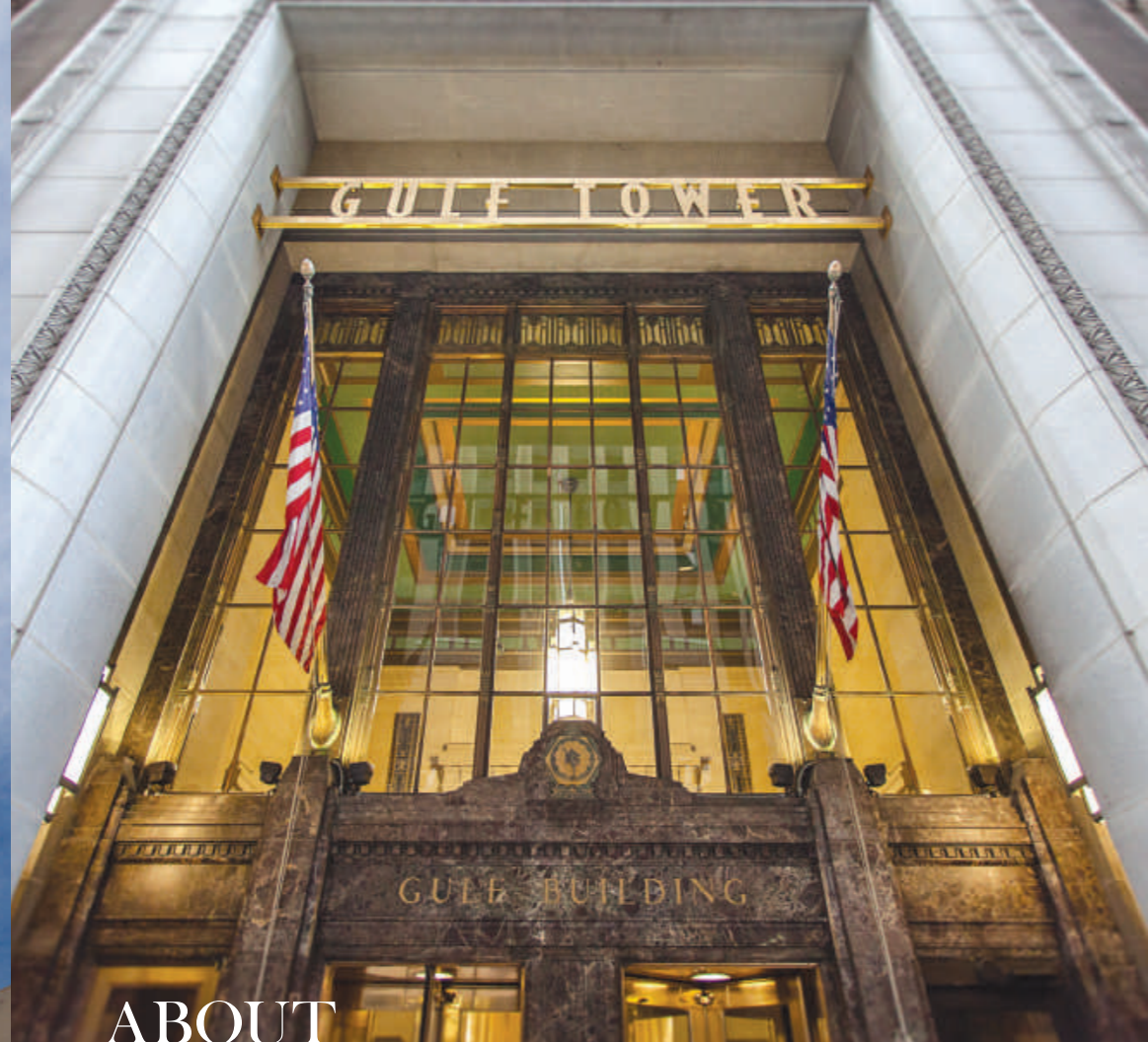




# GULF TOWER

707 GRANT Street

**CBRE**



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Rising 582 feet above Downtown Pittsburgh, the Gulf Tower stands as one of the major recognizable features of the cityscape. Built as the headquarters for the Gulf Oil Company in 1932, the property features 44 floors clad in Indiana limestone and New England granite. This architecturally and historically significant Art Deco building is located at the prestigious corner of Grant Street and 7th Avenue. The Gulf Tower is conveniently situated within a few blocks of the David L. Lawrence Convention Center, seven major hotels, theatres and galleries of the Cultural District, abundant parking and public transit, and a variety of restaurants and shops.

The Gulf Tower offers high quality office space in a prominent skyline building at a reasonable price. A multiple BOMA Building of the Year award-winner, the Gulf Tower is one of Pittsburgh's best maintained and fully functional historic properties. It provides the entire modern infrastructure, efficiencies and amenities required by today's corporate office occupiers, while highlighting the architectural integrity, grandeur and location that only an historic icon can provide.

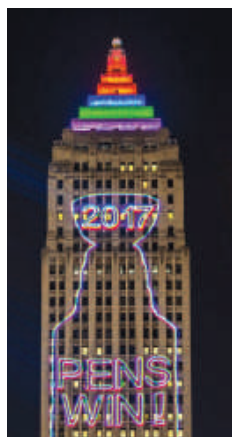


# HISTORY

# LOBBY

The Gulf Tower was built as the headquarters for the Gulf Oil Company in 1932. Designed by the prestigious New York City based firm of Trowbridge & Livingston, this architectural gem was developed by A. W. Mellon and completed in the Art Deco style. The Gulf Tower stood as the tallest building in the city until 1970. The crown of the skyscraper was modeled after the Mausoleum of Halicarnassus, a stepped pyramid.

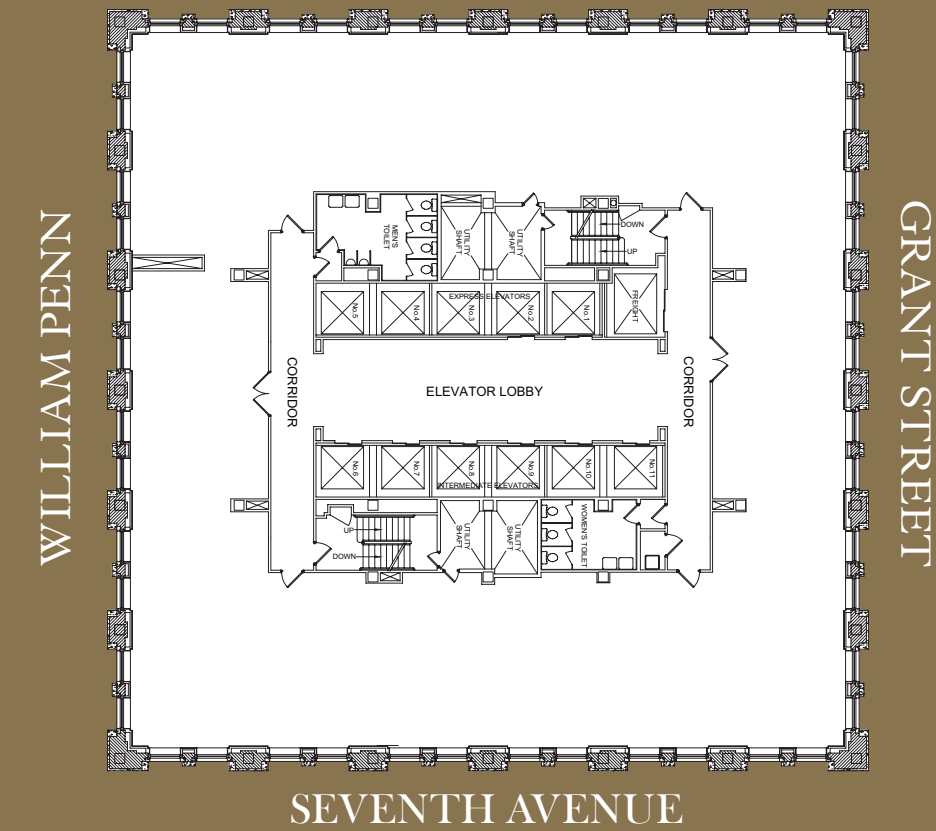
The magnificent two-story lobby is layered in fields of distinct marble with ornate brass accents and intricate marble moldings, fluted pilasters, and a delicate painted coffered ceiling. The grandeur of the lobby is carried through to the upper floor common areas through the use of Carrera marble floors and walls, and brass detailing.



*The crown is illuminated at night to indicate the weather and often flashes to mark sports team victories. It is an iconic symbol in the city of Pittsburgh.*

*Art Deco is elegant, modern, glamorous and functional, inspired by the Machine Age, technology, aviation, and communications.*





## OFFICE SPACE

The Gulf Tower can accommodate tenants from 1,000 sf to over 160,000 sf. The total building is over 400,000 SF. The typical office floor has five elevators, two fire stairs, two restrooms and a separate large freight elevator to the loading dock. Each core also contains two electrical/telephone closets and vertical chases. Wet columns located at the east and west ends of the corridor provide water and sanitary lines for water fountains and coffee stations. In the building's tower, tenants enjoy highly efficient space with few interior columns, and no exterior wall protrusions.

Windows are thermally insulated with embedded blinds. They are spaced efficiently for offices or open-plan environments. The concrete and steel construction provides floors that exceed loading standards of new offices and provide excellent sound and vibration attenuation.

There is the ability to key-off whole floors and individually thermostatically control offices. Ownership provides on-site design and architectural services for custom buildouts.



*Companies that call the Gulf Tower home have been among the most established and visionary in the city*





## AMENITIES

The street level of the Gulf Tower includes Au Bon Pain and the neighborhood provides unparalleled business and recreational amenities.



## CONFERENCE CENTER

*The 3rd floor conference center contains the Gulf Theatre, a 60-seat auditorium with multiple audio/visual capabilities. Also available are the 30-person Gulf Room and 80-person Grant Room.*



## BILLIARD ROOM

*Complimentary refreshments in the private Billiard room.*



## SHUTTLE SERVICE

*Building offers free shuttle service for tenants via the Gulf Tower shuttle to points within the Golden Triangle.*



## BIKE STORAGE

*Building provides a secure bike storage area for tenants who prefer to pedal to work, located off the Grant Street entry.*



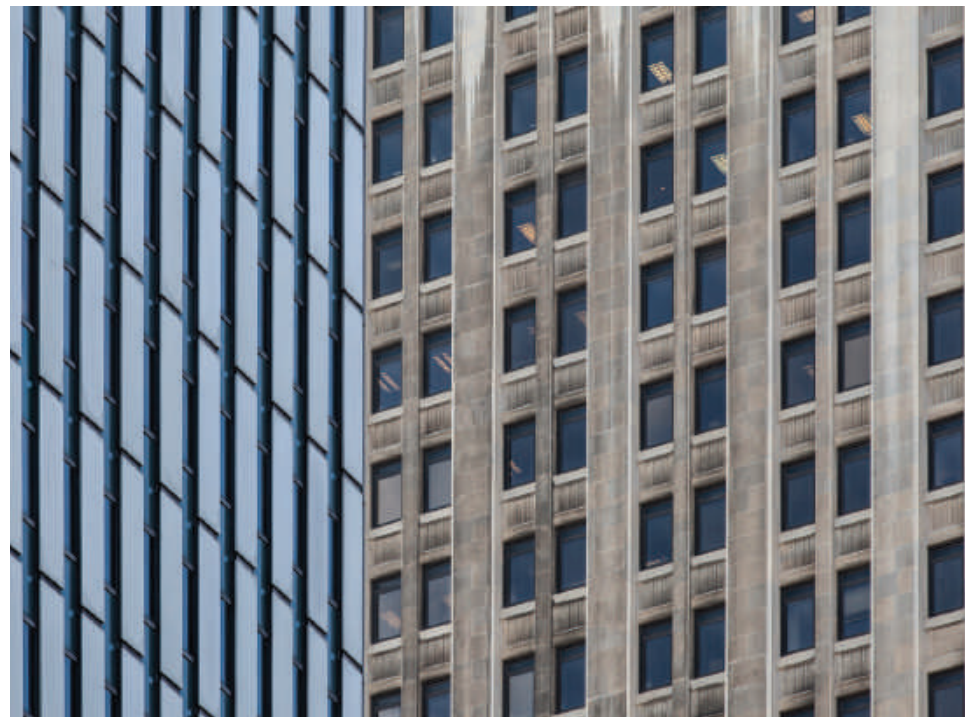
## FITNESS CENTER

*Fitness Center features private Men and Women's lockers with showers. Available to Tenants 24/7. Fitness Center offers a variety of weight lifting equipment and cardio machines.*



## LOCKER ROOM

*With on-staff interior designers, building engineers and property managers readily available, the Gulf Tower is uniquely able to provide everything that a tenant needs in a timely, professional and cost-effective manner.*



*Around-the-clock lobby security provides for a safe and secure operating environment 24-hours a day. The building is equipped with closed circuit television cameras monitored from the security and surveillance desk in the lobby.*

**BUILDING SECURITY**



The Gulf Tower has unsurpassed views from its position at the center of Pittsburgh's Golden Triangle.



Major traffic arteries through Pittsburgh and neighboring communities converge within two blocks of the Gulf Tower. Surrounding streets contain 10 parking garages which can accommodate over 6,000 vehicles, including the 1,050 car parking garage in the Grant Street Transportation Center. The two nearby underground Light Rail "T" stops connect Downtown Pittsburgh to communities north and south of the city. The Steel Plaza stop is conveniently located adjacent to the Gulf Tower. Multiple bus stops along Grant Street provide easy access to suburban locations. The Gulf Tower offers a limousine shuttle service for the exclusive use of tenants.



*The Gulf Tower is an icon in the City of Champions and looks down upon Heinz Field, home of the Super Bowl winning Pittsburgh Steelers; PNC Park, Home of the Pittsburgh Pirates; and PPG Paints Arena, home of the Pittsburgh Penguins and the 2017 Stanley Cup.*





## LOCAL ATTRACTIONS

The adjacent Cultural District is the eighth largest entertainment venue in the world. Its theaters and galleries showcase a vibrant and energetic arts scene. Numerous upscale restaurants include Morton's, Capital Grille, the Carlton, Seville, Nine on Nine, Talia, Le Lyonnais, The Commoner, Union Standard, Eddie V's and Terrace Room. Local hotels include Westin Convention Center Hotel, Omni William Penn Hotel, Kimpton Hotel Monaco, Drury Plaza Hotel, Embassy Suites by Hilton, Courtyard by Marriot Hotel, and DoubleTree Hotel. Local shops include the Brooks Brothers.



*The Gulf Tower is just steps away from the Strip and Cultural District, Consol Energy Center and the David L. Lawrence Convention Center. There is excellent access to lower cost fringe parking lots.*



## CULTURAL DISTRICT

*Lush urban parks are nearby and include Mellon Square, Agnes R. Katz Plaza and the BNY Mellon Green.*



## BNY MELLON GREEN

*The property is also close to recreational transportation, including the Eliza Furnace bike trail. An enclosed bike parking room is directly off the Grant Street entry.*



## THE PENNSYLVANIAN



## TECHNICAL DATA

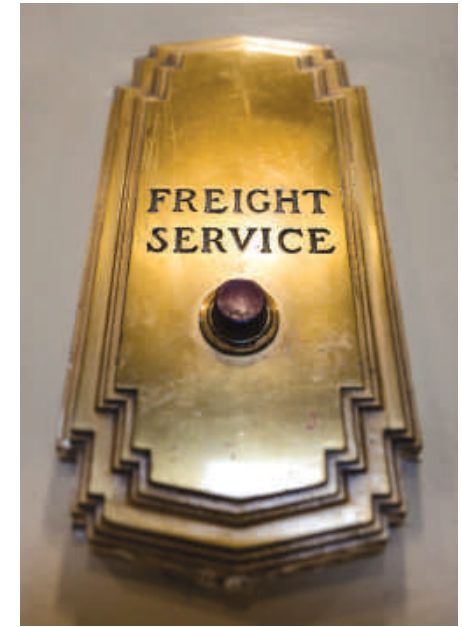
The Gulf Tower is a high-rise commercial office building that accommodates a variety of tenants from law firms to architects. The Gulf Tower will create custom-designed offices by an in-house design team and construction crew.

### HVAC SYSTEM

- The chilled water comfort system for the Gulf Tower consists of one high efficiency 800-ton Carrier centrifugal chiller, and two Trane Centravac centrifugal chillers (one 600-ton and one 400-ton). These chillers are assisted by three 60 horsepower and one 40 horsepower condenser pumps with three 50 horsepower and one 30 horsepower chilled water pumps. Two new 400-ton Marley cooling towers are located on the 5th floor roof facing the William Penn side of the building.
- Five newly modernized fan stations, consisting of 6 supply and 10 return fans, with a capacity of over 640,000 cfm, and outside air dampers which are strategically placed along the north and south sides of the building allow for the capability to use 100% outside air at critical times of the year to heat and cool occupied spaces making the comfort system one of, if not the most, energy efficient in the city.
- All systems are controlled via a new Andover DDC.

### ELEVATORS

- Twelve 2500 lb. capacity passenger elevators in three separate elevator banks at the Gulf Tower were totally renovated in a 2-million-dollar project between 2003 and 2004.
- With the installation of the microprocessor based elevator-dispatched system, wait time is reduced to seconds. An additional feature of the microprocessor allows the elevators to be dispatched to a Zone further reducing wait times on heavily trafficked floors.
- With the new state-of-the-art Fault Codes, elevators can be diagnosed and repaired in record time. When a problem arises the service technician can pinpoint and correct any problem and return the elevators to service immediately.



### SECURITY

- Eight high-resolution cameras and computer system are capable of reproducing and recording images into CD format.
- New card-reader system for night and weekend door entry allow tenants off-hour access. Twenty-four hour a day security card service is located in the lobby.
- The first-floor lobby desk is manned by a security guard twenty-four hour a day.

### ELECTRICAL SYSTEM

- The Gulf Tower electric services incorporate two separate Duquesne Light network feeders.
- The primary service is 23,000 volts with three transformers. These transformers were upgraded in March 2005. Two of these transformers are 1,500 KVA and the third is 1,000 KVA. A main switchboard provides 480/277 volt three phase power for building mechanical equipment. Duquesne Light also installed new 1800 amp network protectors in this main vault. The second service consists of eight transformers on a 12,000 volt circuit which provide 3,200 KVA. These transformers are on a ring system and provide 120/208 service to general building power.
- Emergency Power is provided throughout the building by two separate diesel generators. One generator is an Onan Cummins Diesel 625 KVA at 120/208 volt three phase and the other is a Kohler, Detroit Diesel 950 KVA at 480/277 volt three phase.

## ENERGY MANAGEMENT

Through the introduction of an energy conservation and window replacement program, energy consumption in the Gulf Tower was reduced 59%, from 149,000 to 61,000 BTU per sq. ft. This is a level which new buildings are designed to achieve, making the Gulf Tower one of the most energy efficient in the city. With the completion of the replacement of the chiller and cooling towers and the renovations to the elevators, the Gulf Tower has become an energy efficient property.

### CHILLER

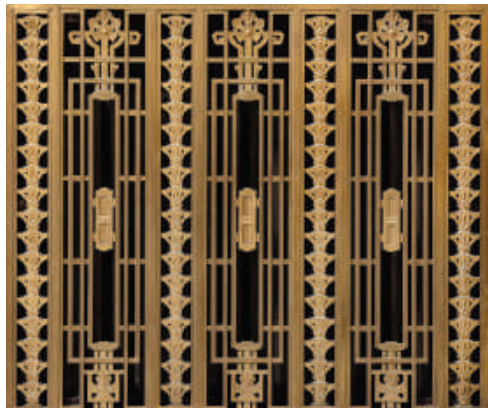
- A 800-ton, variable speed, high efficiency Carrier 19XRV centrifugal chiller utilizing HFC 134a was installed in 2003. The entire building can now be cooled by running one 800 ton-chiller instead of one 600-ton and one 400-ton separate chillers at the same time.
- The variable speed feature allows the chiller to ramp up and down automatically thus saving energy and adding to the efficiency.
- New control wiring was installed and connected to the existing BAS equipment. Additional plant control has been integrated with the chiller microprocessor.

### HVAC

- A computerized HVAC Andover control system was installed. This system allows for complete building temperature monitoring and adjusting. Computerized controls have been added to fan room operations. These include the opening and closing of outside air dampers, the starting and stopping of supply and return fans, control of the steam and chilled water actuators, the percentage at which the supply and return fan vortexes operate, which directly affects the power being consumed by each motor, and more.
- The fan room system at the Gulf Tower is unique in that it is one of only a handful of buildings in the downtown Pittsburgh area which is capable of cooling itself with 100% outside air when the relative humidity and temperatures outside are favorable, such as during the Fall, Spring, or Winter months, at virtually no cost. In addition, each fan room supplies an average of 5 floors, which allows the maintenance team to provide overtime heating and cooling to individual tenants without the cost of heating or cooling the entire facility.

### OTHER ENERGY MEASURES

- Granite and stone exterior naturally keeps the building cool in the summer and warm in the winter.
- The window system consists of bronzed, anodized, aluminum center-pivot windows which contain two panes of low E glass, with 1 1/2 inches of air space. These one-of-a-kind windows also include “V” shades in between the panes of glass, six separate neoprene seals and complete thermal isolation.



## BUILDING MANAGEMENT

DraxxHall Management Corporation provides exclusive property management services to Gulf Tower Tenants. The management office is located on the Building's 8th floor.



DraxxHall is led by full time executives, property managers, in-house designers, building engineers and construction managers. The DraxxHall team prides itself in its ability to streamline building operations, maintain their properties in peak condition and most importantly, to provide their tenants with an unparalleled level of attention. Because DraxxHall is a proprietary provider of services, they are not driven by the same motives of third party managers – motives which sometimes puts the tenant second. The DraxxHall team's sole focus is to achieve the highest level of customer satisfaction among its managed properties.

*“DraxxHall Management Corporation's customer service is top notch! The building's free fitness center, complimentary refreshments in the private Billiards Room, and courtesy shuttle service is beyond what any other building in Pittsburgh has to offer. As a long term tenant, we always feel that DraxxHall cares about our needs and is very prompt to respond.”*

*Manoj Jegasothy, Managing Partner  
Gordon & Rees LLP, Gulf Tower*



# PEREGRINE FALCONS

The Gulf Tower was the first known building nest site for the endangered Peregrine Falcons in Pennsylvania. In 1990, The Gulf Tower partnered with The Western Pennsylvania Conservancy and The Pennsylvania Game Commission to provide a protected nesting site when a pair of endangered creatures was spotted in Pittsburgh. Peregrine Falcon pairs have been nesting at the Gulf Tower since then and the nest has fledged a total of 59 young peregrine falcons. With the help of this and other protected nesting grounds, the birds were de-listed from the Endangered Species list in 1999. Peregrines nesting at the Gulf Tower can be observed from a television monitor near the lobby.

## 2017 LATEST NEWS

- *5/16/2017: All three chicks fledged successfully over the past two days! This is the first successful fledging at the Gulf Tower nest box since 2014!*
- *5/31/2017: PA Game Commission biologists banded the three nestlings today, and the National Aviary veterinarian, Dr. Pilar Fish, and her staff gave them a thorough check-up and a clean bill of health.*



*The 2009 graduating class*





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