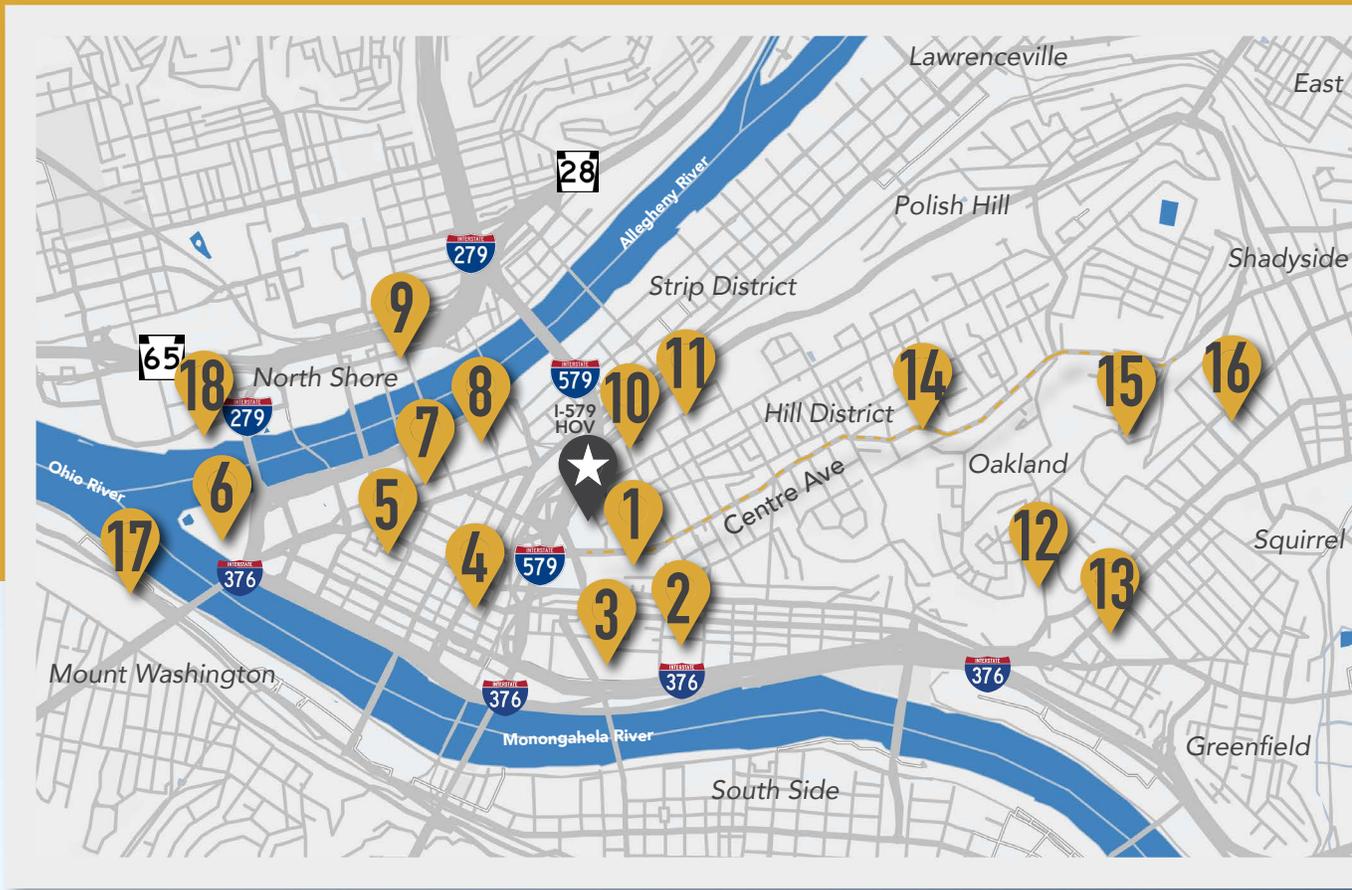


LOWER HILL

Welcome to the new centre of energy for Pittsburgh







LOWER HILL

PROJECT OVERVIEW

The Lower Hill, located on 28 acres directly across Centre Avenue from PPG Paints Arena, is a planned, mixed-use community designed to integrate modern office space, urban living and hospitality with entertainment and lifestyle retail. The site will soon be connected to Pittsburgh’s Central Business District (CBD) courtesy of a multi-million dollar highway cap and gateway park that will be part of the project’s 7-acre+ central greenway. Walkable and transit-friendly, the Lower Hill will include an indoor/outdoor music venue; a full-service hotel; lifestyle and entertainment retail; both casual and destination restaurants; boutique fitness and iconic office space. The multifamily residential components of the project will feature over 1,000 apartments with contemporary finishes, unique views and attractive amenities.

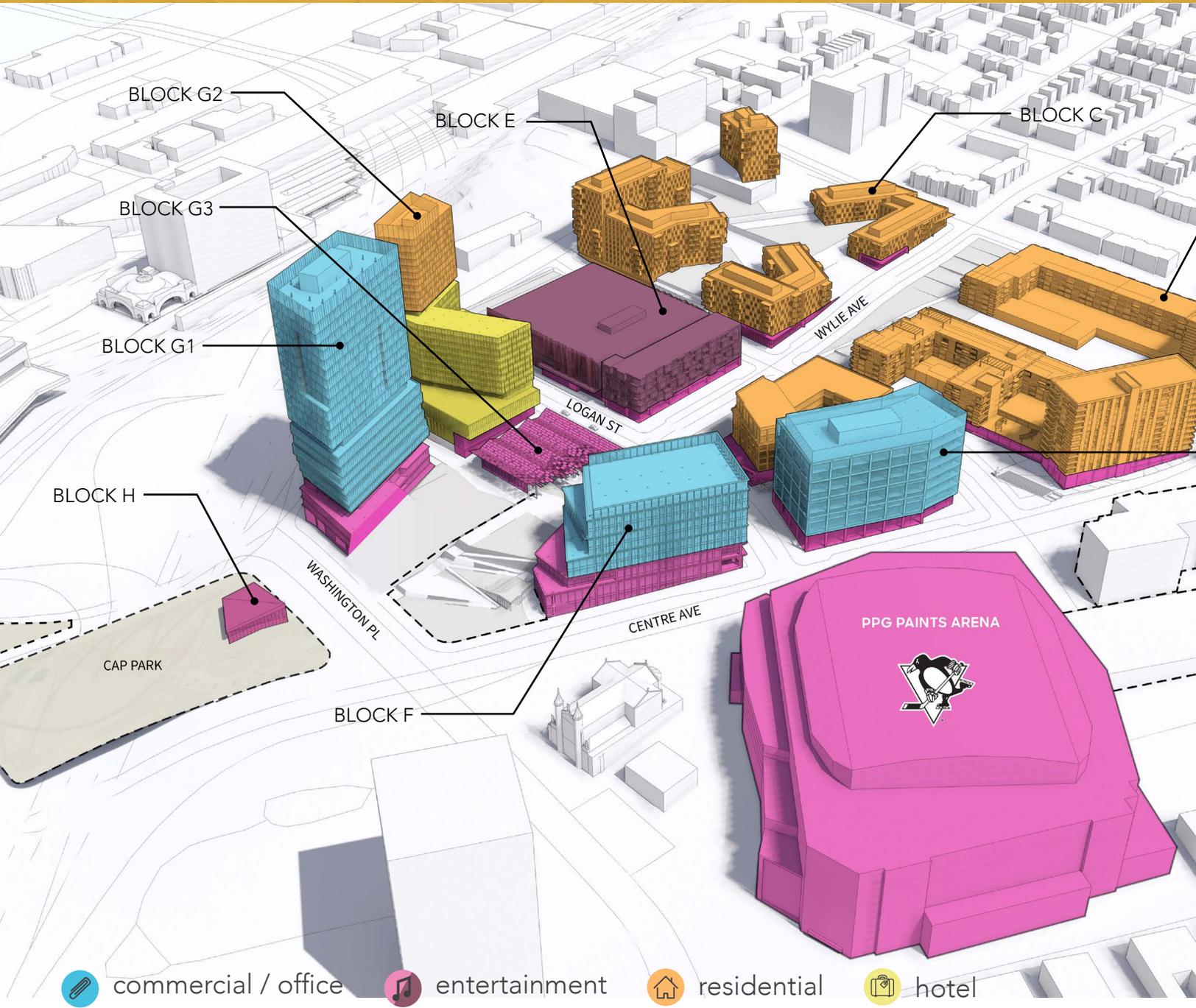


★ - Lower Hill site

- 1 - PPG Paints Arena
- 2 - UPMC Mercy
- 3- Duquesne University
- 4 - Allegheny Courthouse
- 5 - Market Square
- 6 - Point State Park
- 7 - Cultural District
- 8- Convention Center
- 9 - Andy Warhol Museum
- 10 - Energy Innovation Center
- 11 - The August Wilson House
- 12 - Carlow University
- 13 - Magee-Women’s Hospital
- 14 - Centre Ave; direct link between CBD and universities
- 15 - University of Pittsburgh
- 16 - Carnegie Mellon University
- 17 - Duquesne Incline
- 18 - PNC Park and Heinz Field

PROJECT PROGRAMMING

Build to suit from 25,000 sf to headquarters



Join these leading brands

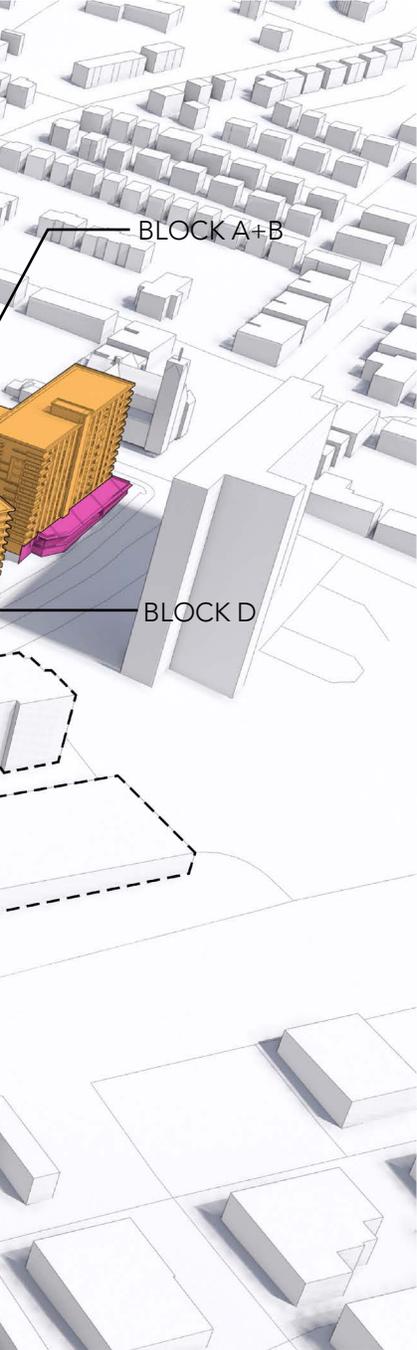


First National Bank





1,000,000 sf
commercial / office



1,000,000 sf
entertainment / retail



1,200 units
residential



400 guest rooms
hotel







CENTRE OF ENERGY

Delivering 2023

Workplace Strategy

Savvy companies recognize that dynamic workspaces contribute to progressive business strategy. An office environment influences productivity, attraction and engagement of staff, and reflects the culture and brand decisions that ultimately impact a company's bottom line. Technology is enabling increased choice in work location, space type and function—all of which contribute to the employee experience.

Talent

Ability to recruit based on desirability of location and in vibrant atmosphere.

Amenities

Live-work-play-stay surroundings.

New Construction and Design

New, efficient building designs with smart building technologies. Open collaborative workplace and abundant public green spaces.

Brand and Identity

Signage in a vibrant area with considerable visibility enhancing brand identity.

Community Impact and Engagement

Leading the region's highest impact development. Tapped into local District Energy center.

Cost Savings and Incentives

Highly efficient space with financial incentives for infrastructure development and job creation.

Parking, Transit and Access

Parking garages onsite and convenient access to public transit. Ease for walking or biking to work.

**Better
productivity
saves money; we
can prove it:**  click
here to learn about
JLL's 3-30-300 rule

SITE ACTIVITY and STATUS



50K cars

traffic count on I-579
per day



1.7M guests

hosted at PPG Paints
Arena annually



Top 20

pollstar Venue w/ 20+
concerts per year



160+ events

per year since 2010



5 Stanley Cup

championships



Approved!

site approved for
mixed-use development



LOCAL STATS

13.4M

VISITORS

150K

EMPLOYEES IN
THE CBD

\$182M

IN ANNUAL
CONSUMER SPENDING

\$9.4B

TOTAL INVESTMENTS
(JAN 2008 THROUGH DECEMBER 2019)

3,000

RESIDENTS

**GREATER
DOWNTOWN**





HEART OF THE DOWNTOWN

LOWER
HILL

MASTER DEVELOPER



The Buccini/Pollin Group
OWNER • BUILDER • MANAGER

The Buccini/Pollin Group, Inc. (Buccini/Pollin) is a privately held, full-service real estate acquisition, development and management company with offices in Washington DC, Wilmington, Philadelphia, and Baltimore. Buccini/Pollin has built a nation-wide, mixed-use portfolio with a value in excess of \$5.0 billion, including over 50 hotels, 7 million square feet of office and retail space, 15 major residential communities and multiple entertainment venues such as Subaru Park, home of the Philadelphia Union Major League Soccer team. For more information, please visit www.bpgroup.net



INTERGEN
REAL ESTATE GROUP

The lead residential development partner is locally-based InterGen, a minority-owned business that specializes in what it calls “impact development” within mixed use mixed income projects throughout the country. InterGen is short for Intergenerational.

For Leasing Information:



JC Pelusi
+1 412 208 1403
jc.pelusi@am.jll.com

Mike Nelson
+1 412 219 3013
mike.nelson@am.jll.com

www.LeasePGHLowerHill.com