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Accelerating success.

— ONE PPG PL. —
23,664 SF
SUBLEASE
OPPORTUNITY

PNC BANK

PNC

AVAILABLE FOR
IMMEDIATE
OCCUPANCY

23,664 RSF available on the 27th floor of Pittsburgh's crown jewel, PPG Place, with a Sublease term through May 31st, 2027.

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ONE PPG PLACE 23,664 RSF SUBLEASE



Full-floor opportunity in a class A, trophy office tower with all furnishings available.



Floor-to-ceiling glass windows offering incredible panoramic views of the city's skyline.



Numerous onsite amenities with Direct access to PPG Plaza and Downtown's Market Square.



Prime, stable ownership and building management provided by Highwoods Properties, Inc.

PROPERTY FEATURES AND AMENITIES

Work in a **well-appointed, high-end, move-in ready** space within the heart of Pittsburgh's CBD: surrounded by walkable amenities, easily accessible from major thoroughways, and just **minutes away** from the city's most notable entertainment attractions, including:



PNC PARK
0.6 Miles
12-minute walk



ACRISURE STADIUM
1.0 Miles
19-minute walk



POINT STATE PARK
0.4 Miles
5-minute walk



THE STRIP DISTRICT
1.0 Miles
19-minute walk

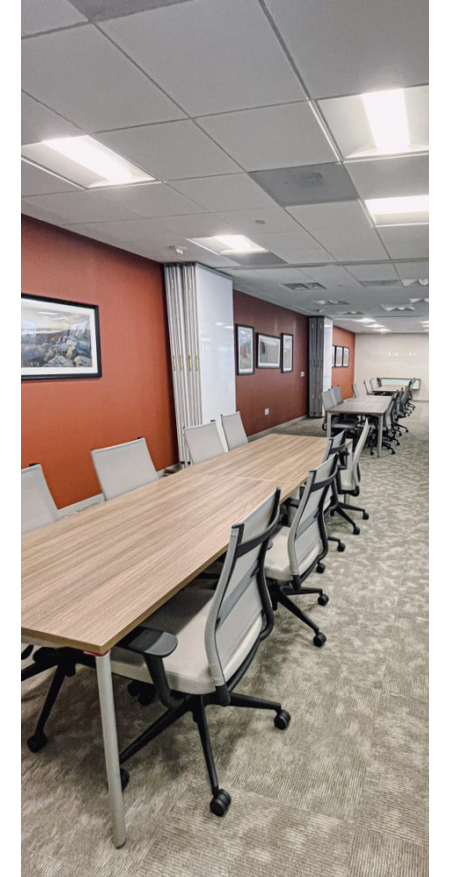


One of Pittsburgh's most iconic skyline additions, the PPG complex rests on 5.5 acres in Downtown's CBD, encompassing three city blocks and offering a total of 1.5 million rentable feet of class A space across six buildings. PPG Place offers tenants numerous amenities, green energy features, a centralized location, and premiere office space.

SUBLEASE SPACE PHOTO GALLERY



BREAKOUTS
Touchpoints across the floor offer smaller conferencing room options, collaboration spaces, quiet rooms, and break areas.



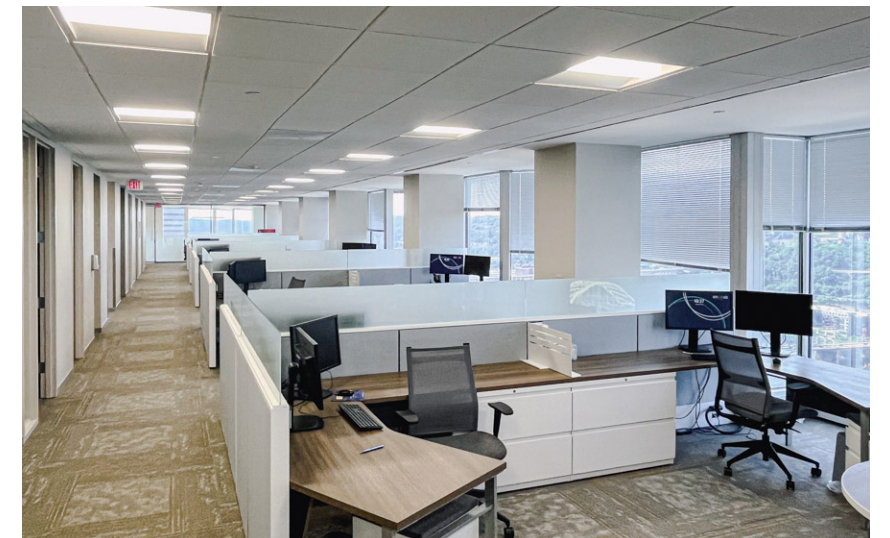
KITCHEN & BREAKROOM
Sleek, modern kitchen space with two refrigerators, ample cabinet storage, and bar seating.



BREAK AREAS & COFFEE STATIONS
Multiple rooms and stations throughout the floor offer beverage stations and storage.



TRAINING ROOM

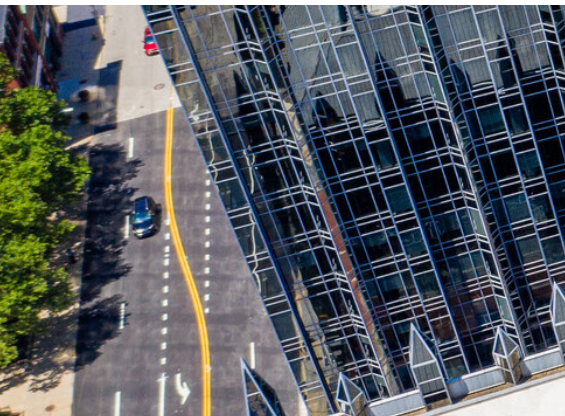


Office furnishings available with sublease:
numerous move-in ready workstations ready for tenants!

BUILDING AMENITIES

PPG Place offers an incredible range of onsite and nearby amenities that provides ease, access, and enjoyment to its tenants.

\$65M+ IN BUILDING & CAPITAL IMPROVEMENTS SINCE 2011



PPG PLAZA

PPG's center courtyard features umbrellaed, outdoor seating and an interactive water display that transforms into an ice-skating rink during winter months.

PPG Place offers onsite parking in a 700-space, underground garage that recently underwent a \$1.4M renovation and has been outfitted with SmartPark technology. A secured bike room, available exclusively to tenants, is located on the ground floor of Two PPG Place. Light rail access is in close proximity via the Gateway T stop, and a courtesy shuttle provides transport to tenants around the CBD.

RIGHT

State-of-the-art fitness center

Tenants of PPG Place will have access to integral parking, an onsite gym, a shared conferencing center with two separate conference rooms and kitchen, multiple dining options onsite, the Wintergarden event space, PPG plaza, and courtesy shuttle service.



ABOVE

SPARK: a 5,000 SF conferencing center

TOP RIGHT

SPARK's internal kitchen facility



FIVE IRON GOLF

Located in Two PPG Place

A venue offering indoor golf simulation with flexible event spaces, full service bar and food, pool, shuffleboard, and ping pong.



THE WINTERGARDEN

Located in One PPG Place

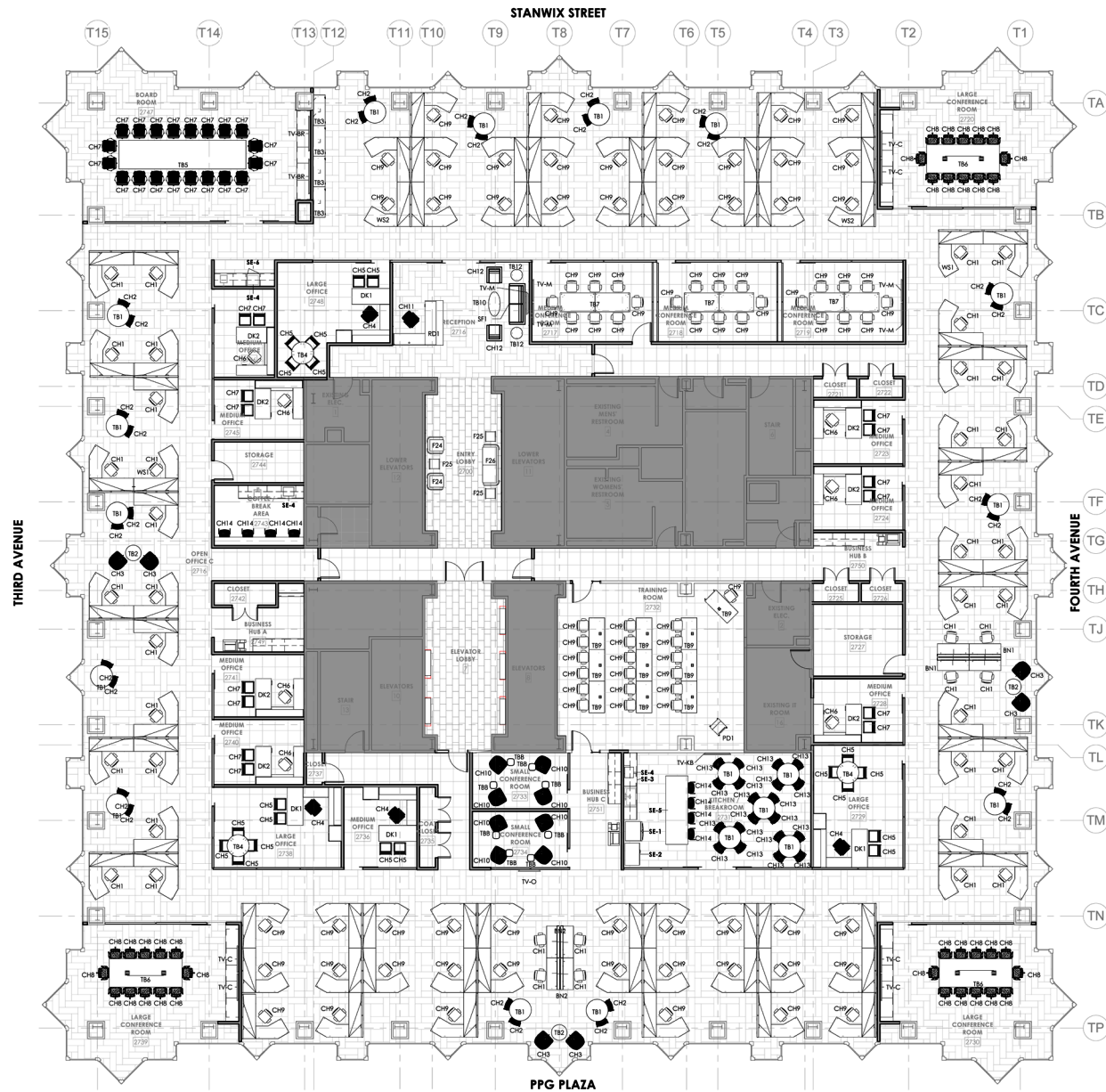
A 15,000 SF event center that also houses an onsite coffee and pastry bar that's open to the public: grab coffee on your way up to the office!

Multiple restaurants surround PPG Plaza on the ground level.

27TH FLOOR PLAN

23,664 RSF

This full-floor opportunity includes multiple private offices and conference rooms of various sizes, reception area, a full kitchen/breakroom, breakouts, numerous workstations, storage rooms and closets, as well as several coffee stations and collaboration areas. All furnishings available. Suite features fully carpeted flooring, drop ceilings, recessed lighting, and stunning skyline views



1 TWENTY-SEVENTH FLOOR PLAN
1/8" = 1'-0"



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