



525

WILLIAM PENN PLACE



CBRE



THE ALL-NEW

525 WILLIAM PENN PLACE

915,956 RSF, 41-story building | Pittsburgh, PA 15219

Create the work life
that you want

AT THE ALL-NEW
525 WILLIAM PENN PLACE

World class architecture can elevate the tenant experience. An iconic Pittsburgh high-rise has been transformed into a modern space with market leading amenities.

*A building can redefine your corporate culture...
come see for yourself.*

LARGEST CONTIGUOUS BLOCK
OF VACANT SPACE IN WESTERN PA





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BUILDING *Details*

CAPITAL IMPROVEMENTS COMPLETED:

- › New lobby and two-story glass façade
- › New best-in-market tenant lounge
- › New best-in-market executive fitness center
- › New vehicle staging area beneath building with full time valet service to neighboring garage

BUILDING INFORMATION:

- › 915,956 RSF, 41-story building
- › 23,000 RSF floor plates
- › Over 550,000 RSF available
- › Energy Star Rated
- › Elevator modernization completed in 2012

BUILDING SYSTEMS:

- › HVAC:
 - Five (5) 800-ton chillers
 - One (1) 450-ton “winter” chiller
 - Four (4) two-cell mounted cooling towers installed in 2012
- › Emergency power:
 - Largest back-up generator capacity in Western PA
 - Four generators with total capacity of 3,750 kW to sustain all building functions
 - Generators are fueled by two (2) 10,000 gallon tanks
 - Redundant fiber optic service entering building at different points

NEIGHBORHOOD:

- › Over 2,700 garage spaces within a one block radius of the building (*Please see interactive parking map*)
- › Mellon Square Park – \$12 million renovation completed in 2015
- › Major Mellon Square Park redevelopments including:
 - › Hotel Monaco by Kimpton
 - › 350 Oliver – Saks Fifth Avenue redevelopment
 - 40,000 RSF of retail including Fogo de Chao
 - 580 parking spaces
 - The central business district has grown to have a current inventory of over 5,000 new residential living units in the past nine years
 - › 425 Sixth Avenue (*former Alcoa Building*)
 - Mixed-use project featuring residential, office and retail
 - › Embassy Suites by Hilton completed in 2016, located on the upper floors of the Oliver Building
- › Transit:
 - Immediately adjacent to Light Rail “T” station
 - Directly located on new Bus Rapid Transit line to Oakland
 - Fifth Avenue, William Penn Place, and Smithfield Street all have on-street bike routes

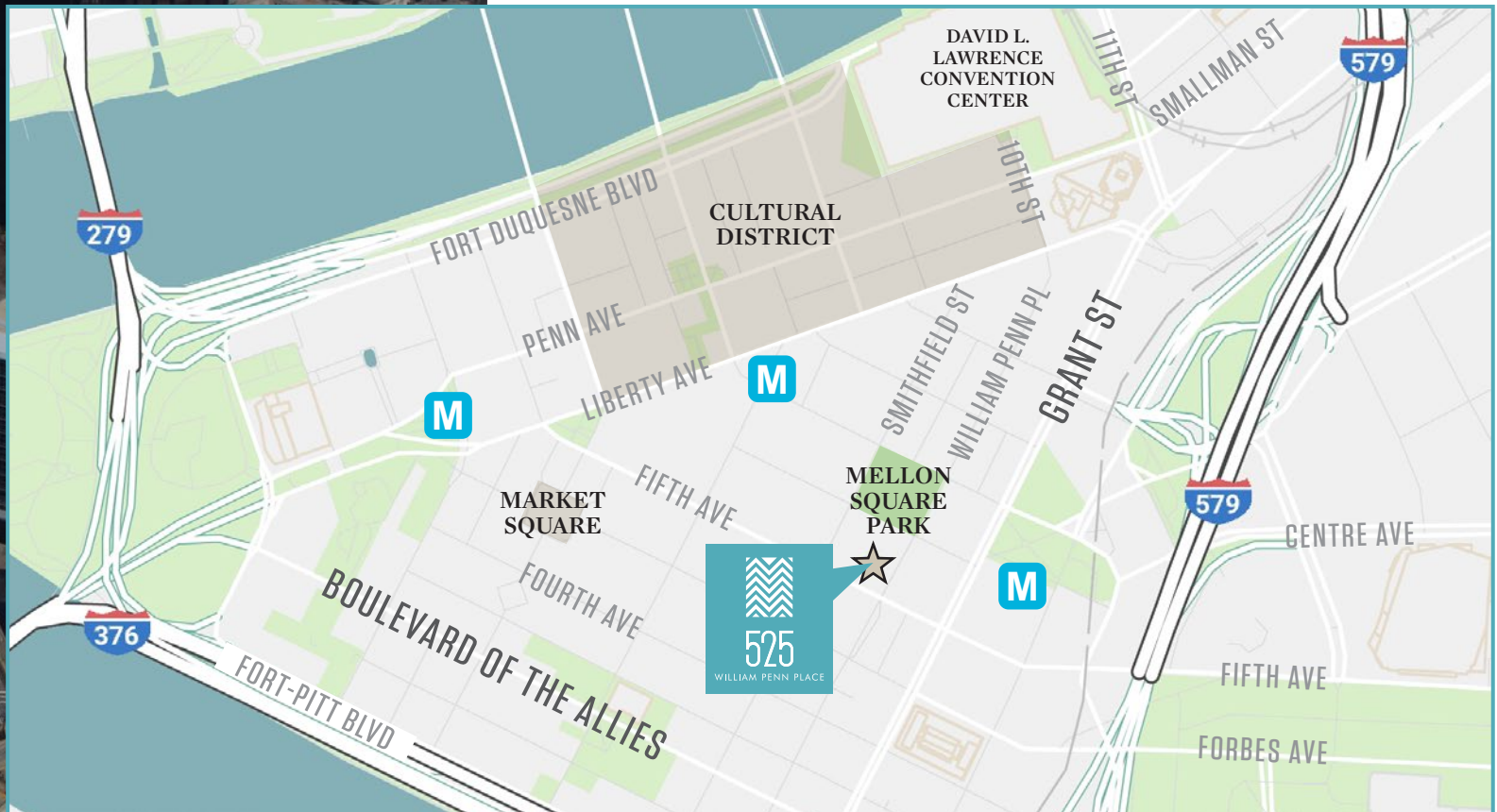




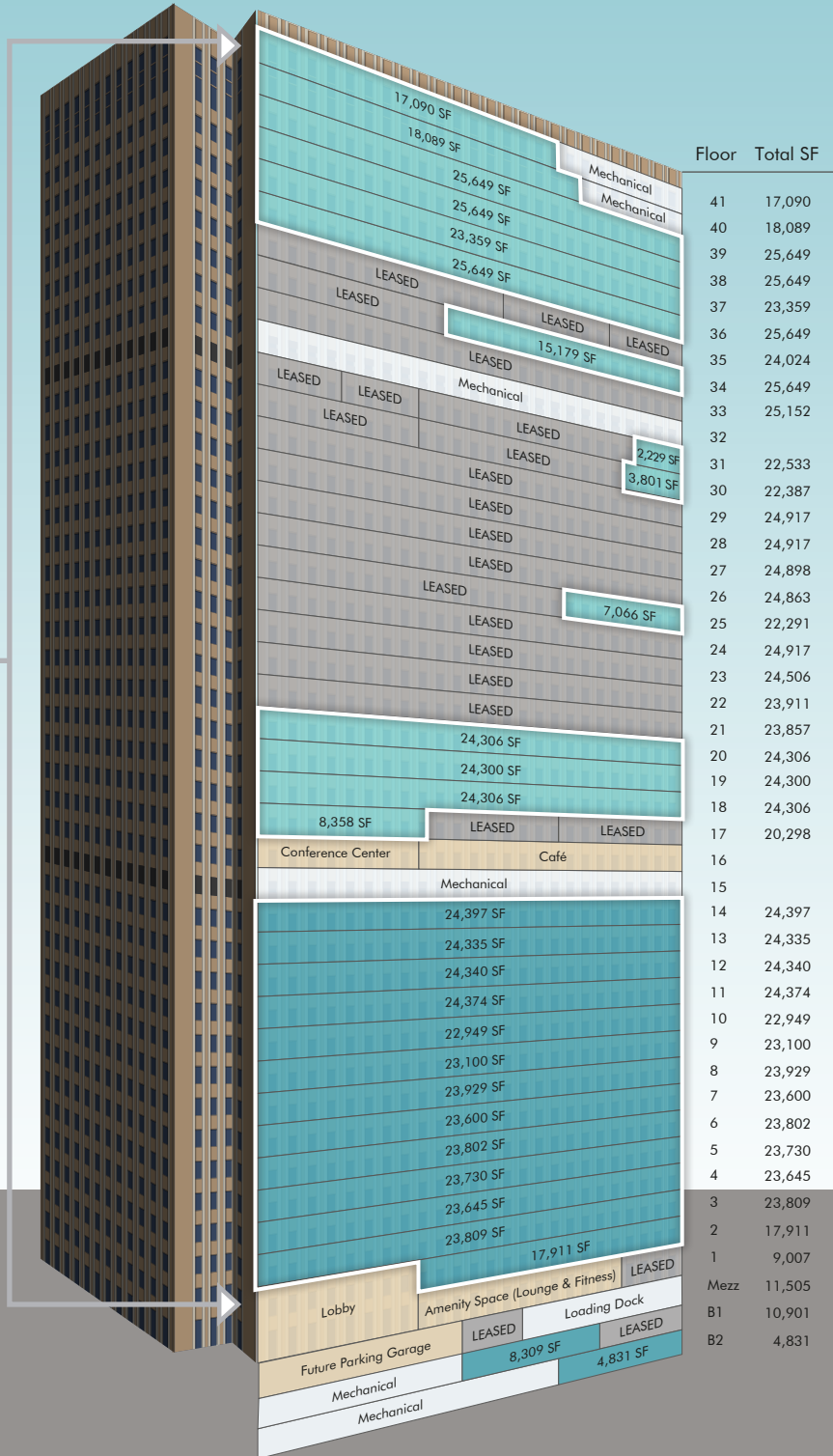
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PITTSBURGH CBD



TOTAL OF
550,774
RSF
AVAILABLE



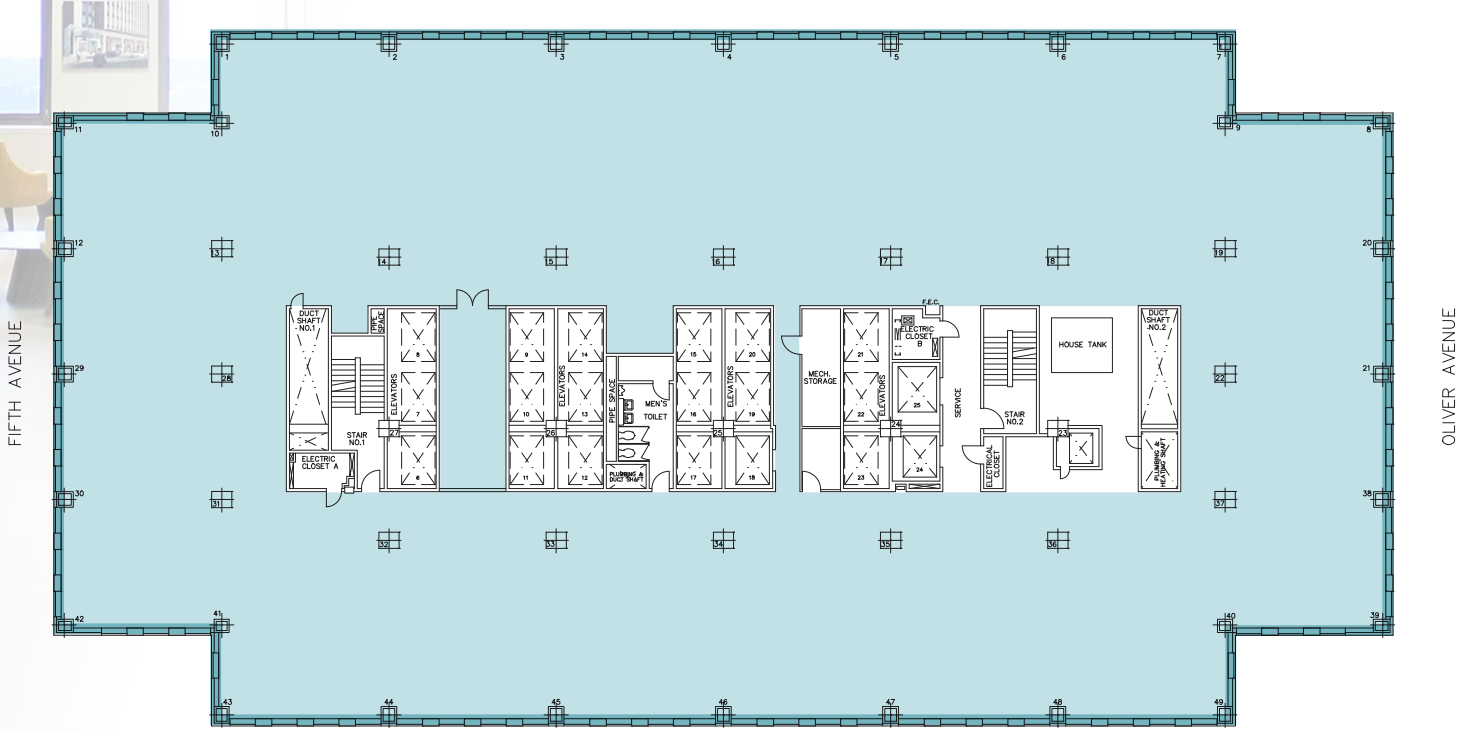


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SAMPLE FLOOR PLAN



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BUILDING *Amenities*

LUXURIOUS, FIRST-CLASS PREMIUM LOUNGE

- › Located at the mezzanine level, just off the lobby
- › Available to tenants and visitors of the building
- › Great environment for a casual meeting or personal time away from the office
- › Wi-Fi and cable TV
- › Plenty of comfortable seating
- › Dedicated restrooms
- › Available for private events





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STATE-OF-THE-ART FITNESS CENTER

- › 7,000 square foot state-of-the-art fitness experience
- › Exclusive to tenants of 525 William Penn Place
- › Full line of cardio equipment including treadmills, ellipticals, recumbent and upright bikes equipped with 15" touchscreens for interactive workouts, viewing Netflix, TV, periodicals and more
- › Strength training including a variety of stacked weight machines and free weight equipment
- › Studio Room including Wellbeats™ Virtual Training System for on-demand fitness classes. Spin bikes, kettlebells, dumbbells, etc. and plyometric accessories for a variety of training classes
- › Luxury locker rooms and shower facilities with towel service





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