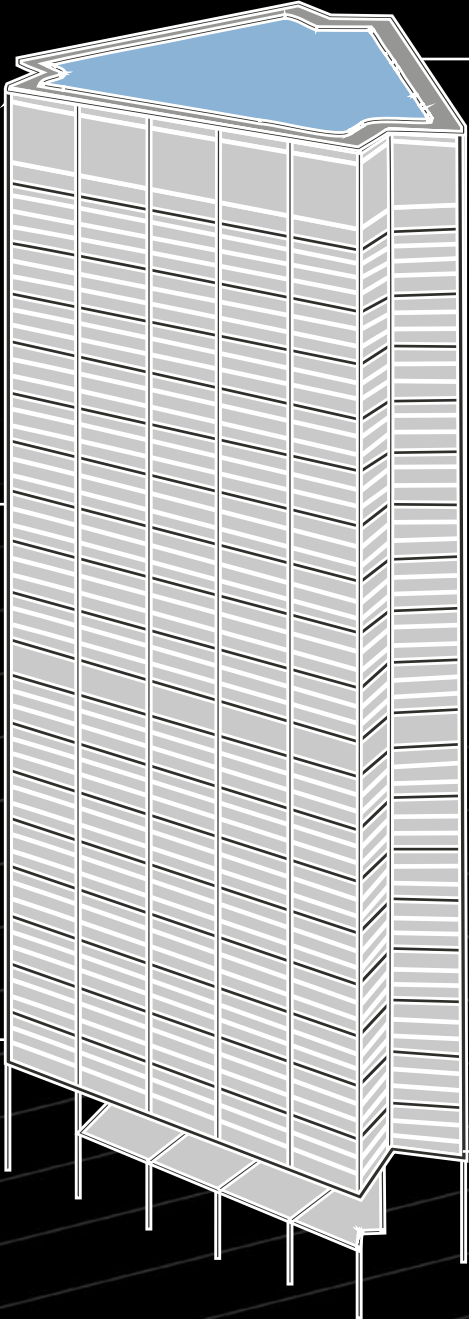




WELCOME TO THE REIMAGINED U.S. STEEL TOWER

This Landmark office property has undergone a series of major capital improvements to deliver unparalleled workplace wellness while successfully leading Pittsburgh into a new and evolving office experience. With 40K SF of column-free space per floor and a series of innovative tech features, U.S. Steel Tower provides tenants with an unmatched opportunity to a create functional, efficient, and striking workspace at the city's most desirable business address.

SUSTAINABILITY



841 FEET 64 FLOORS

41,164 RSF of Column Free Space per Floor.
2,336,272 RSF Total.

54 ELEVATORS

Six Banks of Eight Passenger Elevators.
Four Freight Elevators.
Two Private Elevators.

NEWLY RENOVATED LOBBY

20,000 SF, 28' High Ceilings.
Grab-n-Go Starbucks.
Comfortable Soft-Seating.

EXCESS PARKING

Three-level underground garage with space for 700 cars.

NEWLY RENOVATED CONCOURSE

Direct Access to Light Rail.

BUILDING INFO

OUR BUILDING-WIDE IMPROVEMENTS DELIVER UNMATCHED WELLNESS & CONVENIENCE

Stunning redesigned concourse offering in-building Light Rail access	Completely renovated lobby with grab-and-go Starbucks and seating for up to 100
Brand new 13,000 SF conference center	Tenant-exclusive multi floor amenity center with lounge, fitness, and coffee/cocktail bar
A refreshed and activated outdoor plaza offering the perfect space to step out and enjoy fresh air	Extra-wide common corridors for optimal social distancing
Tenant condenser water loop for 24/7 operations	Touchless kiosk security system for enhanced wellness
New security command center	New fire alarm system and building/tenant sprinkler systems
HVAC upgrades with DDC controls	Upgraded restrooms
Destination elevators with short ride times	Energy efficient lighting
Extensive investments into mechanical upgrades	



CAPITAL IMPROVEMENTS

THIRTY-FIVE, A New Conference Center	Tenant Experience Floor
Steelfit – a fully-renovated, curated fitness center	Coffee Bar
Private Party Area	Game room with soft seating, pool table, shuffleboard, foosball tables and more
Library Lounge	Multi floor Tenant Amenity Center
Over \$60M in upgrades in the past 5 years with ongoing renovation	Upper/Lower Lobby and concourse renovations recently completed
Upgraded Restrooms	New Common Corridors
HVAC upgrades with DDC controls	Energy efficient Direct and Indirect Lighting
Destination elevators with short ride times	New Electric Distribution Panels
Extensive investments into mechanical upgrades	New Security Command Center

ENGINEERED FOR EASE

ELECTRICAL

Unmatched Power Distribution System

- 11,500 volt primary feeders through 8 high-voltage risers with 3 transformers for every 5 floors.
- 600 Grant Street is the only building in downtown Pittsburgh that is supplied with un-transformed 11,500 volt power; allowing more efficient distribution throughout the building.

Redundant Power Grid

- The public utility provides 600 Grant Street with 4 separate, isolated feeder circuits.
- Each feeder circuit capable of independently supplying the power needs of the building.
- No Major power failure in over 40 years; redundant system means very low risk for a major outage

Tenant Cabling and Electrical Distribution System

- All copper wiring
- Unique main power distribution system minimizes high intensity transient surges and other power quality anomalies that are not always resolved with UPS and TVSS devices.
- EMI surveys reveal no occurrences detrimental to modern computers
- Excellent power quality, harmonics characteristics
- Virtually 100% cellular floor system allows electrical and data outlets anywhere in tenant's space

Emergency Power Generators

- 2 (800 kW, 1,000 kva Diesel generators provided emergency power@ 480V, 1,200 amps each
- Building automatically transfers to emergency power if outside power source fails
- Semi-annual power system testing and maintenance

Redundant Communications and Fiber Optic Data Providers

- Worldcom / MFS
- Full Services Networks
- AT&T
- Comcast
- Verizon
- 3 vertically stacked, electrical riser closets per floor

SECURITY

Computerized Proximity Card Reader

Full Time 24/7 Security Guard Force

Fully Digital CCTV System

Tenant-specific Private Security Access Allowed

HVAC

HVAC Capabilities

- 8,500 ton chiller plant with total redundancy
- Natural gas boiler plant with fuel oil back-up with total redundancy
- Accommodates tenants with high density personnel and equipment needs

Tenant Condenser Water Loop

- Provides for economical 24/7 operations of supplemental tenant A/C units for computer rooms, Conference centers; any 24/7 tenant operation
- Tap-ins available on all tenant floors
- 1,600 ton capacity
- Domestic water back-up is "available" if needed

ELEVATORS

- 48 main passenger elevators / 8 elevators per elevator bank
- 4 Freight elevators, including 1 with 10,000lb. capacity

STRUCTURAL

Column-Free Floor Plan

- 45x220 foot clear span on each side of the building; allows for maximum efficiency in layout
- Excellent, building-wide vibration characteristics

FIRE & LIFE SAFETY SYSTEMS

- State-of-the-art fully addressable digital fire alarm system
- Exterior columns are liquid-filled with antifreeze for fire-proofing up to 1,000°F
- 3 Emergency stairwells per floor

PUBLIC TRANSPORTATION

- Direct connections via subway tunnel to Public Transportation
- Bus routes: P1, P2, P16, P68, P69, P71, P76, P78, 19L
- Easy access to interstate highways and parkways, not "buried" in downtown streets

GIGABIT ETHERNET

High-Speed Internet



DO BUSINESS FASTER AT 600 GRANT STREET

GigE Internet Service from Full Service Network keeps your office **working, not waiting.**



Let **Full Service Network's Ethernet Connections** bridge your office network across town, across the globe, or into the cloud at unsurpassed speeds up to **40 Gigabits per second!** **Full Service Network** offers complete, highly available, redundant Ethernet connections at 600 Grant Street in increments ranging from 100 Mbps to 40 Gbps. **Ethernet** Internet Access is a dedicated service - no more competing for bandwidth with other tenants during peak hours like shared fios or cable service.

Full Service Network Ethernet opens the door to a world of opportunities, from reliably moving your business functions to the cloud, to leveraging your connection for all of your voice, video-conferencing and communication needs. Bottom line is you increase business performance and efficiency while decreasing employee frustration, and a happy workforce is a productive workforce. Stop flying economy – upgrade to first class with FSN Ethernet Internet access at 600 Grant Street. Your business deserves it.



U.S. Steel Tower • 600 Grant Street 30th Floor • Pittsburgh, PA 15219

fullservicenetwork.com • 412.745.2000



Geographically diverse underground fiber connects 600 Grant to network peering points.

Our private Ethernet services are highly secure, with world-class performance, allowing you to connect your offices, data centers, and business sites to deliver both IP and non-IP traffic securely across a single or redundant Ethernet connection.

Ethernet Internet Features

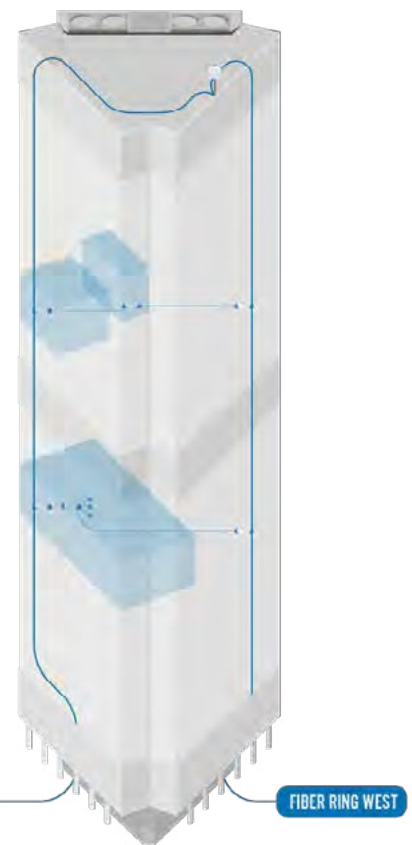
- Speeds up to 40 Gbps
- Scalable bandwidth from 1 Mbps to 10 Gbps,* on 10 M, 100 M, and GigE user network interfaces (UNIs)
- Equally fast downloads and uploads
- Dedicated connection provides better reliability and more consistent performance than a shared cable or fios connections
- Tremendous bandwidth provides access for small, medium and large businesses
- Ethernet speeds are consistent throughout the day so you always get your peak speed, 24 x 7
- Guaranteed Network Reliability backed by engineers on site

Throughput Speeds: 100 Mbps through 40 Gbps

Handoff: Electrical 10 M, 100 M, or 1 Gbps via RJ-45 Jack or Single Mode Fiber via LC or SC connection.

Location of Handoff: on your server rack or elsewhere inside your rented space

Addressing: NAT, Static in CIDR blocks, and BGP Options Available



Redundant connectivity options at 600 Grant Street

Service availability subject to terms of agreement. 600 Grant St. Assoc. in no way endorses services and is not liable for the installation, operation, modification, or replacement of service.

fullservicenetwork.com • 412.745.2000

U.S. Steel Tower 600 Grant Street, 30th Floor Pittsburgh, PA 15219

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Powered by Pittsburgh

Discover unmatched dining, retail, hotels, and lifestyle amenities just steps from the office.



RESTAURANTS

- | | | |
|----------------------------------|---------------------------------------|--------------------------------------|
| 1. Sree's Food | 21. Corner Mercantile | 41. Grant Street Tavern |
| 2. Starbucks | 22. Capital Grille | 42. Chinatown inn |
| 3. La Prima Espresso | 23. McCormick & Schmick's | 43. The Eagle |
| 4. Bill's Bar & Burger | 24. Ollies Gastropub | 44. Ritual House |
| 5. Scarpino | 25. Talia Cuciina | 45. Bigelow Grille |
| 6. Condado Tacos | 26. The Commoner | 46. Steelhead Brasserie and Wine Bar |
| 7. Sienna Mercato | 27. Villa Reale Pizzeria | 47. Café Fifth Avenue |
| 8. Bae Bae's Kitchen | 28. Blend Bar | 48. Souper Bowl |
| 9. The Warren | 29. Einstein Bagels | 49. Shale's Café |
| 10. Subway | 30. Dunkin' Donuts | 50. Pizza Milano |
| 11. Nicky's Thai Kitchen | 31. Bruegger's Bagels | 51. Las Velas |
| 12. Proper Brick Oven & Tap Room | 32. Jimmy Johns | 52. Simple Greek |
| 13. Meat & Potatoes | 33. Freshii | 53. Nicholas Coffee & Tea |
| 14. Tako | 34. Eddie V's Prime Seafood | 54. City Works |
| 15. Butcher & The Rye | 35. Waffles, Incaffeinated | 55. Guacho Parilla |
| 16. Eddie Merlot's | 36. Apollo Café | 56. DiBella's Subs |
| 17. Morton's | 37. Fogo De Chao Brazilian Steakhouse | 57. The Speckled Egg |
| 18. Vallozzi's | 38. Starbucks | |
| 19. Pizzaiolo Primo | 39. Oxford Market | |
| 20. Ruth's Chris Steakhouse | 40. Sushi and Rolls | |

HOTELS

- | | |
|---|----------------------------------|
| 1. Westin Convention Center Hotel | 19. Wyndham Grand |
| 2. Kimpton Hotel Monaco | 20. Holiday Inn Express & Suites |
| 3. Drury Inn & Suites | 21. Residence Inn by Marriott |
| 4. Even Hotel | 22. Hyatt Place |
| 5. Omni William Penn Hotel | |
| 6. Embassy Suites by Hilton | |
| 7. Pittsburgh Marriott City Center | |
| 8. DoubleTree Hotel & Suites | |
| 9. Courtyard by Marriott | |
| 10. AC Hotel by Marriott | |
| 11. Fairmont | |
| 12. Distrikt Hotel | |
| 13. Hilton Garden Inn | |
| 14. Homewood Suites by Hilton | |
| 15. Hampton Inn and Suites | |
| 16. Cambria Suites Pittsburgh at Consol Energy Center | |
| 17. Renaissance Pittsburgh Hotel | |
| 18. Bridgestreet at 201 Stanwix | |

ATTRACTIONS

1. PPG Paints Arena
2. Fifth Avenue Place
3. PPG Place
4. Wood Street Corridor
5. 707-709 Penn Avenue Galleries
6. Arcade Comedy Theater
7. August Wilson Center
8. Benedum Center
9. Bricolage Production Company
10. Byham Theater
11. Cabaret at Theater Square
12. Fort Pitt Museum
13. Harris Theater
14. Heinz Hall
15. SPACE Gallery
16. Wood Street Galleries
17. Andy Warhol Museum
18. PNC Park
19. Senator John Heinz History Center
20. Strip District Shopping District

THE
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 **U.S. STEEL
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