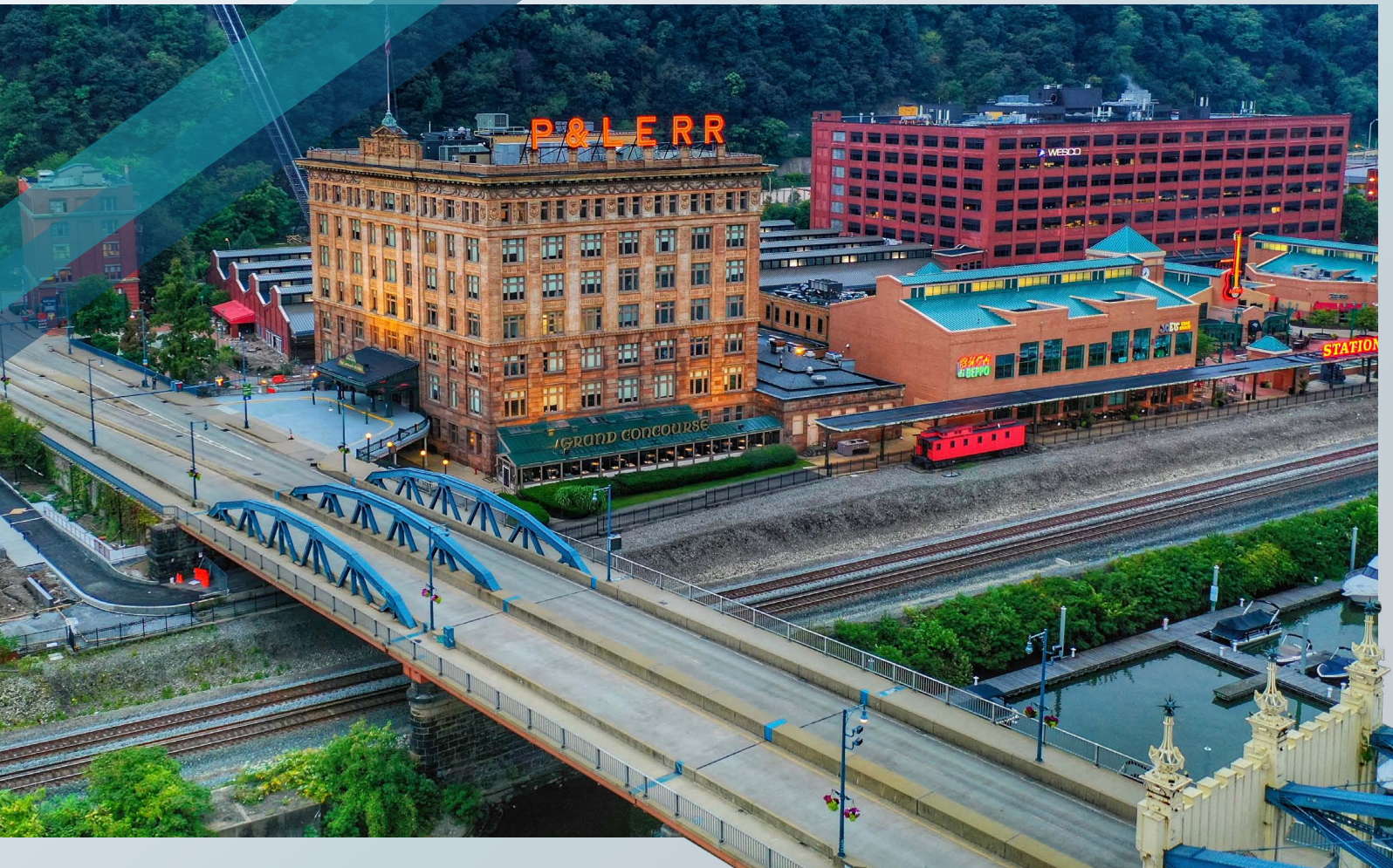




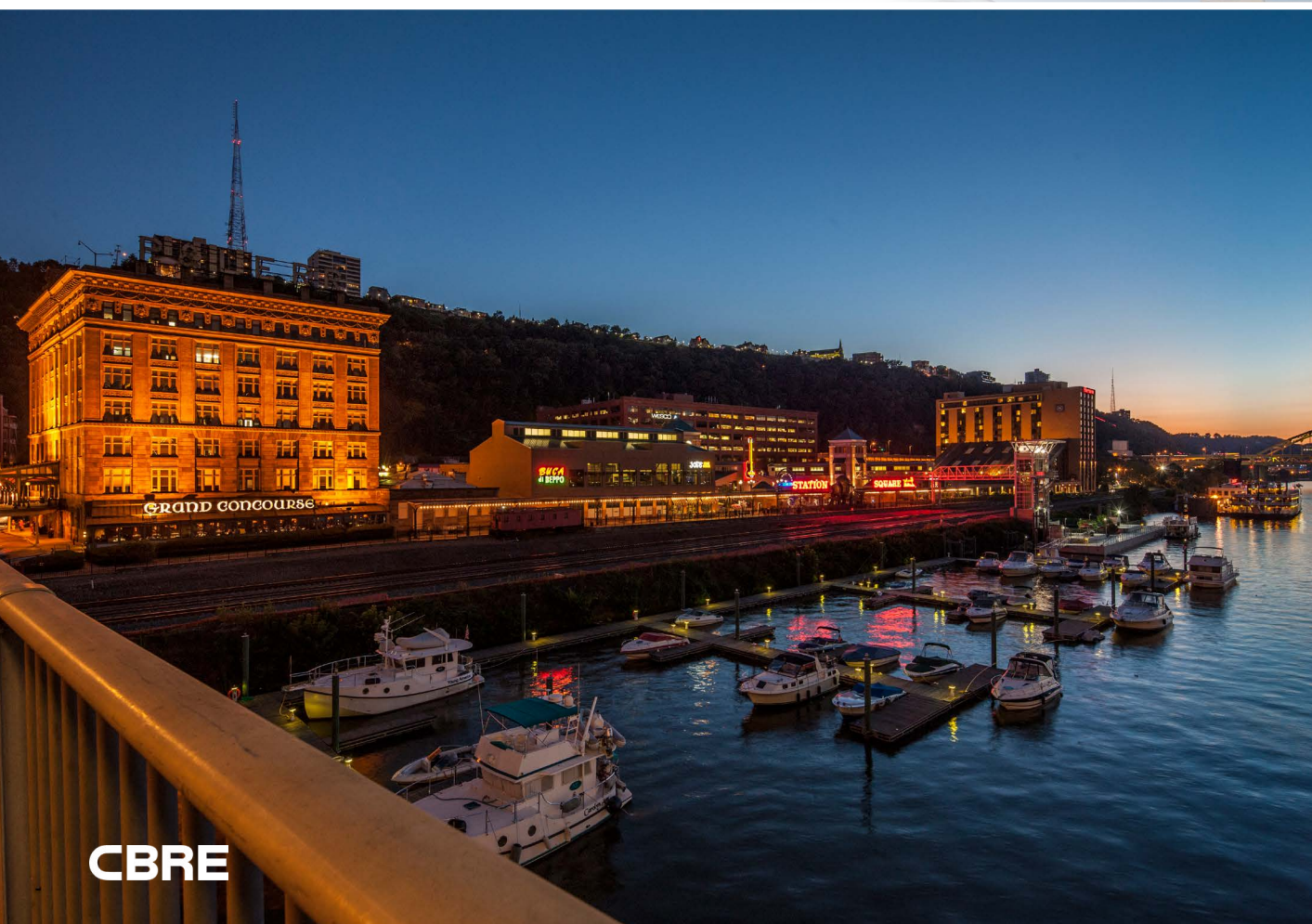
STATION SQUARE

P I T T S B U R G H



CBRE

Brookfield
Properties



Welcome.

Revitalize your workplace

Office Total Rentable Square feet 570,000 SF	
Retail 100,000 SF	
Commerce Court Typical Floorplate 57,000 SF	
Freight House Typical Floorplate 31,000 SF	
Landmarks Building Typical Floorplate 12,216 SF	
Parking Ratio 10/1,000 SF	



Live. Work. Play.

Amenities ideally located in the middle of Station Square



Empower.

5,000 SF state of the art workout facility with all of the latest equipment

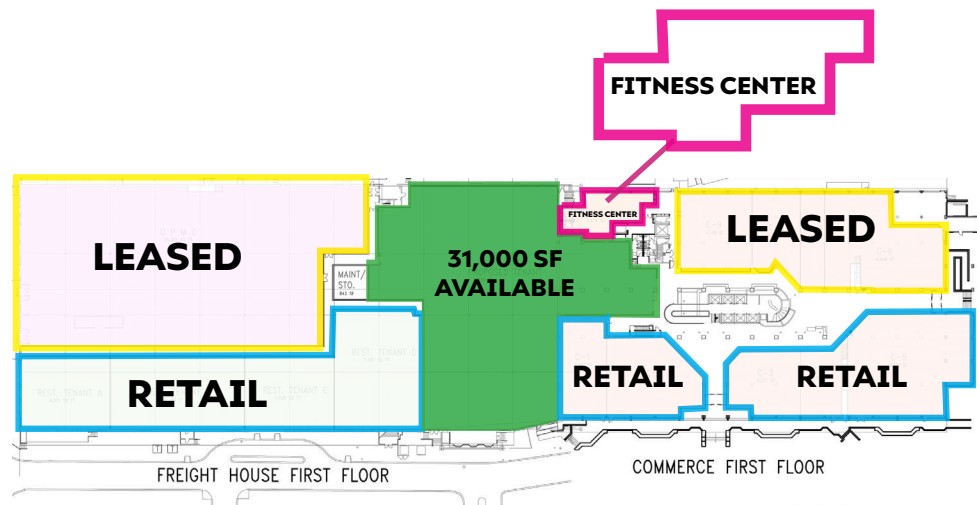


Network.

30,000 SF of meeting room space

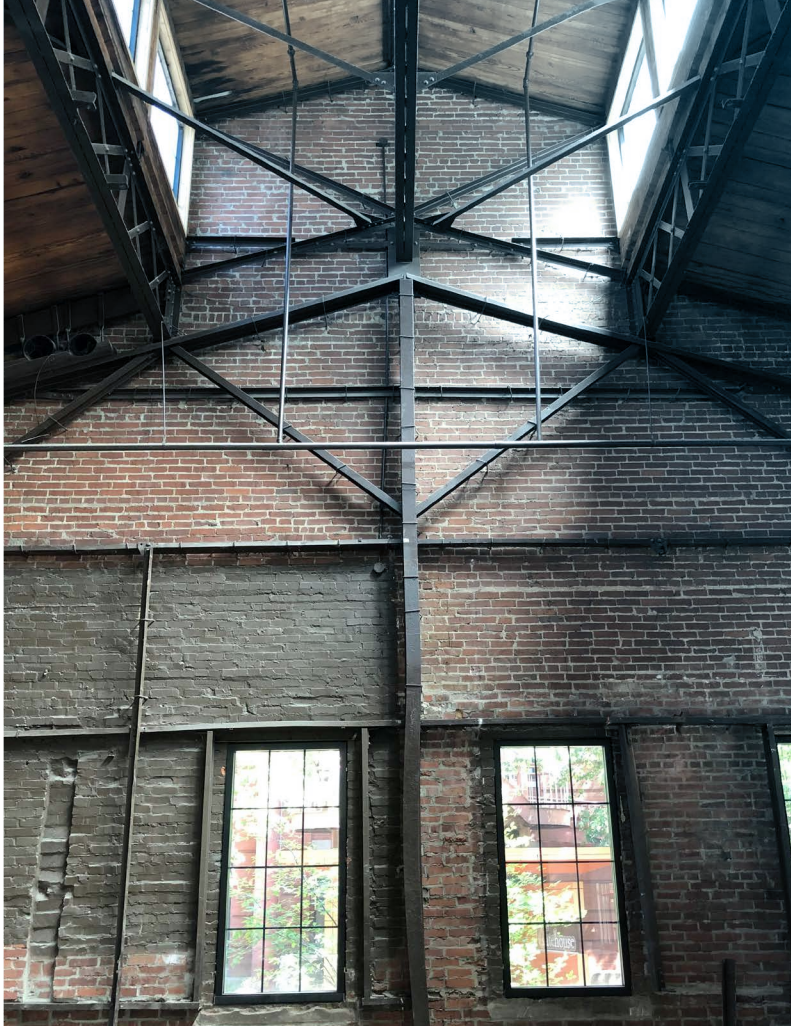
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Available Layout Options



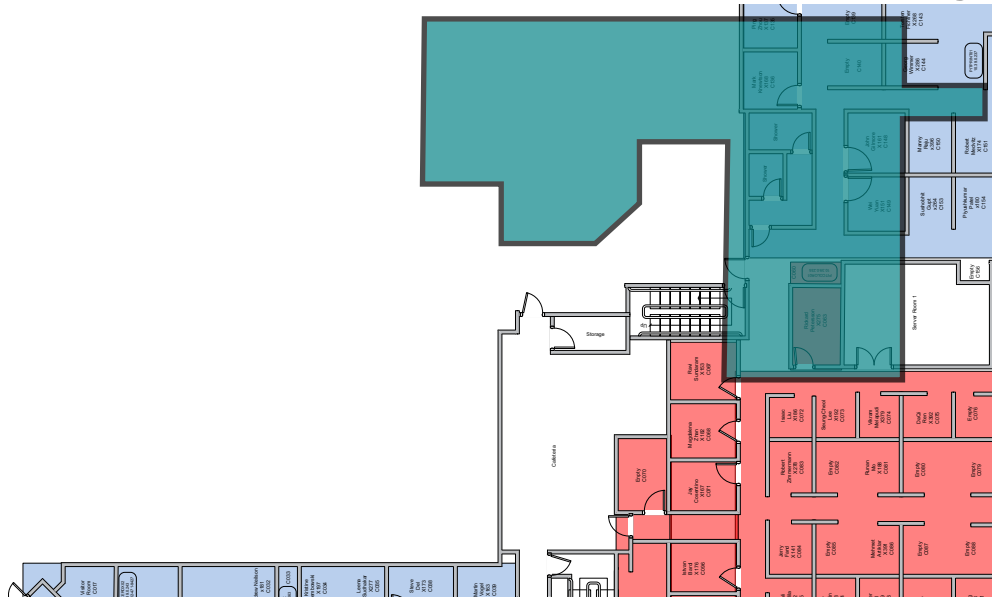
Industrial loft space

- 31,000 SF
- 40x80 column spacing
- High ceilings
- Build to suit
- Private patio
- Store front exposure
- All new building systems



Commerce Court

Large Floor Plate available



- 2nd floor Up to 18,000 SF
- 2nd generation, open plan space
- 3 conference rooms
- 4 offices
- Kitchen area
- Open area



Work.



Dedicated Light Rail “T” and Bus Stop

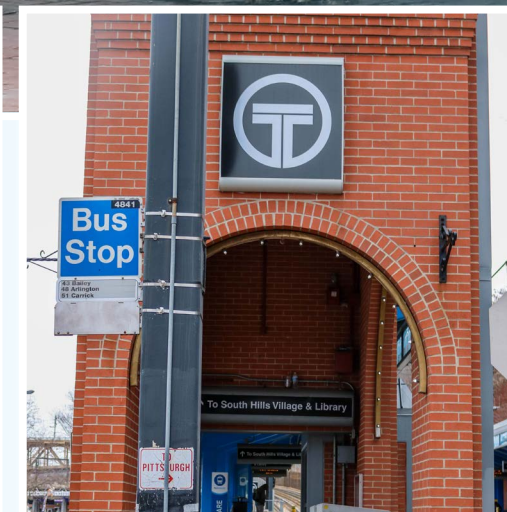
Arrive your way.



1 Minute
walk to bus stop



Convenient
parking access



10/1,000
parking

Explore your neighborhood.



10⁺ Restaurants
including quick serve
on site

400 Room hotel
on site with 30,000 SF
of meeting space

4,000 Parking spaces from
\$150 - \$175/month

400⁺ New
residential units
delivering 2020

10 Minute
walk
to CBD

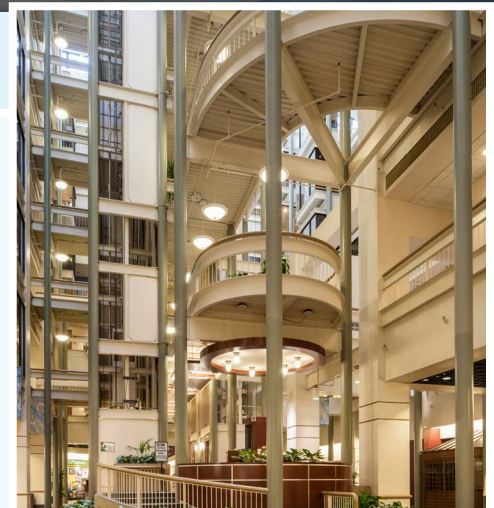
12 Miles
from
PIT with
airport shuttle

Commerce Court

- Up to 18,000 SF available - 2nd floor
- 8,160 RSF - 1st floor
- 19,000 RSF - 2nd floor
- Amentiy rich, large floorplate, office space for lease
- Elevator lobby exposure
- Corner suite
- Subdividable
- Excess electrical capacity and data/telco infrastructure



STATION SQUARE
PITTSBURGH



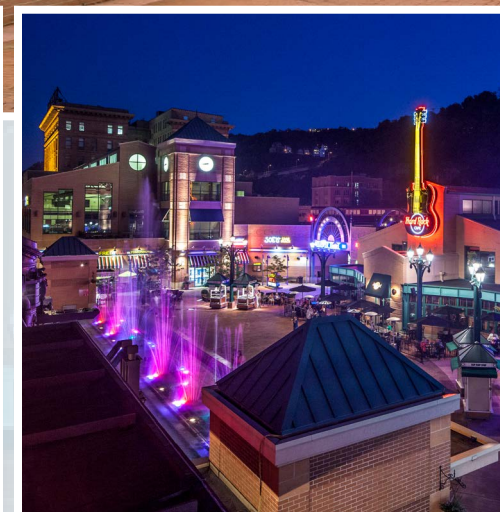
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Bessemer Court

- **FULLY LEASED**
- Home to **Schell Games** a 300 (+) person tech company



STATION SQUARE
PITTSBURGH



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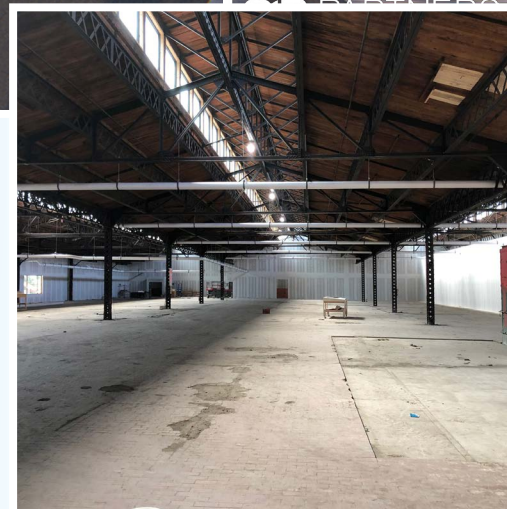
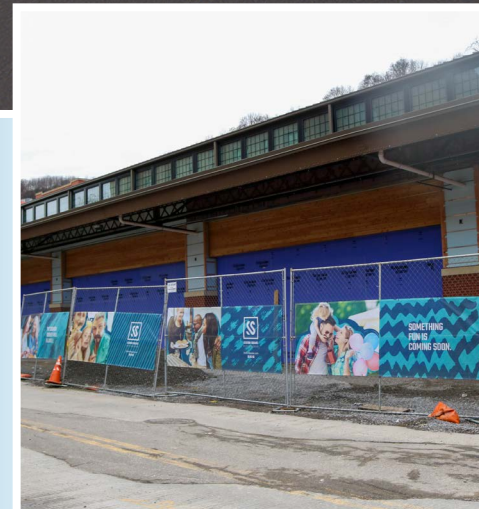
Freight House

NOW AVAILABLE

- Up to 30,229 RSF of unique office space in a converted railroad facility
- Creative space - blends old world charm with modernization, brick walls, exposed Carnegie Steel beams, wood planked ceiling - new roof, windows, and mechanical systems
- Amenity rich multi-purpose complex complete with restaurants, full-service hotel with 30,000 SF of conference/meeting spaces, event spaces at Highmark Stadium, residential at the new Glasshouse Lofts apartments, dedicated Station Square PAT Transit (T) stop for both light rail and bus, plus over 3,000 parking spaces
- Easy access to downtown Pittsburgh and walkside via the Smithfield Street Bridge and Allegheny Trail
- Oversized electrical service, cooling capacity and data connectivity in place for high tech tenants
- Professional ownership (Brookfield Properties) with on site property management and facility engineers



STATION SQUARE
PITTSBURGH



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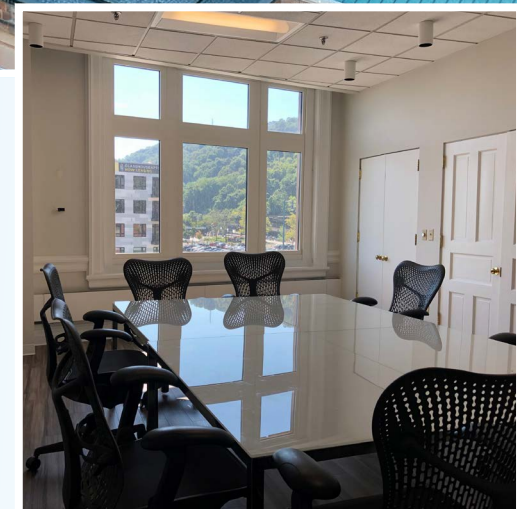
Landmarks Building

- Multiple suite sizes available
 - 3,000 SF spec suite
 - 4,782 SF top floor
 - Small suites less than 1,000 SF available
- Nationally registered historic building
- Fully accessible by car, bus, train, bike and boat
- Centrally located with designated highway exit
- On-site security guard with key card/keypad access for after hours
- Professional ownership with building management
- Historic Grand Concourse Restaurant and Gandy Dancer attached
- Exclusive valet service



STATION SQUARE
PITTSBURGH

JOHN A. ROEBLING
(1806-1869)
Here in 1846, Roebling
built the first wire
rope suspension bridge
to carry a highway over
the Monongahela River.
He also designed a
bridge across the Alle-
gheny River, a railroad
bridge at Niagara Falls,
& the Brooklyn Bridge.



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STATION SQUARE
P I T T S B U R G H

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