



5051 CENTRE

DRIVING THE FUTURE OF INNOVATION

Premier Retail Space Available
350,000+ SF mixed use development
Leasing available in December 2021



5051 CENTRE

Premium retail space located on the border of Bloomfield and Shadyside communities

KEY

- 1 Entry Plaza / Main Entry
- 2 Restaurant
- 3 Lobby
- 4 Auditorium
- 5 Gathering / Event Space
- 6 Conference Space
- 7 Parking



THE PROJECT

The historic building that once housed the Ford Motor Company in Pittsburgh's Bloomfield neighborhood is getting new life as a world-class hub that combines research, innovation and entrepreneurship.

Driven by a collaboration between the University of Pittsburgh and Wexford Science+Technology, the property at the corner of Baum Boulevard and Morewood Avenue will encourage collaboration between researchers and entrepreneurs to advance their discoveries into patient treatment. The results could reinvent the way health care is delivered in such areas as transplantation, cancer, aging and chronic diseases.

Tenants will include researchers supported by the Immune Transplant and Therapy Center (ITTC), which focuses on cutting-edge medical research for the latest immunotherapies.



A TRACK RECORD OF TRANSFORMATION



ABOUT THE BUILDING

Built in 1915 by Ford Motor Company and designed by famed architect John Graham, the historic building on the corner of Baum Boulevard and Morewood Avenue was originally a one-stop shop for the iconic Model T, which went from assembly line to showroom floor all in this building.

- +200,000 S.F.
- Listed on the National Register of Historic Places



THE FUTURE | 5051 CENTRE AVE

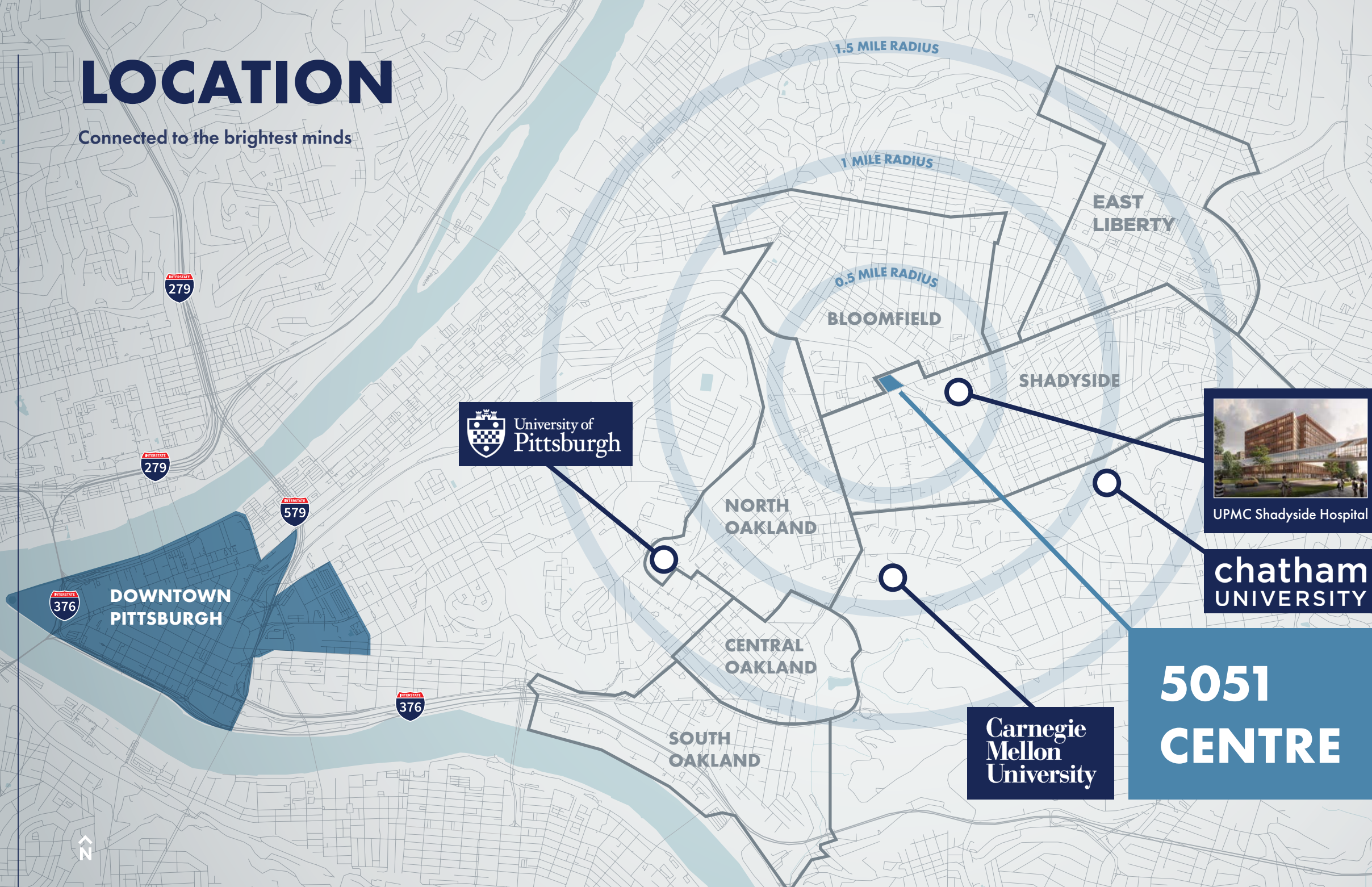
Historic redesigned 350,000 SF world-class hub by ZGF Architects, which creates a knowledge community for researchers, inventors and entrepreneurs. Driven by a strategic collaboration between University of Pittsburgh and Wexford Science + Technology.

Amenities include:

- 3 premiere retail storefronts on Centre Ave. and Baum Blvd.
- 325-space parking garage with secure bike parking room
- 250+ seat capacity auditorium for lectures, presentation and symposium

LOCATION

Connected to the brightest minds



LOCATION HIGHLIGHTS:



14,186 residential units in a 1-mile radius



57,305 students enrolled across 5 local universities



Property will support 500 researchers and staff



Auditorium with 250+ seat capacity for lectures, presentations and symposiums



Multipurpose atrium and event space



Walk Score®
Walker's Paradise (91)



Transit Score®
Excellent Transit (70)



UPMC Shadyside Hospital

chatham
UNIVERSITY

Carnegie
Mellon
University

5051
CENTRE

BLOOMFIELD - PITTSBURGH'S LITTLE ITALY

East Pittsburgh neighborhood in Allegheny County with a population of 7,549

Bloomfield is a neighborhood with deep-rooted history and a wide-ranging dining scene that includes pizzerias and old-school Italian spots, as well as global eateries, hip cafes and burger joints. Lively taverns host bands and DJs, and classic dive bars buzz after dark. Liberty Avenue also has independent shops selling records, books and boutique clothing retailers.

SHADYSIDE: A WALKABLE MIX OF SPECIALTIES

East Pittsburgh neighborhood in Allegheny County with a population of 10,653

Quaint Shadyside is a walkable residential area known for its wide-ranging shopping scene, with a mix of upscale boutiques, big-name brand shops and specialty grocers, plus vintage, antiques and home decor stores. The lively bar scene features boisterous late-night pubs, a popular gay club and chilled craft beer spots, joined by tapas restaurants, American eateries, noodle bars and brunch spots.

SURROUNDING NEIGHBORHOOD

Surrounding 1.5 miles from Centre Ave



DEMOGRAPHICS

KEY FACTS

Within a 2-mile radius

Population:

106,045

Households:

47,145

Average household income:

\$75,976

BUSINESS

Within a 1-mile radius

Total businesses:

3,238

Total employees:

33,931

Pittsburgh ranked #2 highest city in the country for amount of money spent on takeout

EMPLOYMENT

Within a 1-mile radius

Health care & social assistance businesses:

1,756

Health care & social assistance employees:

12,426

EDUCATION

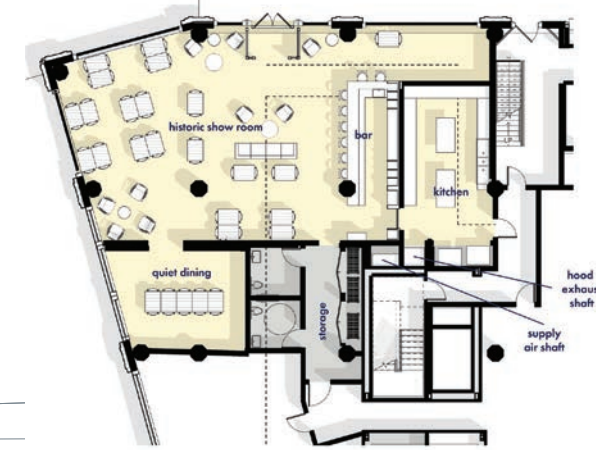
- University of Pittsburgh Named #1 Public University in the Northeastern US - Wall Street Journal / Times Higher Education College Rankings, 2020
- Carnegie Mellon University is ranked as the #1 college in America for Information Technology - Niche 2021
- Pittsburgh, PA - #1 Emerging Life Sciences Cluster
- Carnegie Mellon University is ranked #1 Graduate Program for Artificial Intelligence in the U.S. - U.S. News & World Report, 2018
- Pittsburgh is #1 city that appeals to Millennials

PITTSBURGH'S FAST FACTS

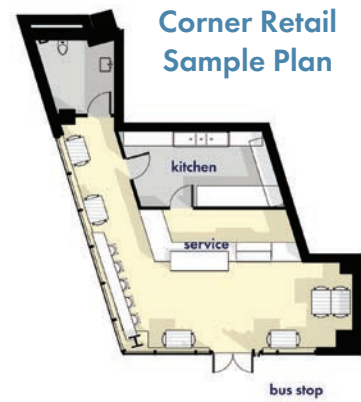
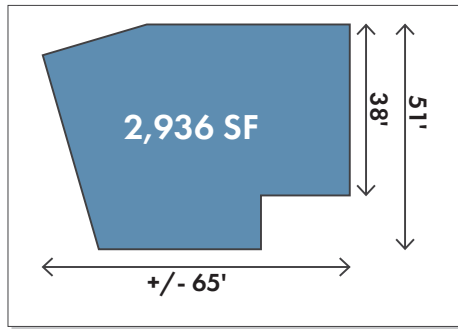
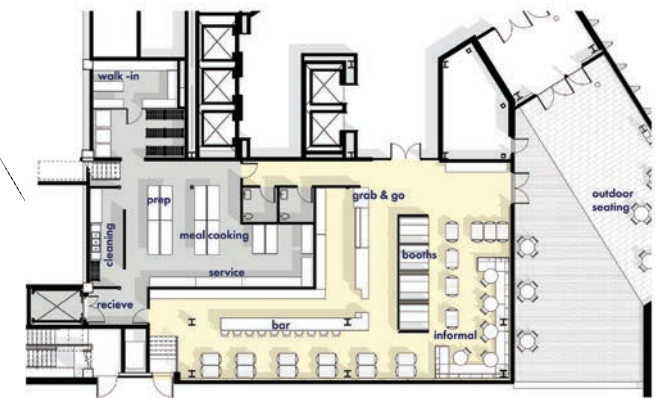
- Tech Firms' Contribution to Overall Workforce: 23.4%
- Tech firms that have a foothold in Pittsburgh: 1600+
- Annual R&D Spending: \$3B
- Accelerators, education organizations and ecosystem leaders: 400+

CONCEPTUAL FLOORPLANS

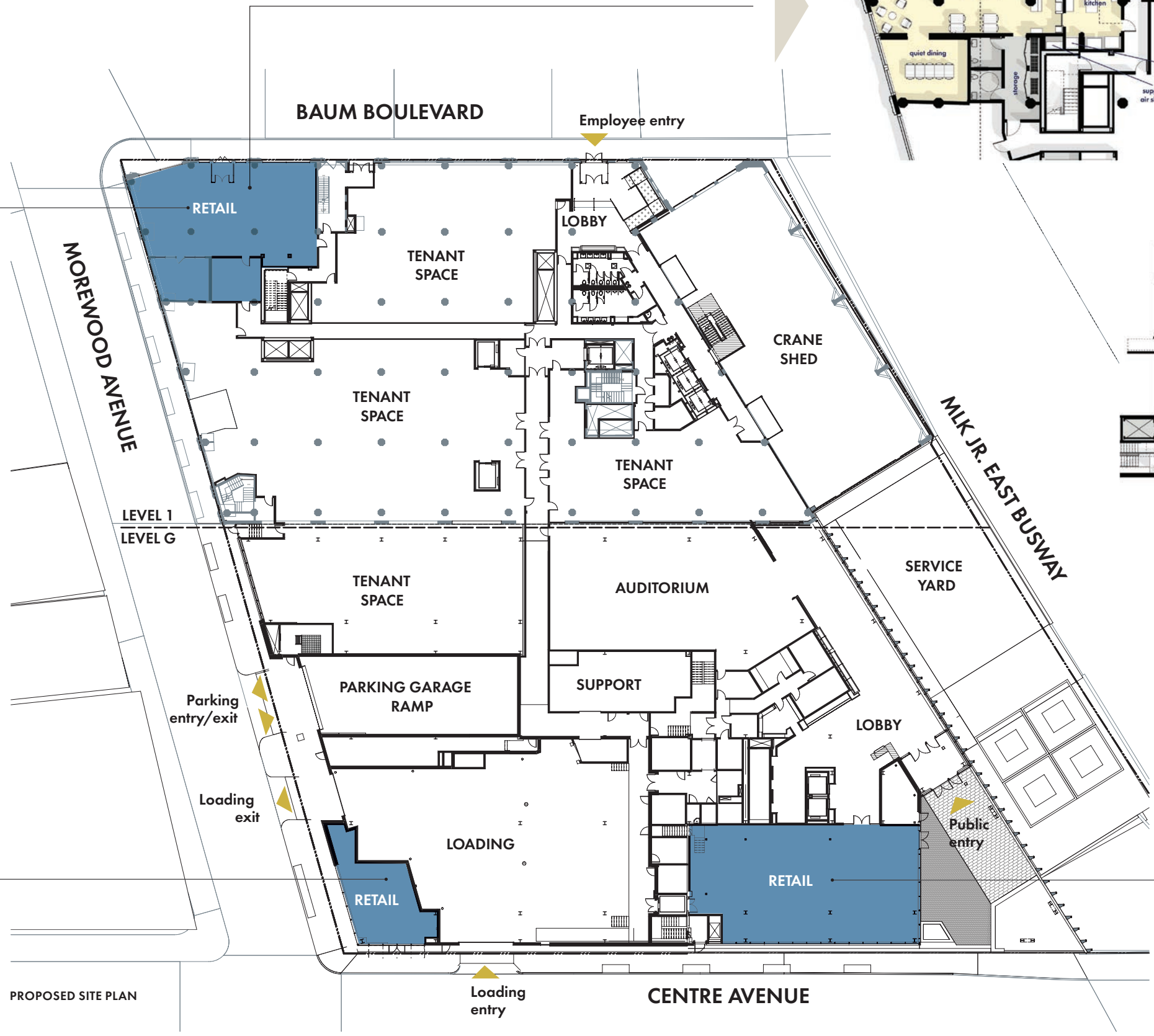
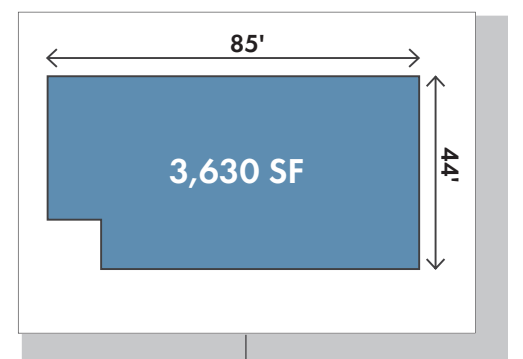
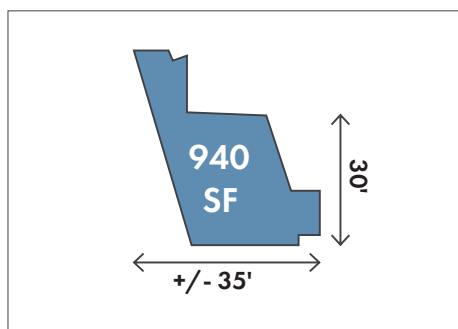
Showroom Retail Sample Plan



Lobby Sample Plan



Corner Retail Sample Plan



PROPOSED SITE PLAN



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