



FNB

FINANCIAL CENTER

AT THE LOWER HILL DISTRICT
PITTSBURGH PENNSYLVANIA



28 ACRES MIX USE DEVELOPMENT – EXPERIENTIAL ENTERTAINMENT – DINING – OFFICE – HOTEL - TECHNOLOGY - FITNESS – MULTI FAMILY
PITTSBURGH, PA 15219

BE A PART OF SOMETHING BIGGER



Gensler





NORTHSHORE

Lower Hill District

Southside

PITTSBURGH INTERNATIONAL AIRPORT



INVESTMENT MAP

2021 | SECOND QUARTER

Investments from January 2011 - April 2021	
PROJECTS COMPLETED	\$4,112,966,277
PROJECTS ACTIVE	\$1,700,965,137
PROJECTS ANNOUNCED	\$2,530,395,000
TOTAL INVESTMENTS	\$8,344,326,414

OFFICE/RETAIL

- 2 South Shore Distillery
- 16 Huntington National Bank
- 19 610 Wood Street Facade Renovation
- 26 Pro Bike + Run and Cadence Clubhouse
- 27 Factory 26 (Achieve Building)
- 30 Uptown Tech (304 Juniorville)
- 51 Dollar Bank HQ at 20 Sta. Mix
- 52 Dollar Bank Library Commons Renovation/Expansion
- 53 3 Crossings Phase 2: 75 Hopper Place
- 54 Gateway Center Amenity Upgrade
- 60 Vision on Fifteenth
- 60 Shorty's Pints
- 62 3 Crossings Phase 2: buildings B, F1, and F2
- 63 Tower 601 (FHL Bank Building) Renovations
- 65 Bank Tower Renovation
- 72 Station Square Freight House Shop Renovation
- 75 1600 Smallman Street
- 81 1501 Penn (Wholey Building)
- 92 Fifth Avenue Place Renovation
- 94 FNB Financial Center

MIXED USE

- 1 Lower Hill Redevelopment
- 4 Cultural District Riverfront Development
- 5 909 Liberty Avenue Redevelopment
- 8 Fifth Dismal Redevelopment
- 23 Post Gazette Building Redevelopment
- 24 North Shore Lot 4 Development
- 31 Station Square East
- 41 Kaufmann's Grand on Fifth
- 66 632-642 Ft. Duquesne Redevelopment
- 68 City's Edge
- 82 9th and Penn Cultural Trust Master Plan
- 87 3 Crossings Phase 2
- 95 Smith & Fifth

TRANSPORTATION

- 12 Sister Bridges Rehabilitation
- 13 Traffic Signalization Upgrade
- 17 Bus Rapid Transit Corridor
- 22 North Shore Lot 4 Parking Garage
- 29 1579 Cap Urban Connector
- 42 Lower Hill Redevelopment Music Venue Garage
- 43 3 Crossings Phase 2: building H garage
- 45 Ninth and Penn Garage
- 64 Liberty Avenue Pedestrian Improvements
- 70 Smallman Street Public Improvements II

EDUCATION/CIVIC

- 7 Point Park University Student Center
- 9 Duquesne University College of Osteopathic Medicine
- 83 UPMC Vision and Rehabilitation Hospital
- 85 Second Avenue Commons
- 86 Weis Courthouse Renovation
- 96 DLCC Green Roof Phase 2

PARKS/TRAILS

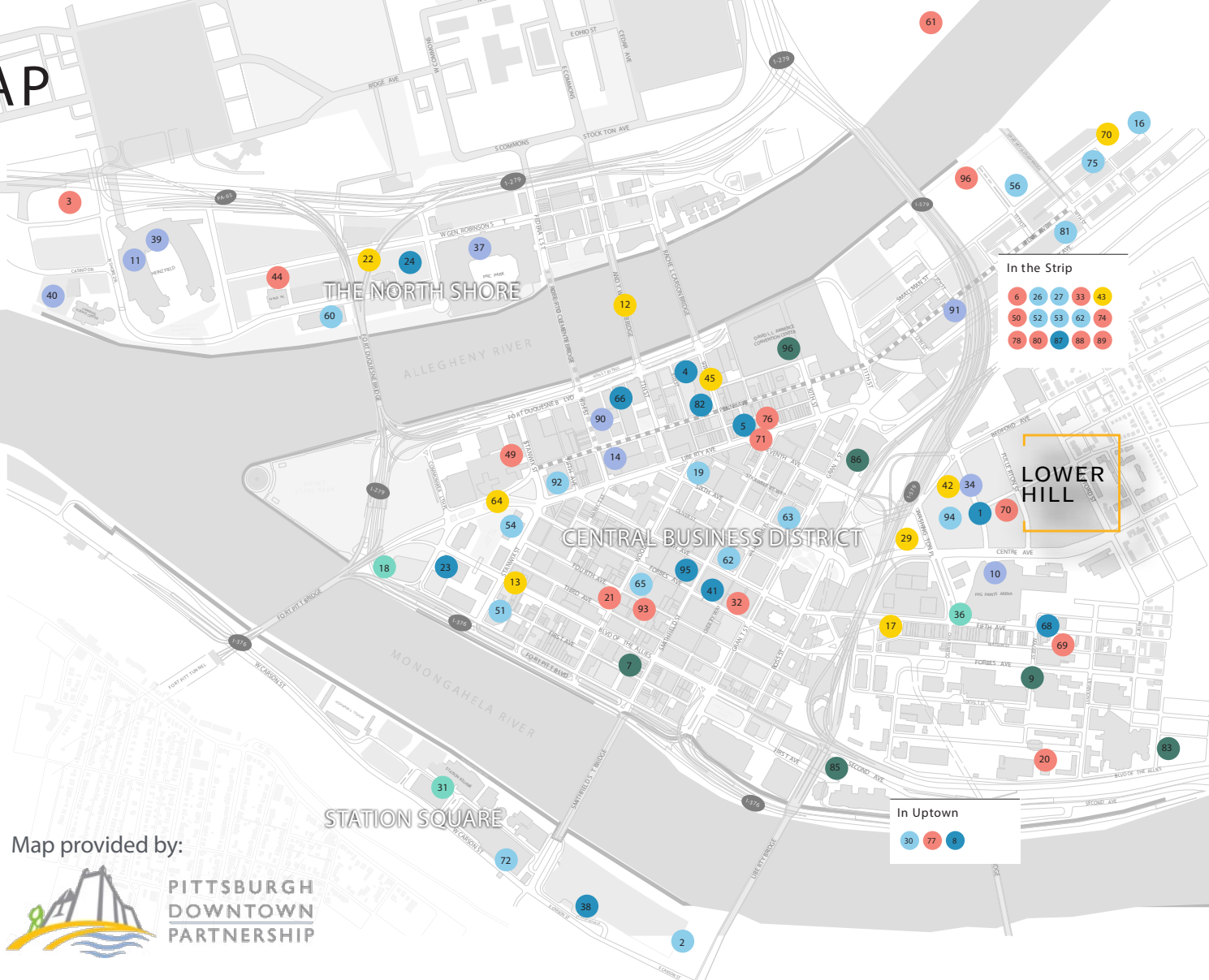
- 18 Point State Park Connector
- 31 Josh Gibson Park
- 36 Curran Call/Pittsburgh Garden Passage

RESIDENTIAL

- 3 Eleven06 (1106 Reedsdale)
- 6 3 Crossings Phase 2: buildings A & I
- 20 Martin Hall Renovation
- 21 City Club Apartments (YWCA Conversion)
- 32 Allegheny Building Residential Conversion
- 33 2926 Smallman Street Residential Conversion
- 44 North Shore Lot 2 Development
- 49 625 Sta. Mix Unit Addition
- 50 Forte Condominiums
- 61 Heinz Research Building Apartments
- 69 1430 Fifth Avenue Apartments
- 70 Lower Hill Redevelopment Apartments Phase I
- 71 Triangle Building Renovation
- 74 32nd and Penn Avenue Apartments
- 76 McGinn Building Lofts
- 77 1707 Fifth Avenue
- 78 Penn 23 (2330 Penn Avenue)
- 80 Strip District Brownstones
- 88 Helm on the Allegheny
- 89 3150 Smallman Street
- 93 Commonwealth Building Conversion
- 96 The District

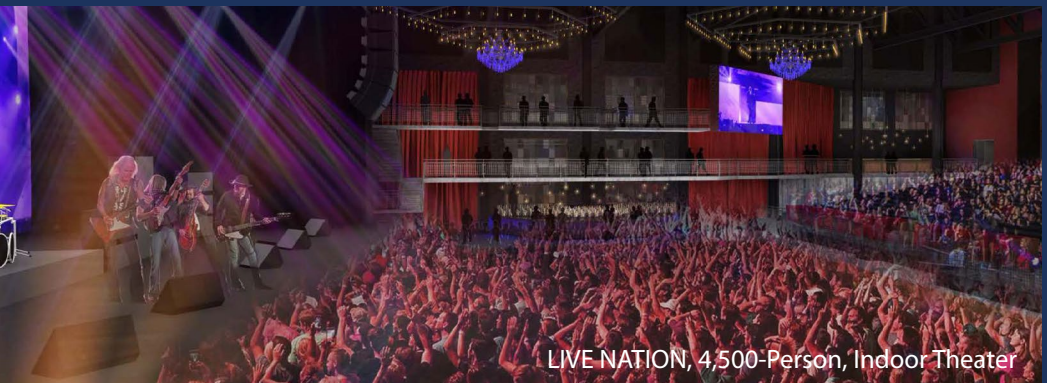
HOTEL/ENTERTAINMENT

- 10 Aramark F&B Updates at PPG Paints Arena
- 11 Heinz Field Escalator Replacement
- 14 Heinz Hall Renovations
- 34 Central District Live Music Venue
- 37 PNC Park Seating Rehabilitation
- 39 FedEx Great Hall Expansion at Heinz Field
- 40 Landing Hotel Pittsburgh
- 90 Cultural Trust Movie Theater
- 91 Heinz History Center Expansion



Map provided by:

PITTSBURGH DOWNTOWN PARTNERSHIP

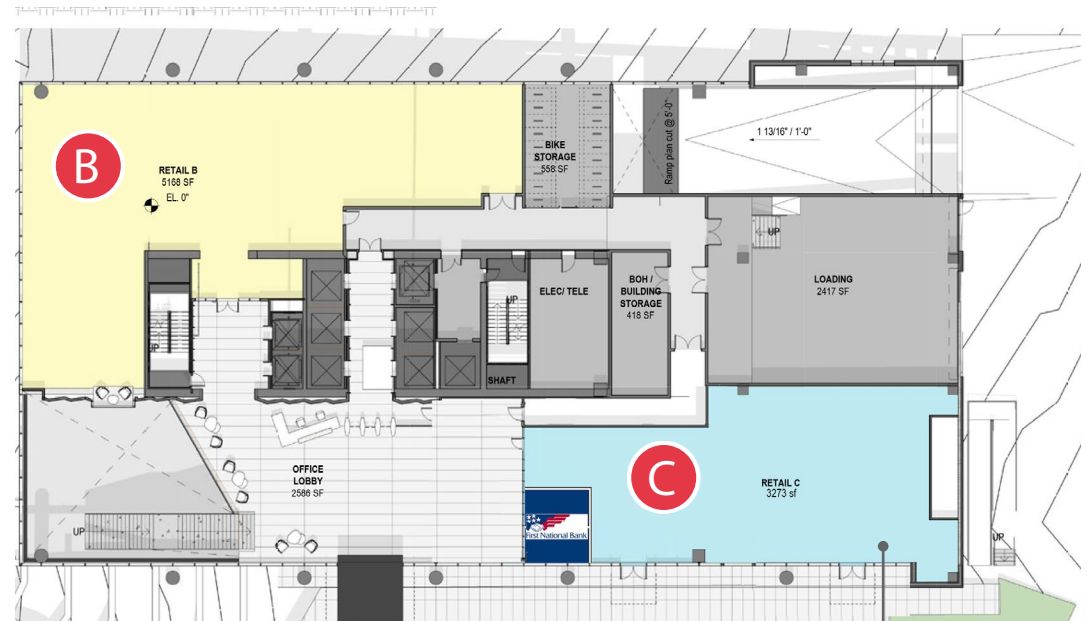
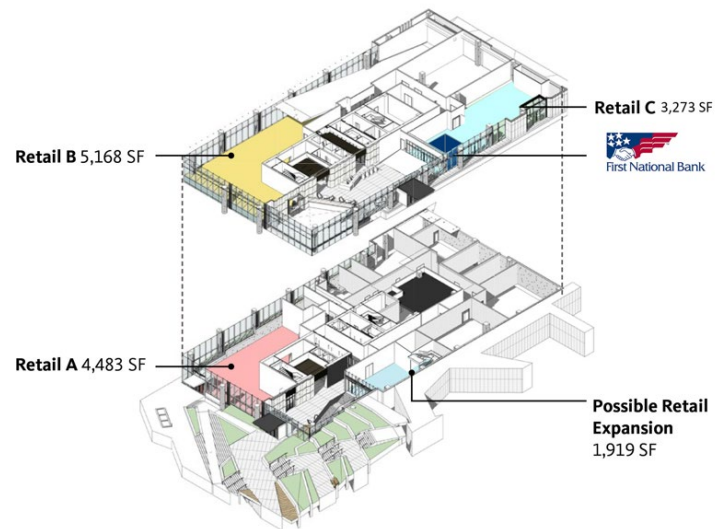


LIVE NATION, 4,500-Person, Indoor Theater

RETAIL OPPORTUNITIES



Our first floor and second floor retail opportunities are flexible and versatile. The building's floor-to-ceiling glass exterior makes for a beautifully day-lit experience.



Floor Plan Details:

- RETAIL A**: 4483 SF (Red area, labeled 'A')
- RETAIL D**: 1919 SF (Blue area, labeled 'D')
- RETAIL BATHROOMS**
- CHILLER ROOM**: 1512 SF
- BOILER ROOM**: 1622 SF
- TELE SERVICE ROOM**: 469 SF
- TENANT GENERATOR ROOM**: 584 SF
- BUILDING MANAGEMENT AND STORAGE**: 1385 SF
- FCC**: 212 SF
- FS&E LOBBY**: 180 SF
- FIRE PUMP ROOM**: 735 SF
- BUS VAULT ROOM**: 274 SF
- MAIN ELECTRICAL ROOM**: 1179 SF
- GENERATOR**: 850 SF
- LOBBY**: EL 0'
- STAIRS**: Multiple locations marked with 'UP' and 'DOWN' arrows.
- ELEVATORS**: Multiple locations marked with 'EL' and floor numbers.



CAFE COMING!



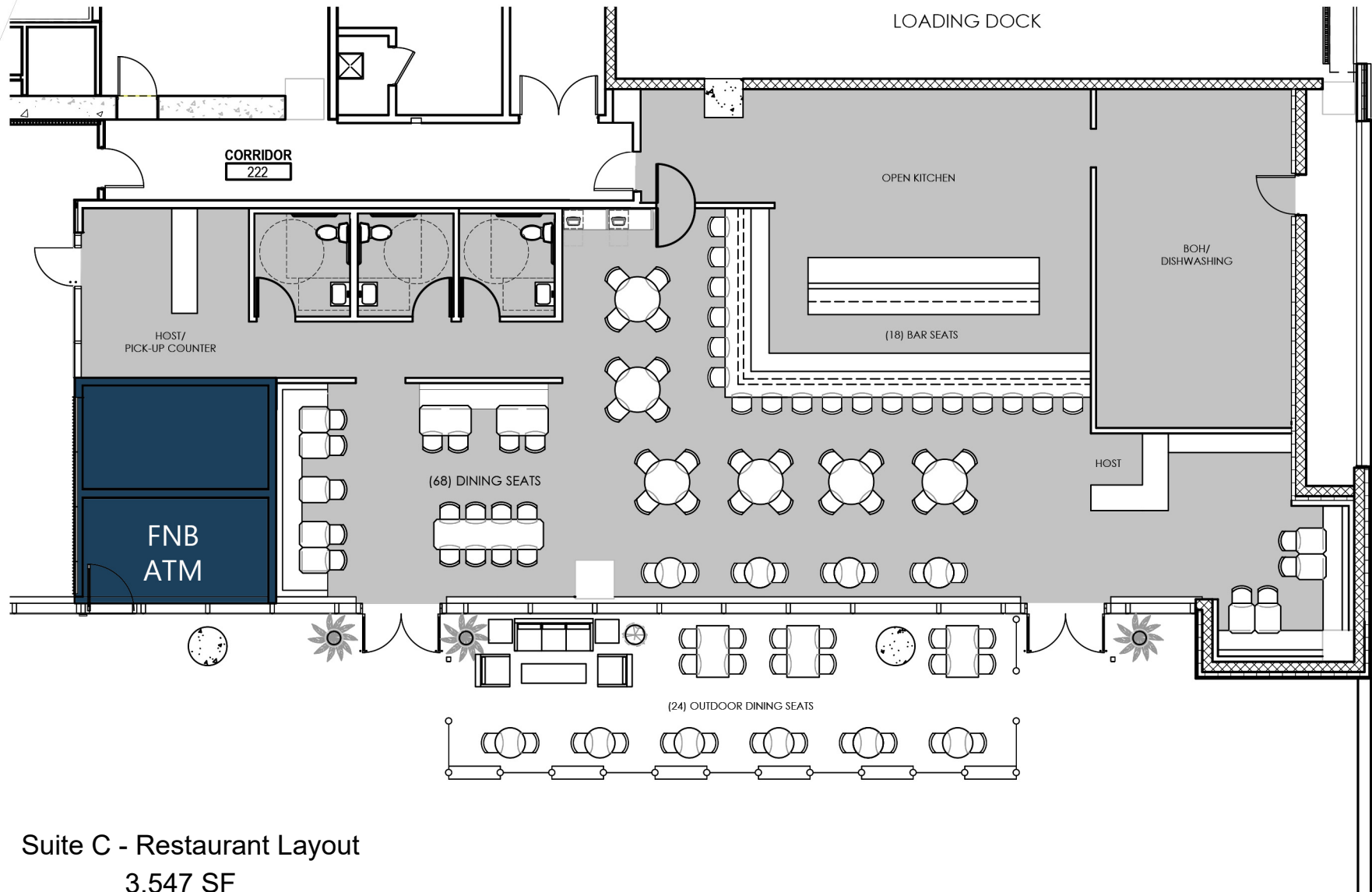
5,168 SF

Available: Retail B



Available: Retail B





Suite C - Restaurant Layout
3,547 SF

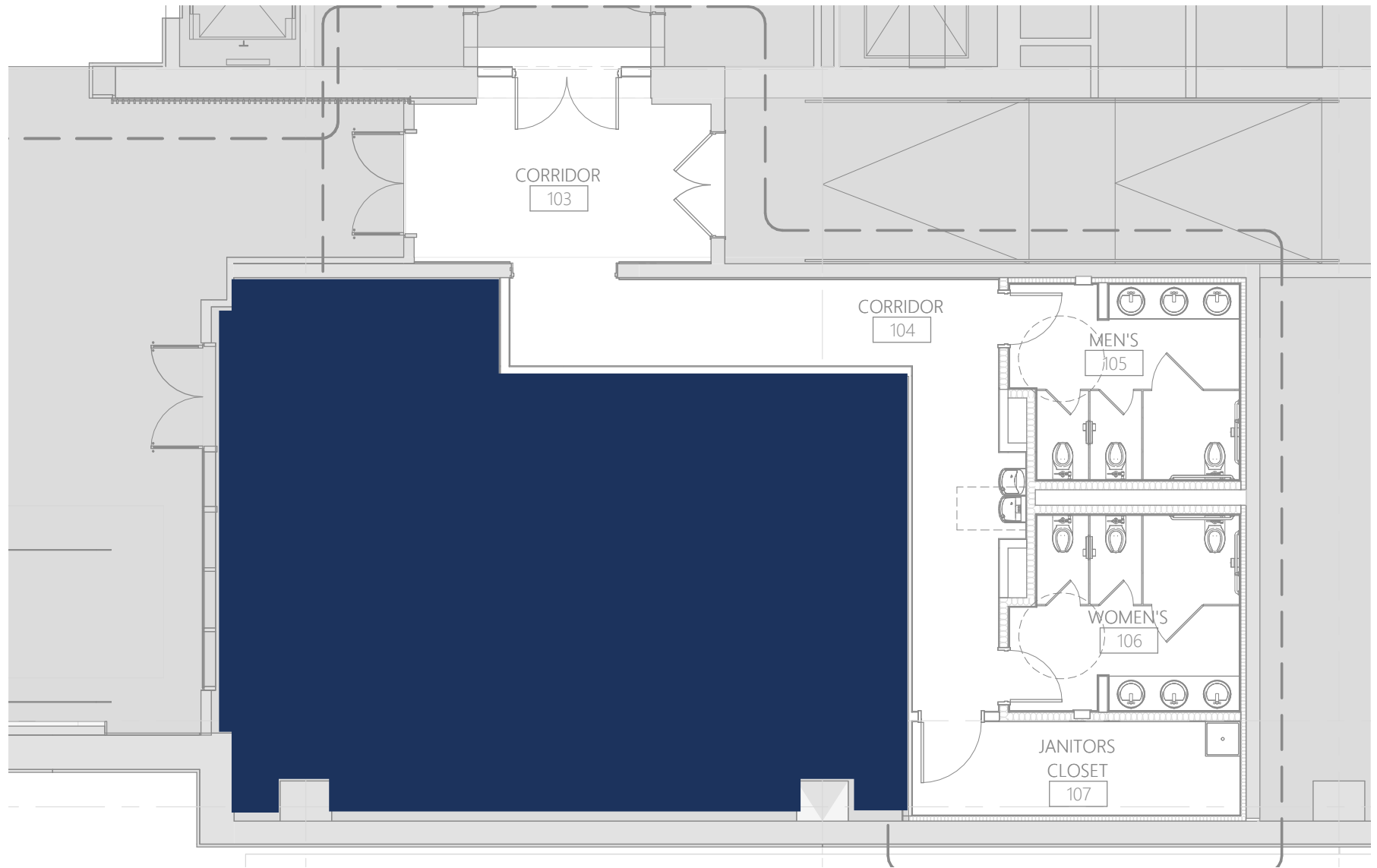
Available: Retail C



Available: Retail C

For a virtual tour of this retail space, click here:
<https://neo.foyr.com/toolv2/magiktour/index.html?view=654a4bc20f7afd5c317421c0>

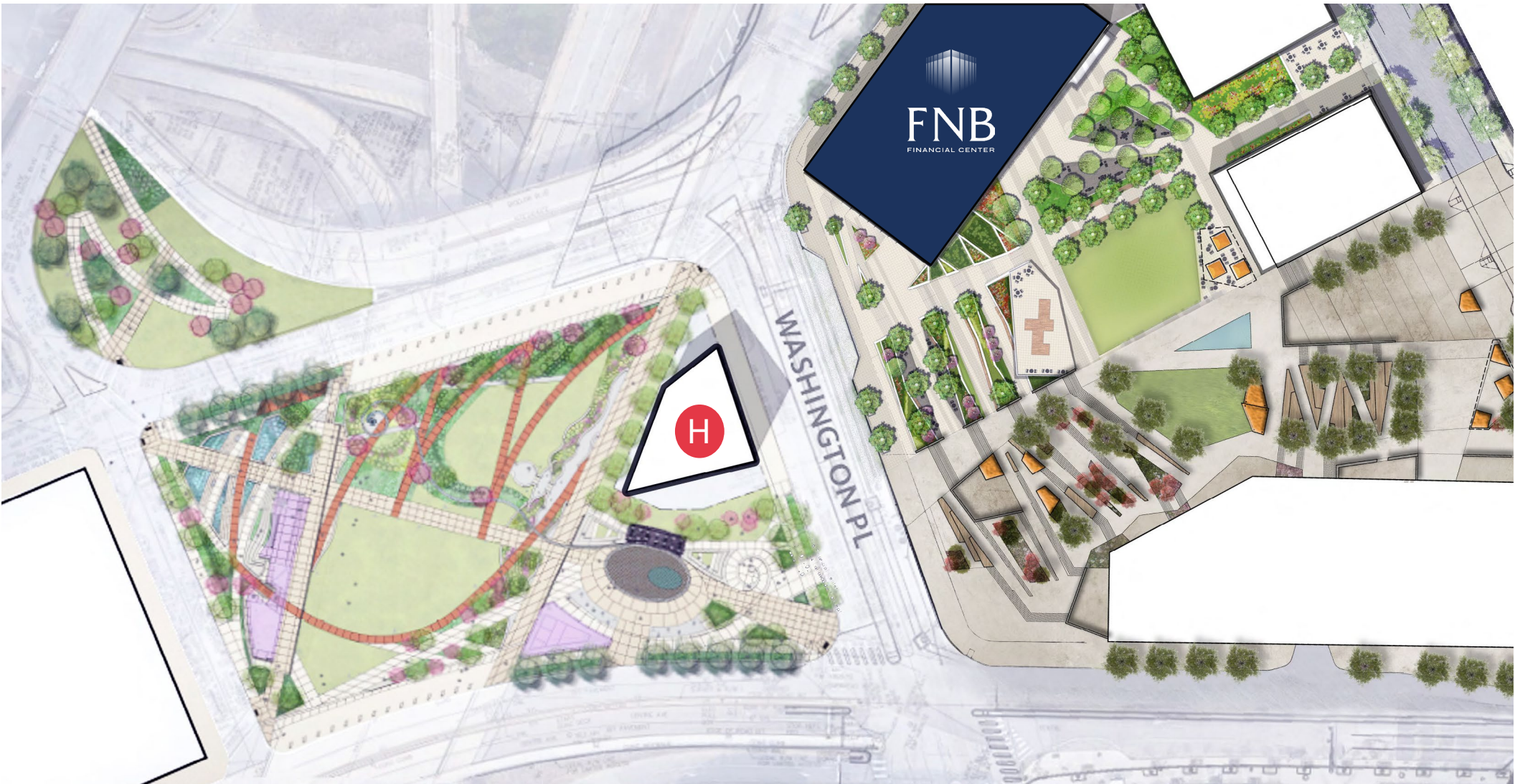




~1,000 SF

Additional Option

Located within Frankie Pace Park, this freestanding build-to-suit offers a unique opportunity for up to 10,000 square feet.



Projected Lower Hill Development Timeline by Block

This vibrant and active new community is now connected to Pittsburgh’s Central Business District thanks to a multi-million dollar highway CAP and gateway park creating 3 acres of public greenspace. Walkable and transit-friendly, the Lower Hill will welcome over 1.7 million guests attending 160+ PPG Paints Arena events annually. An indoor-outdoor LiveNation music venue, full-service hotel, lifestyle and entertainment retail, restaurants, boutique fitness, and 1,000+ residential units will infuse the neighborhood with energy and power the city’s hottest new live-work-play destination.

COMPLETE! WITHIN THE DEVELOPMENT
Site-wide Preliminary Zoning Approvals for Mixed-Use District
District-wide Utility Connections and Sub-surface Infrastructure
Parcelization, Interior Road Grid and Rough Grades for All Parcels
3-Acre Cap and Deck Over Nearby Highway
Sustainability: Certified as State's First LEED-ND Gold District

1,200

UNITS OF RESIDENTIAL

1.2M SF

OF OFFICE SPACE

400

ROOM HOTEL

250,000 SF

OF ENTERTAINMENT AND RETAIL
ANCHORED BY LIVE NATION

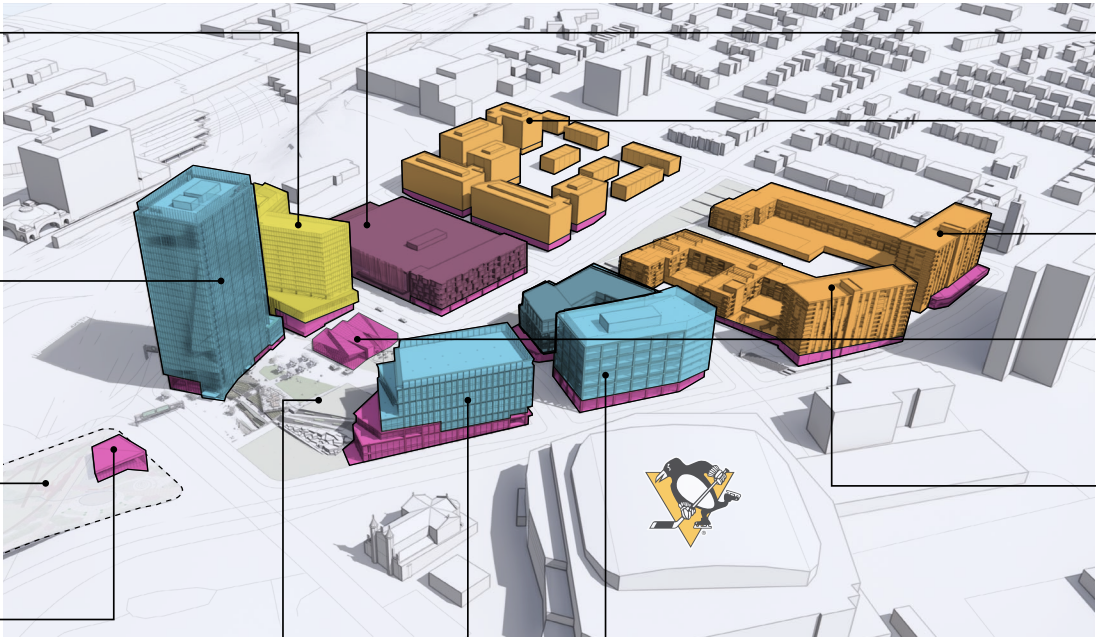
HOTEL (400 KEYS)	
ESTIMATED DELIVERY	Market Driven / 2026



FNB FINANCIAL CENTER	
STATUS	Under Construction!
DELIVERING	Spring 2024

FRANKIE MAE PACE CAP PARK	
STATUS	Complete!

RESTAURANT (+/- 8,000 SF)	
ESTIMATED DELIVERY	Summer 2024



PARKING / LIVE NATION VENUE	
STATUS	Final Approvals
DELIVERING	Winter 2024

RESIDENTIAL C (+/- 500 UNITS)	
ESTIMATED DELIVERY	Spring 2028/2030

RESIDENTIAL A (+/- 220 UNITS)	
ESTIMATED DELIVERY	Spring 2026

FOOD HALL (15,000 SF)	
ESTIMATED DELIVERY	Summer 2025

RESIDENTIAL B (+/- 220 UNITS)	
ESTIMATED DELIVERY	Spring 2024

OPEN GREEN SPACE	
DELIVERING	Spring 2024

BLOCK F: OFFICE & RETAIL (270,000 SF)	
ESTIMATED DELIVERY	Market Driven / 2025

BLOCK D: OFFICE & RETAIL (500,000 SF)	
ESTIMATED DELIVERY	Early 2026

Projected Lower Hill Development Impressions

OVER 15,135,000 IMPRESSIONS FORECASTED ANNUALLY

HOTEL (400 KEYS)	
VISITORS ANNUALLY	491,000

FNB FINANCIAL CENTER OFFICE	
VISITORS ANNUALLY	90,000

FNB FINANCIAL CENTER RETAIL	
VISITORS ANNUALLY	291,000

WASHINGTON PL (ROAD)	
TRAVELERS ANNUALLY	6,600,000

FRANKIE MAE PACE CAP PARK	
VISITORS ANNUALLY	150,000

RESTAURANT	
VISITORS ANNUALLY	331,000

K&L GATES CENTER RETAIL	
VISITORS ANNUALLY	366,000



OPEN GREEN SPACE	
VISITORS ANNUALLY	250,000

BLOCK F: OFFICES	
VISITORS ANNUALLY	50,000

BLOCK D: OFFICE	
VISITORS ANNUALLY	50,000



LIVE NATION CONCERT VENUE	
VISITORS ANNUALLY	880,000

RESIDENTIAL 1,100 UNITS	
VISITORS ANNUALLY	86,000

RESIDENTIAL RETAIL	
VISITORS ANNUALLY	300,000

FOOD HALL (15,000 SF)	
VISITORS	450,000

CENTRE AVE (ROAD)	
TRAVELERS	2,300,000

PPG PAINTS ARENA	
VISITORS ANNUALLY	2,100,000

BLOCK D: RETAIL	
VISITORS ANNUALLY	350,000

Source: Placer.ai

Pittsburgh's New Centre of Energy

Pittsburgh's Hill District was once a place of untethered creativity. A community that thrived on the exchange of ideas—built on diversity and powered by tenacity. Today, the spirit of innovation is reawakening the Lower Hill and delivering an unparalleled new 28-acre live-work-play experience that will reconnect the city. This new hub will provide quick access to surrounding neighborhoods and universities while bringing the energy back to this pioneering community.

Anchoring the development is FNB Financial Center, a dynamic and progressive new workplace that will re-balance the scales of work-life while delivering workspaces of the highest caliber. Through wellness-driven design, productivity-boosting amenities and access to a bold, energized 24/7 neighborhood flowing with lifestyle, dining, entertainment, residential, and more, your team will be perfectly positioned to attract and retain top talent from nearby Universities while aligning your brand with this historic transformation of Downtown Pittsburgh.





LOCAL STATS

GREATER DOWNTOWN

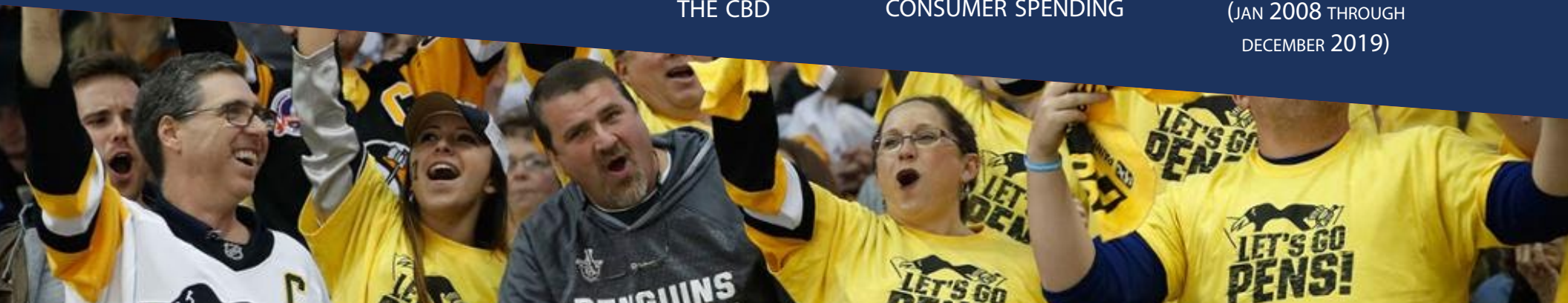
3,000
RESIDENTS

13.4M
VISITORS

150K
EMPLOYEES IN
THE CBD

\$182M
IN ANNUAL
CONSUMER SPENDING

\$9.4B
TOTAL INVESTMENTS
(JAN 2008 THROUGH
DECEMBER 2019)



SITE ACTIVITY and STATUS



50K cars
traffic count on
I-579 per day



2.1M guests
hosted at PPG Paints
Arena annually



160+ events
per year since 2010



5 Stanley Cups
championships



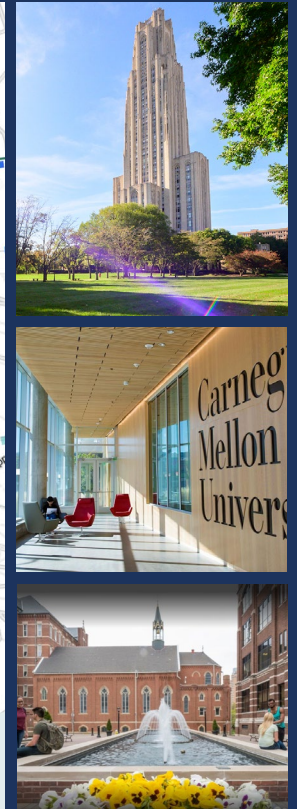
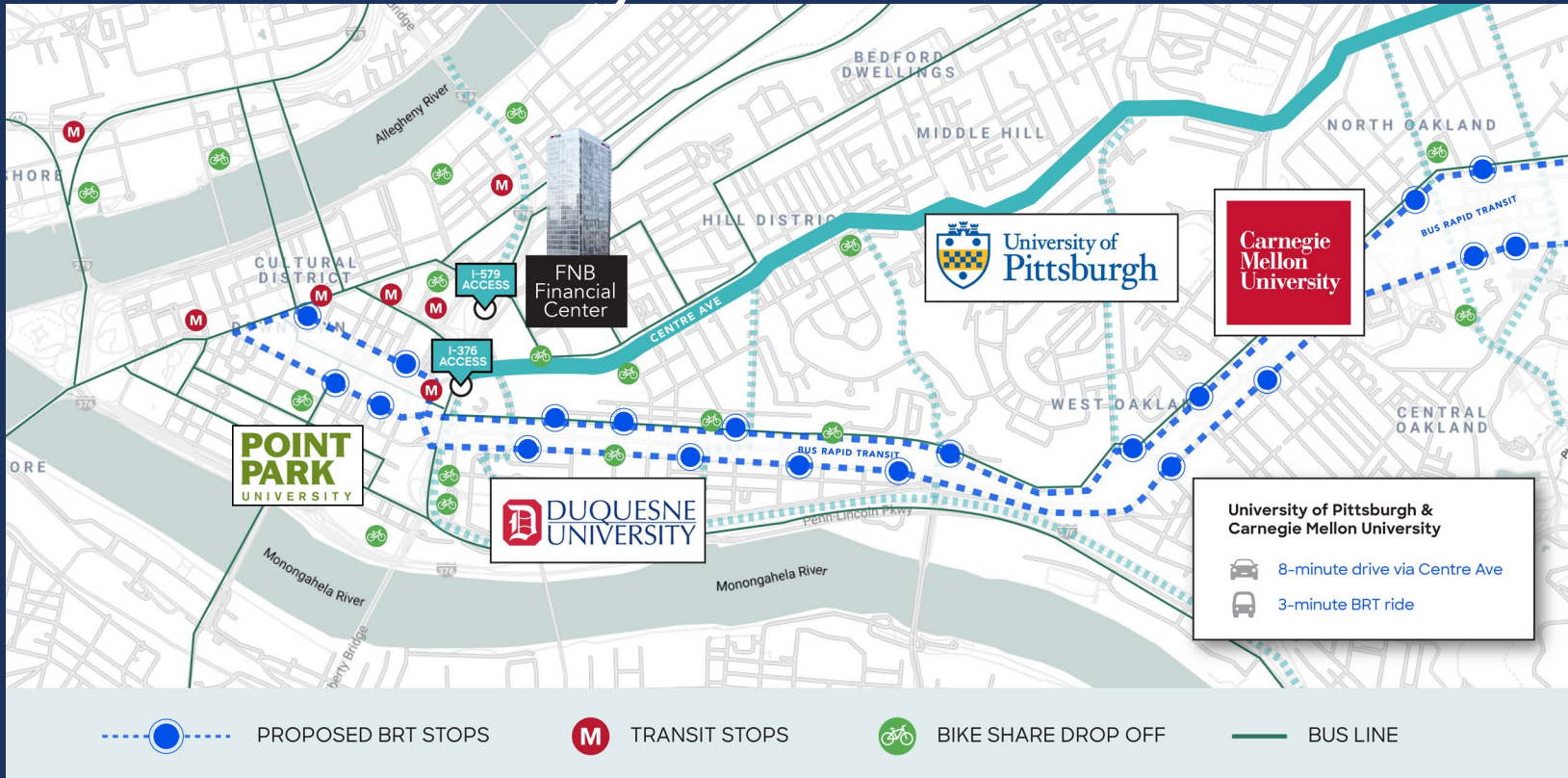
Approved!
site approved for mixed-use
development



Top 20
pollstar Venue
w/ 20+ concerts
per year



Bridging the Universities to the New Nexus of Pittsburgh Talent



The BRT Line, currently under construction, will be completed within 2 years and will feature:

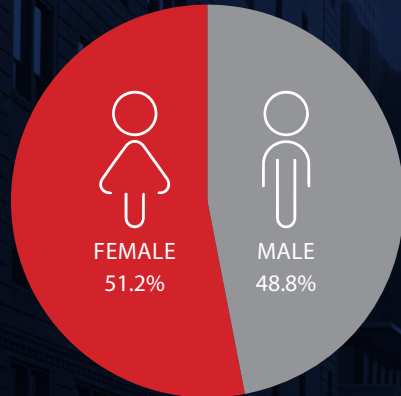
- Battery Electric Buses
- Brand New Stations
- Protected Bike Paths
- A lightning-fast ride to the Universities
- Construction starts in < 1 year

FNB Financial Center has a direct line to Pittsburgh's premier universities via Centre Ave. The forthcoming Bus Rapid Transit (BRT) Line will deliver an even faster path to Carnegie Mellon and University of Pittsburgh: an unprecedented 3-minute ride on average.



Target Consumer Demographics

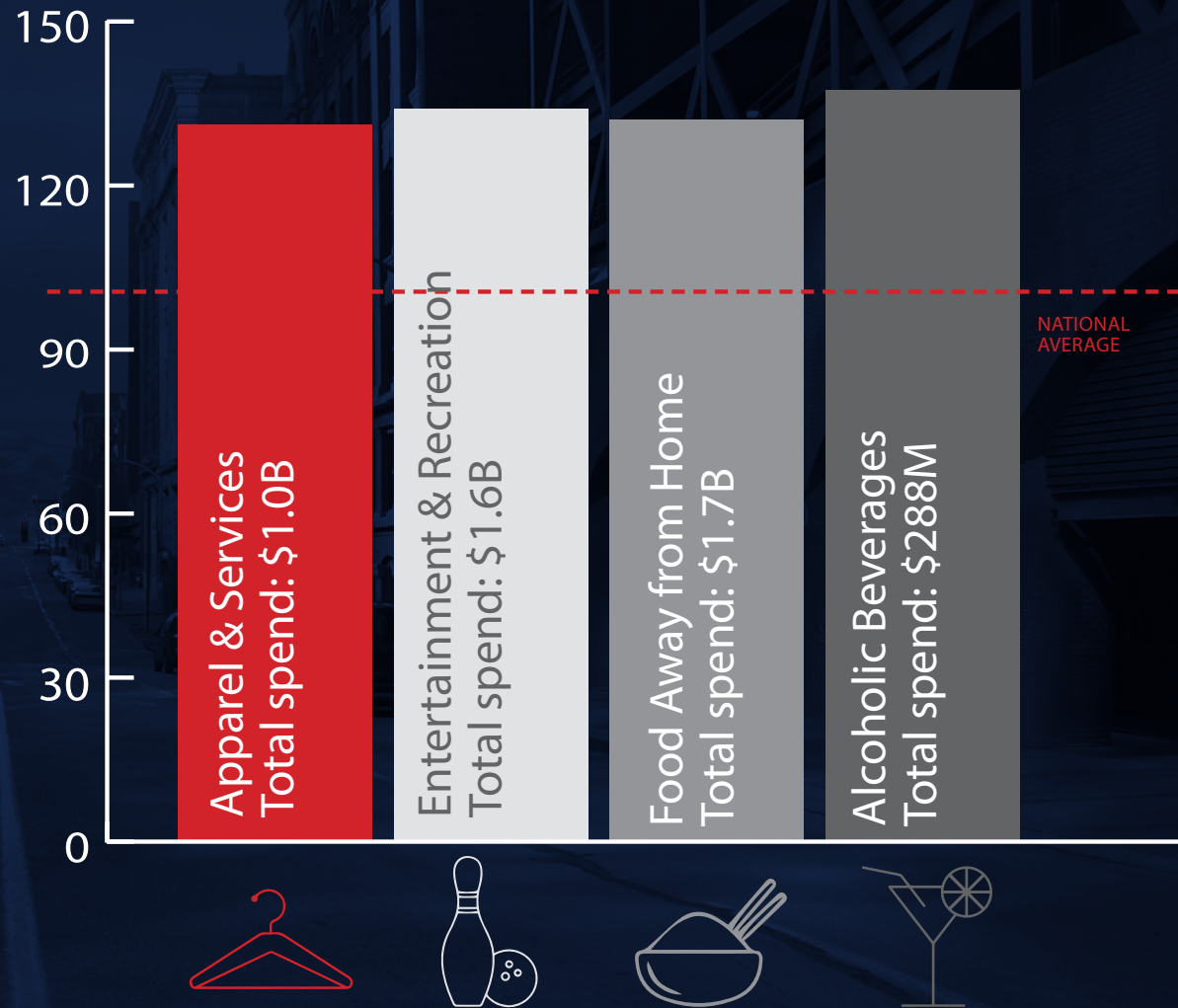
Population: 989,032*



Total student enrollment
within 3 miles

PITT	28,673
CMU	14,625
DUQUESNE	9,274
POINT PARK	4,099
CHATHAM	2,149
CARLOW	2,076

Spending Potential Index*






* BASED ON 2021 BLOCKGROUP AVERAGE HOUSEHOLD INCOME GREATER THAN \$80,000 WITHIN PITTSBURGH MSA



Our Commitment to Our Office Space Users

With its flexible & open floorplates, in-building amenities, greenspaces, and offices built for an evolving workplace landscape, every inch of FNB Financial Center was designed to help talent experience fuller, more productive workdays.




Spaces to Inspire

-  12' Ceilings and tons of natural light
-  Floor-to-ceiling windows
-  Building-wide SMART technology

-  1,000 on-site parking spaces
-  Green outdoor patio



Wellness-Driven Design

-  Premium indoor air quality systems
-  Touchless design features
-  LEED building design by Gensler
-  LEED Gold certified neighborhood

-  Easy-to-clean materials & fixtures
-  Dual elevator banks to minimize contact
-  Instant access to 7+ acres of greenspace

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OUR FULL OFFICE
BROCHURE HERE](#)



vimeo
[WATCH OUR VIDEO](#)



People

Giving our tenants the tools to attract and retain top talent by providing:



A top-tier professional community within FNB Financial Center and a thriving new neighborhood throughout Lower Hill.



Elevated lifestyle experiences including retail, dining, residential, hotels, and entertainment featuring a brand new music venue and PPG Paints arena, home of the 5-time Stanley Cup Champion Pittsburgh Penguins.



Amenities delivering wellness & productivity benefits as well as time-saving conveniences, helping tenants to curate more well-rounded workdays.

Planet

Creating a development that protects our environment via sustainable design.



7+ acres of greenspace, including the 3-acre public CAP Park (underway and set to deliver Winter 2021) that will connect Lower Hill to Downtown.



LEED iconic office tower designed for a post-COVID workforce by international "starchitect" Gensler.



SMART building technology in FNB Financial Center and SMART City initiatives throughout Lower Hill deliver convenience and sustainability.



Located within the state's only 28-acre LEED Gold certified neighborhood.

Purpose

Supporting our neighbors and reinvesting in our community.

Recognizing the many needs of the adjacent communities, the Community Collaborative Implementation Plan offers a framework to collectively engage around shared goals and optimize the positive impacts the development can have. FNB Financial Center and the Lower Hill District are working with local non-profits, minority-owned businesses, community leaders and organizations to find synergies that support the project's success while helping to set a new standard for mixed use development in urban settings.



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