

WALNUT
CAPITAL

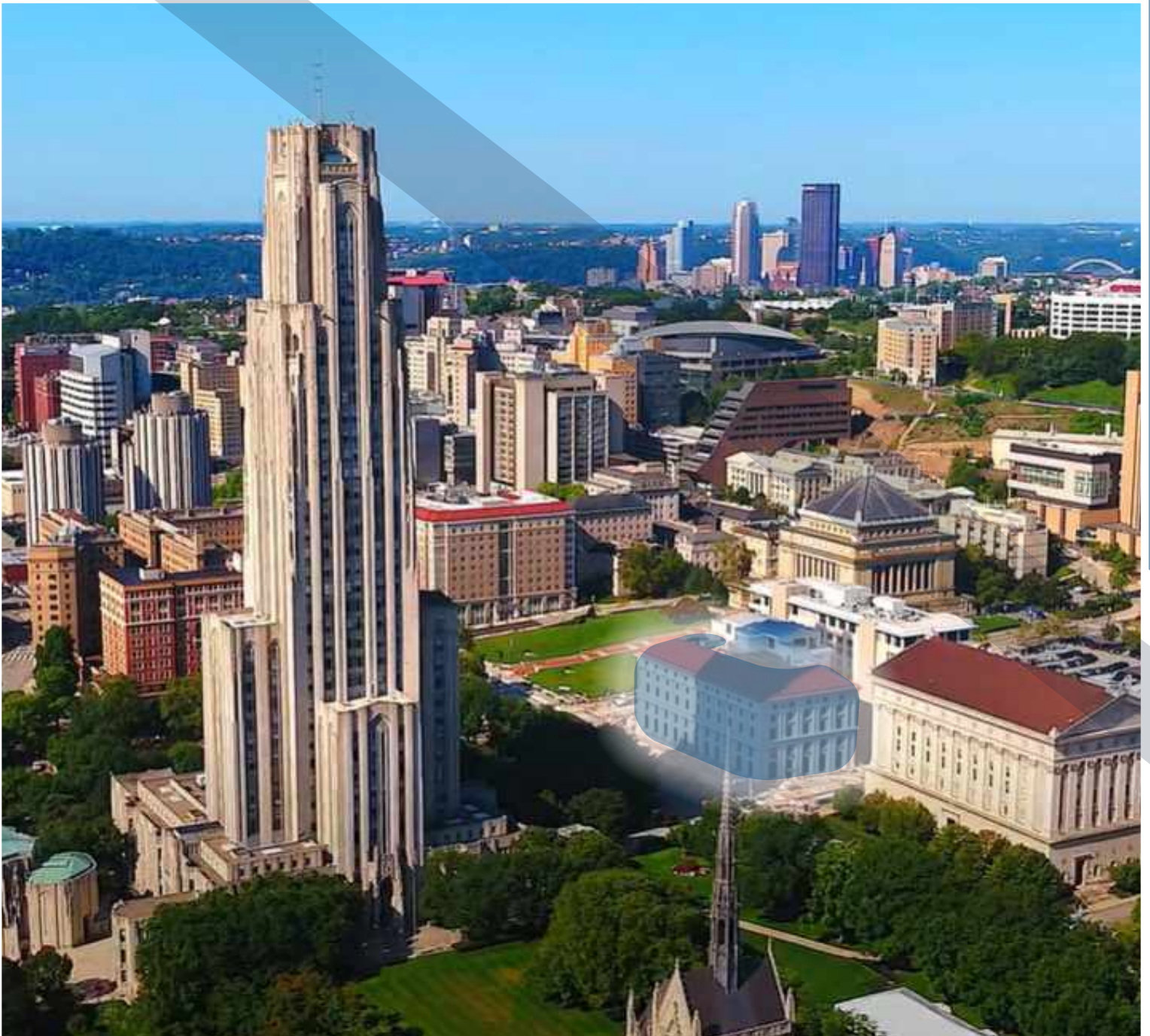
CBRE



PJ DICK

130,000 SQ.FT.

CLASS "A" OFFICE RE-DEVELOPMENT
LOCATED IN THE HEART OF OAKLAND



Pittsburgh Athletic Association

4215 FIFTH AVENUE, PITTSBURGH, PA 15213

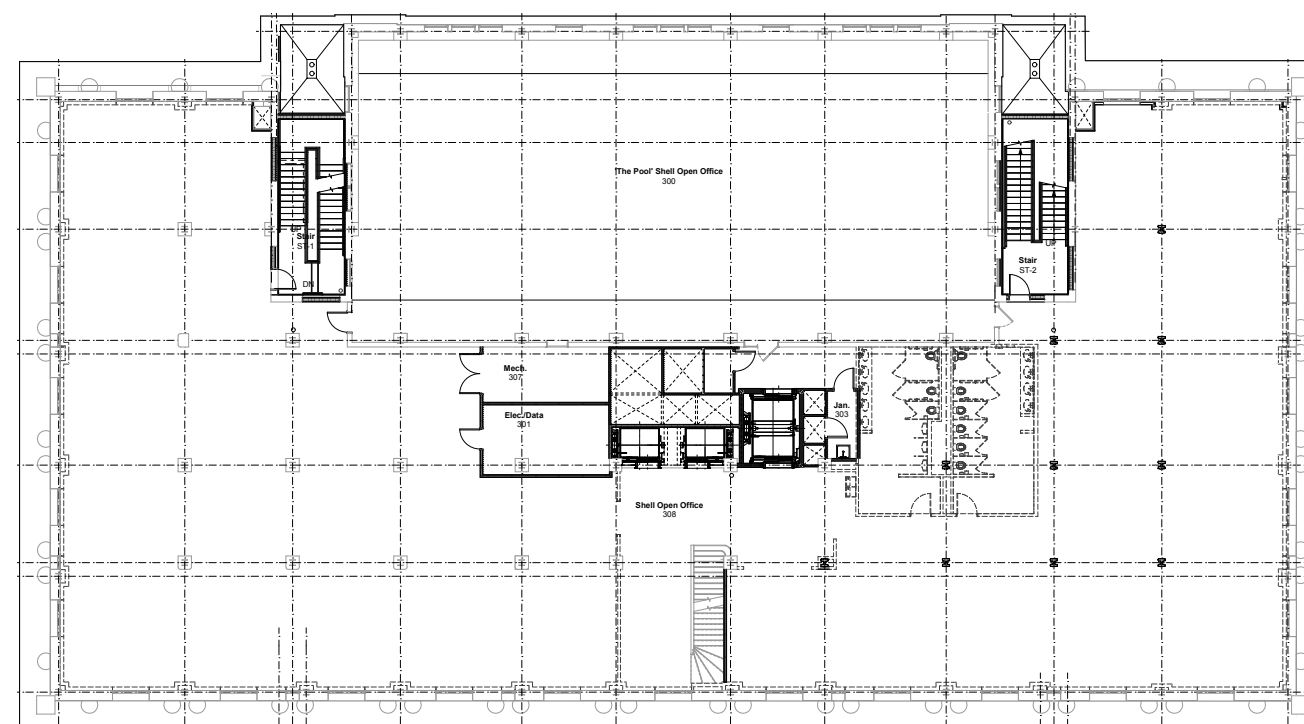
Legendary Building Since 1908

Up to 130,000 square feet available for lease

The PAA Building has been an important part of the Oakland neighborhood for over 100 years, and is featured on the National Register of Historic Places. It has hosted major events, accommodated prominent members (including Mr. Rogers), and been featured in several major motion pictures. The building is undergoing a comprehensive mechanical modernization. Important features such as wood paneling, terra cotta tiling, plaster work, and terrazzo flooring have been expertly restored.

Floor plates approximately 17,000 square feet

Property includes a range of special spaces such as multi-story areas for presentations, ornate interior balconies, elegant historic meeting rooms, and a new, modern 'sky room' with fabulous campus views.



The building has new base building systems throughout, including:

- New aluminum & wood replica windows with insulated glass to meet historic standards and energy efficiency objectives
- New heating and cooling system with direct digital controls, an energy management system, building automation system, and dedicated outside air systems
- Three new electric traction control elevators (capacity up to 4,500 lbs), equipped with card access control and security cameras
- New code-compliant life safety systems, including stairwell and elevator shaft pressurization & smoke removal
- New security system, including CCTV and card access control infrastructure
- New code-compliant restrooms throughout
- New electrical service
- Outdoor terrace re-built along Bigelow Blvd with additional new hardscaping & planting on Fifth Avenue and Lytton Avenue

Revitalized Space



Irreplaceable Central Oakland Location

- 106 restaurants within 0.75 miles of the PAA
- 16 attractions within 0.75 miles of the PAA
- 150,000 SF of world class museums (Phipps & Carnegie)
- 456 acres of parks (Schenley)
- 1 golf course (Bob O'Connor)
- 4 major hospitals (Magee, Montefiore, Presby, and VA)
- 892 hotel rooms nearby



2.5 miles from Downtown Pittsburgh and .75 miles from I-376



A collage of logos for various businesses and brands located near the Oakland location. The logos include: Hilton Garden Inn, Starbucks, Dunkin', Rite Aid, PNC Bank, CVS pharmacy, Mad Mex, P&G's Pamela's Diner, Fine Wine & Good Spirits, The Porch at Schenley, Chipotle Mexican Grill, Primanti Bros., The Oaklander Hotel, Wyndham Hotels and Resorts, Piada Italian Street Food, and Forbes Street Market.

Universities Nearby

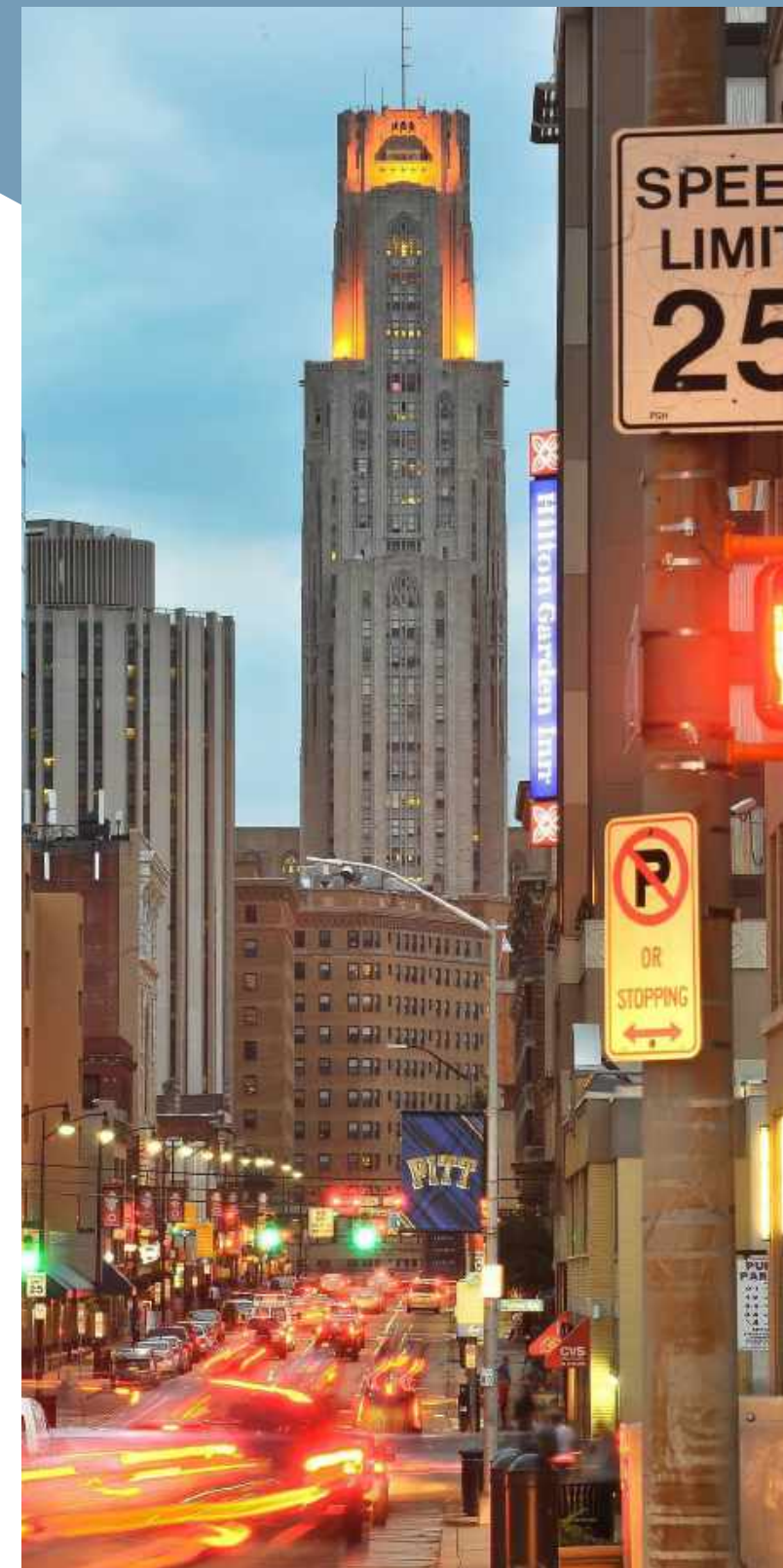
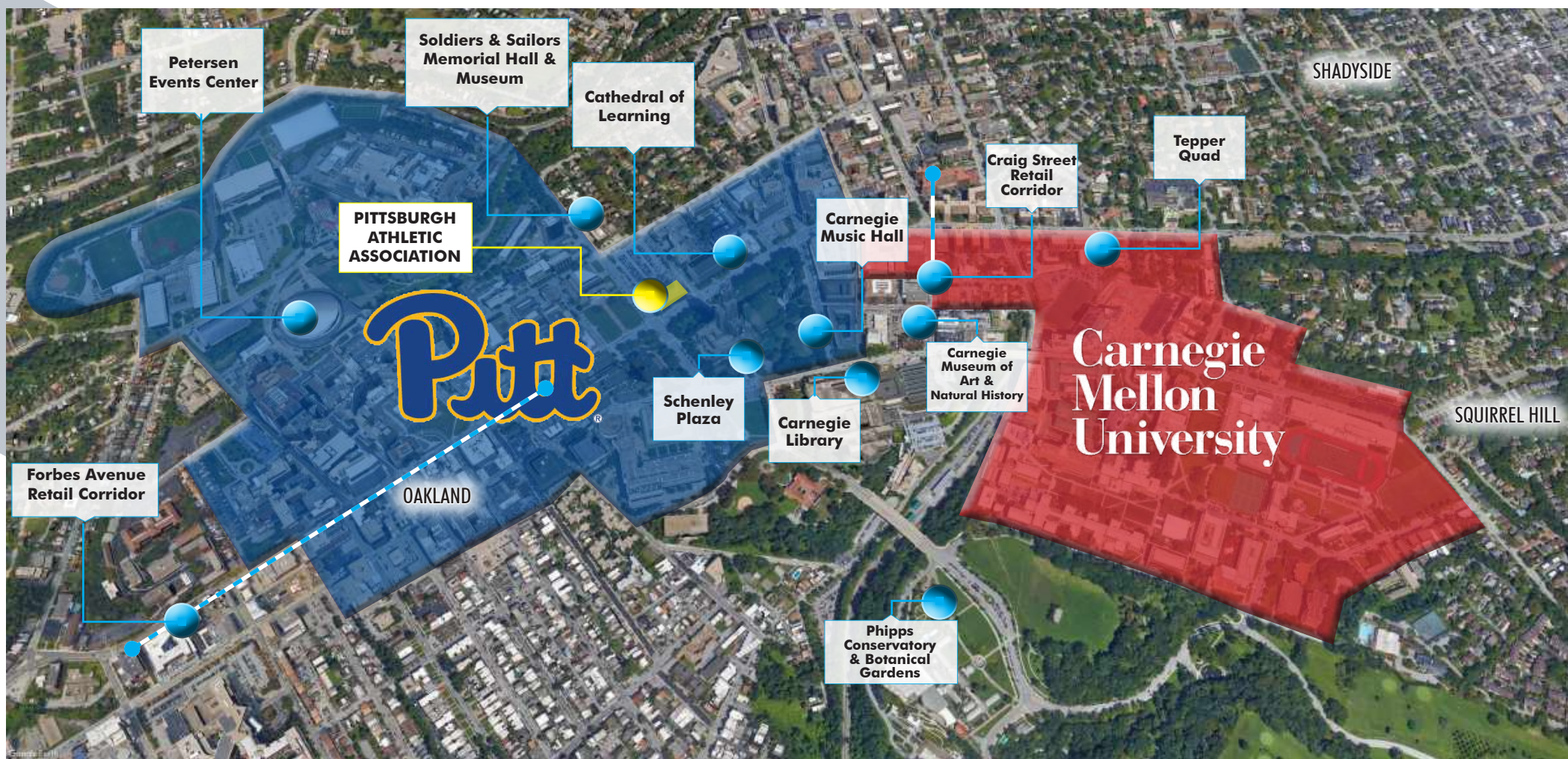


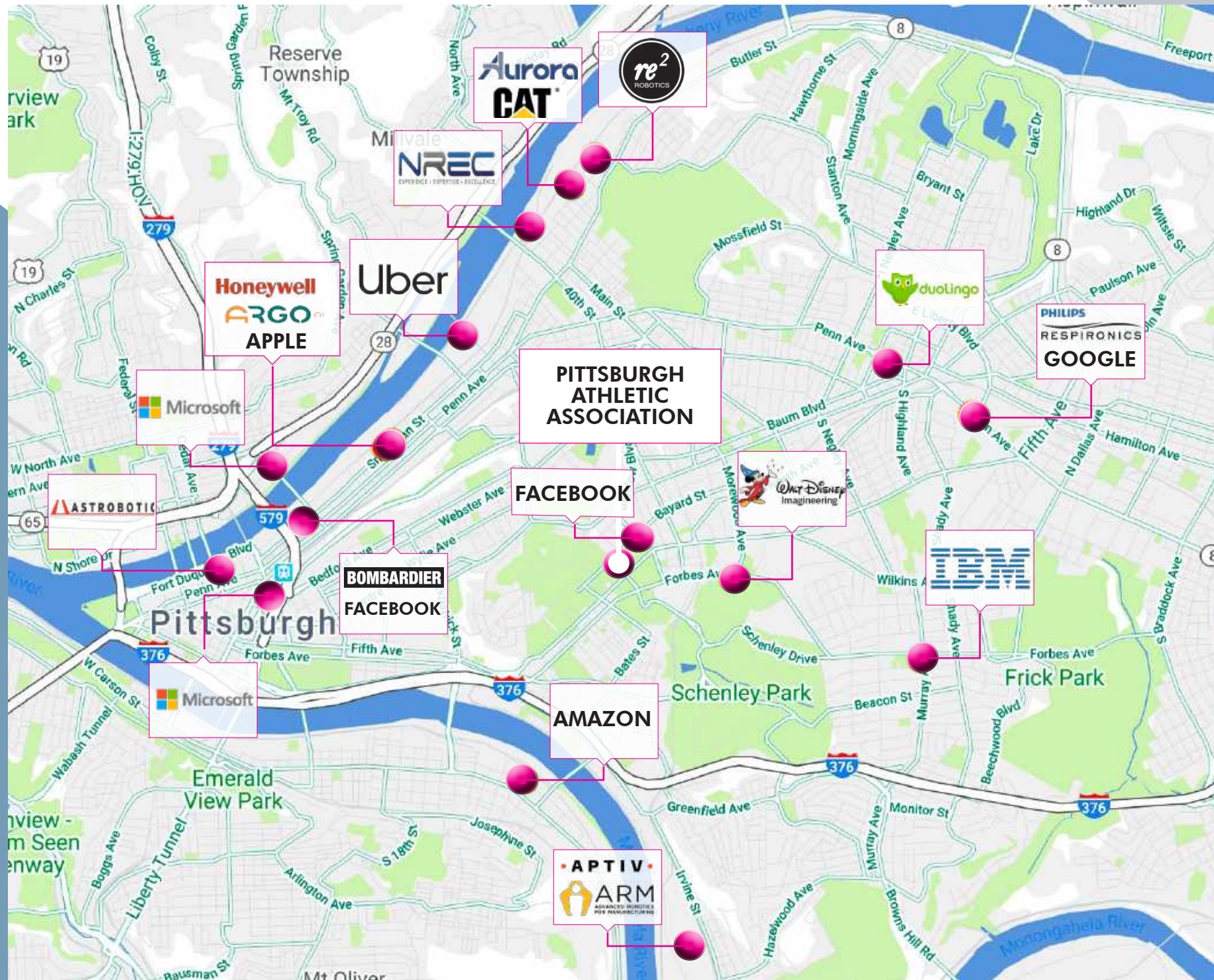
Carnegie Mellon University

14,625 STUDENTS
4,821 EMPLOYEES
#1 GRADUATE PROGRAM FOR ARTIFICIAL INTELLIGENCE THE U.S. (U.S. NEWS & WORLD REPORT)



28,391 STUDENTS
14,600 EMPLOYEES
TOP TEN RECIPIENT OF NIH FUNDING





TECH

Record \$2.6 billion invested in Pittsburgh Tech Start-ups last year

- Tech Firms' Contribution to Overall Workforce: 23.4 %
- There are over 1,600 technology firms that have a foothold in Pittsburgh
- Annual R&D Spending: \$3 Billion
- Accelerators, education organizations and ecosystem leaders: 400+

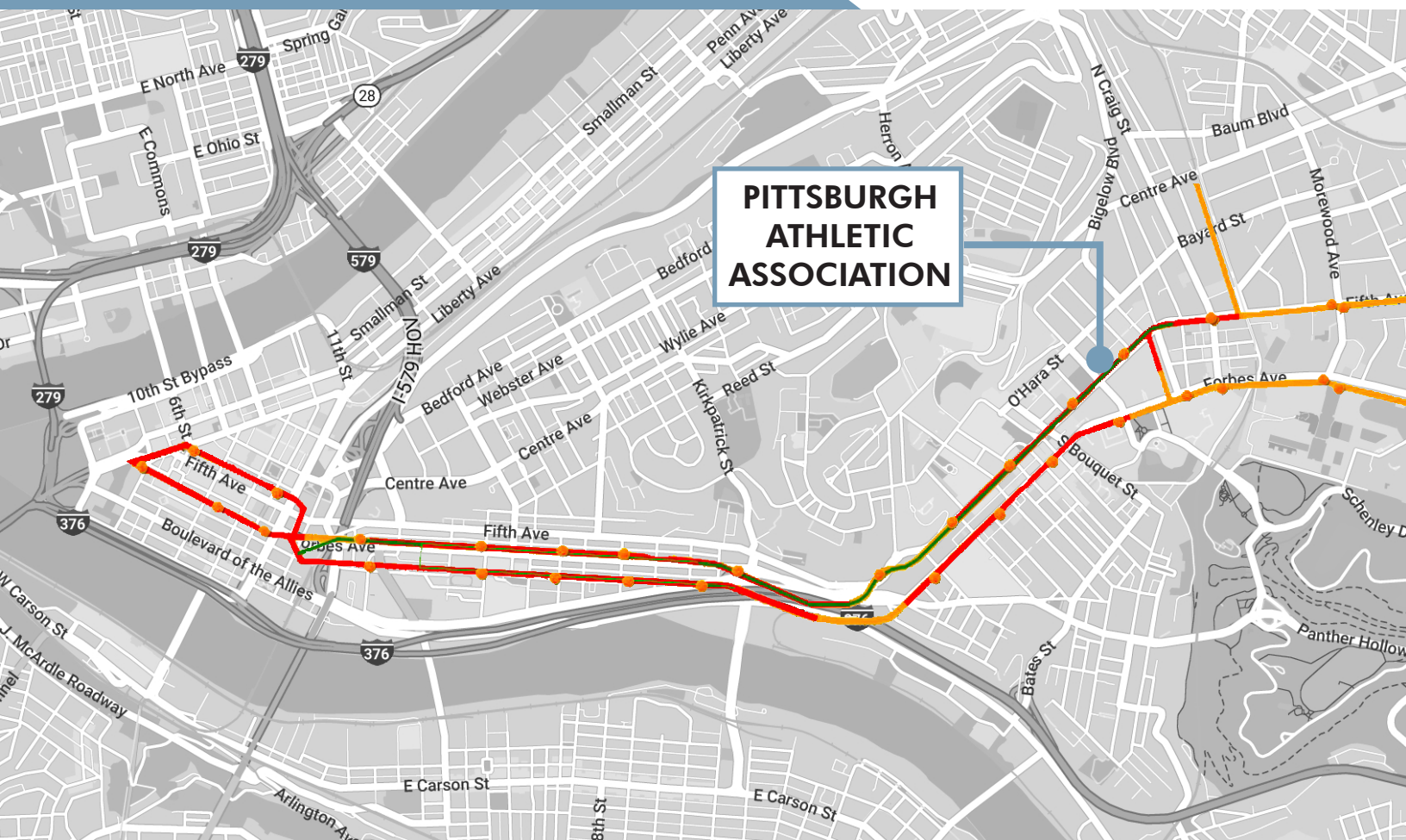
The neighborhood is producing a rapidly expanding tech talent pool fed by 60,000 students attending five nearby colleges

- Carnegie Mellon is ranked as the #1 college in America for Information Technology - *Niche 2021*
- Carnegie Mellon is ranked #1 Graduate Program for Artificial Intelligence in the U.S. - *U.S. News & World Resport, 2018*
- PITT Named #1 Public University in the Northeastern U.S. - *Wall Street Journal/Times Higher Education College Rankings, 2020*

Easily Accessible

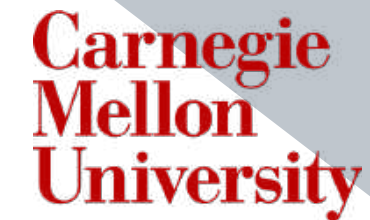


Outstanding public transit access on Fifth and Forbes and centrally located on the BRT



EDS

Over 45,000 Total Students



In 2019, WalletHub ranked Pittsburgh sixth among the top ten largest college cities in America

MEDS



53,000 Total Employees

VA



PITTSBURGH BUSINESS

- Eight Fortune 500 and Five Fortune 1000 companies have Corporate Headquarters in the Pittsburgh area, including PNC (Fortune 500), Wabtec (Fortune 500), Alcoa (Fortune 500), USS Steel (Fortune 500), Wesco (Fortune 500), Dick's Sporting Goods (Fortune 500), PPG Paints (Fortune 500), Howmet Aerospace (Fortune 500), Allegheny Technologies (Fortune 1000), EQT (Fortune 1000), and Kennametal (Fortune 1000)
- UPMC is ranked the 15th Best Hospital in the Nation - U.S. News & World Report Honor Roll, 2019



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