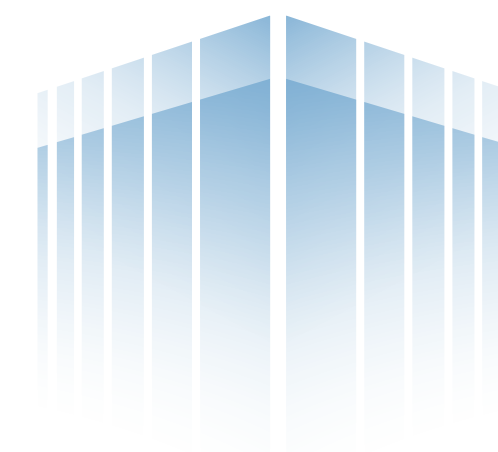


BRIDGING TRADITION & TOMORROW



Gensler



FNB
FINANCIAL CENTER

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 transform the city.



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.



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[NEIGHBORHOOD](#)

[COMMUTING](#)

[SUSTAINABILITY](#)

[AMENITIES](#)

[REINVESTMENT](#)

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[BUILDING SNAPSHOT](#)

OUR VISION ELEVATES THREE CORE PRINCIPLES:



PEOPLE

Attract and retain top talent



PLANET

Protect our environment via
sustainable design



PURPOSE

Provide next-level social impact



BUILDING SNAPSHOT

469,452 RSF
BUILDING SIZE

26
STORIES

20,542 RSF
FLOOR PLATES

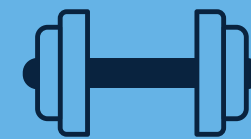
Q4 2023
DELIVERY

15,000 RSF
GROUND FLOOR RETAIL

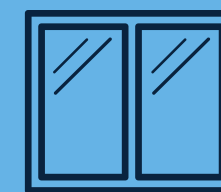
BUILDING SNAPSHOT



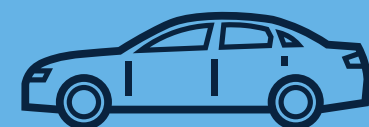
**12' CEILING
HEIGHTS**



**FITNESS CENTER & LOUNGE
ON TENANT-EXCLUSIVE
AMENITY FLOOR**



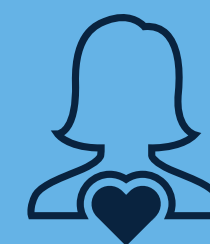
**FLOOR-TO-CEILING WINDOWS
FOR NATURAL LIGHT AND
UNMATCHED VIEWS**



**100+ GARAGE
PARKING SPACES**



**GREENSPACES
INCLUDING TERRACES,
LAWNS AND A PLAZA**



**DESIGNED TO PROMOTE
HEALTH & WELL-BEING OF
ITS OCCUPANTS**



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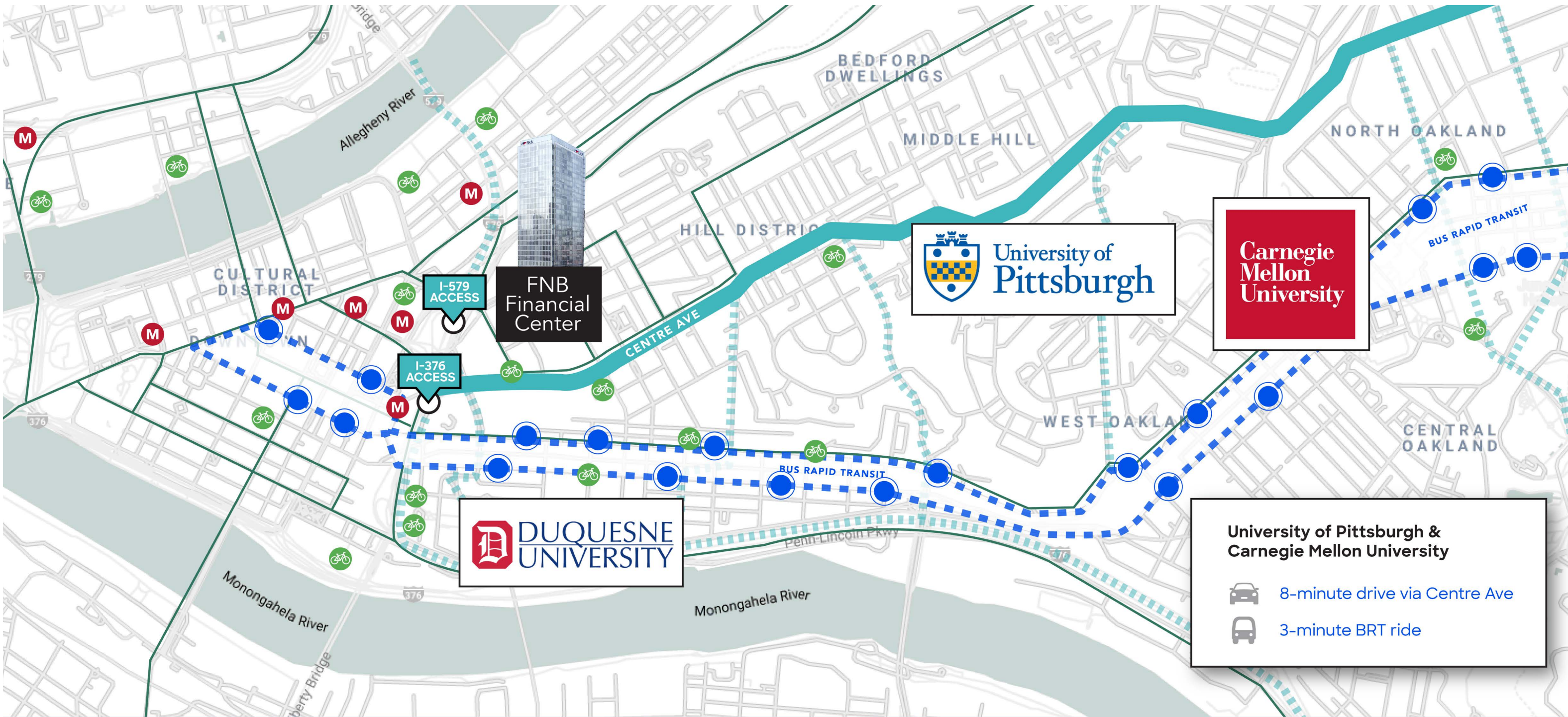
[BE A PART OF SOMETHING BIGGER](#)

THE NEW NEXUS OF PITTSBURGH

FNB Financial Center’s proximity to prestigious local universities will attract **top talent**.

TOTAL ENROLLMENT WITHIN 3 MILES:

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



THE HEARTBEAT OF THE HILL

1,200

UNITS OF RESIDENTIAL

400

ROOM HOTEL

1M SF

OF ENTERTAINMENT AND RETAIL ANCHORED
BY LIVE NATION & PPG PAINTS ARENA

1M SF

OF OFFICE SPACE

3

ACRE PUBLIC
CAP PARK



CARE-FREE COMMUTING



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[COMMUTING](#)

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[AVAILABILITIES](#)

[CONTACT](#)

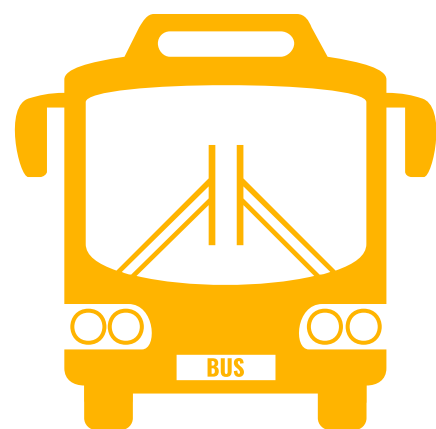
[CARE-FREE COMMUTES](#)

CARE-FREE COMMUTING



PROTECTED BIKE PATHS
AS PART OF BRT LINE

ON-SITE BICYCLE
STORAGE



14 BUS ROUTES

FORTHCOMING BRT LINE



UNMATCHED ACCESS TO I-376,
I-279 AND I-579 HOV LANES

1,000 ON-SITE
PARKING SPACES

ELECTRIC VEHICLE
CHARGING STATIONS



LESS THAN A 5 MINUTE
WALK TO THE STEEL
PLAZA T STATION

TAKING THE LEED IN PITTSBURGH



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[TAKING THE LEED](#)

[WORKPLACE WELLNESS](#)

TAKING THE LEED IN PITTSBURGH

FNB Financial Center is one of the first post-COVID workplaces in the U.S. to feature next-generation office space promoting employee health and well-being.

7+
ACRES

URBAN OPEN SPACE DEVELOPMENT
including pedestrian and bicycle paths, rain gardens, and an amphitheater — extending to Downtown Pittsburgh via the new 3-acre public CAP Park crossing I-579, above the sunken highway

28
ACRES

LOCATED WITHIN
the state’s only 28-acre
LEED Gold Certified,
mixed-use neighborhood



LEED SILVER
certified building



TAKING THE LEED IN PITTSBURGH



SMARTER LIGHTING



EFFICIENT LED TECHNOLOGIES

ENERGY DATA ANALYSIS

REMOTE METER READING



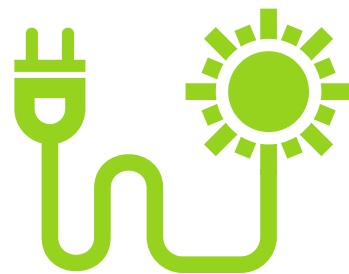
SMARTER TRANSIT



SHARED TRANSPORTATION

BATTERY ELECTRIC BUSES FROM
FORTHCOMING BRT LINE

DEMAND TRACKING



SMARTER SOLAR



CHARGING STATIONS

BENCHES AND BUS STATIONS

KIOSKS FOR EVENTS
AND ATTRACTIONS

THE NEXT GENERATION OF WORKPLACE WELLNESS



STATE-OF-THE-ART MERV 13
FILTRATION SYSTEM



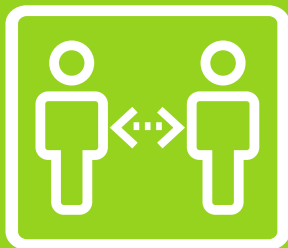
CDC-RECOMMENDED UV-EQUIPPED
AIR HANDLER UNITS



BIPOLAR IONIZATION
INDOOR AIR SYSTEMS



TOUCHLESS DESIGN
FEATURES



DUAL ELEVATOR BANKS TO
MINIMIZE CONTACT



EASY-TO-CLEAN MATERIALS
AND FIXTURES

SET YOUR WORKDAY IN MOTION



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[CONTACT](#)

[AMENITY OFFERINGS](#)

[AMENITY FLOOR PLAN](#)

SET YOUR WORKDAY IN MOTION

Our tenant-exclusive amenity floor offers:

10,000 SQUARE FEET OF COMFORTABLE LOUNGE SEATING



HIGH-TECH CONFERENCE CENTERS



COLLABORATIVE MEETING AREAS



SET YOUR WORKDAY IN MOTION



**BEST-IN-CLASS
FITNESS FACILITIES**

**OUTDOOR TERRACES,
LAWNS AND A PLAZA**

**FULL COFFEE BAR AND CAFÉ
ON THE GROUND FLOOR**

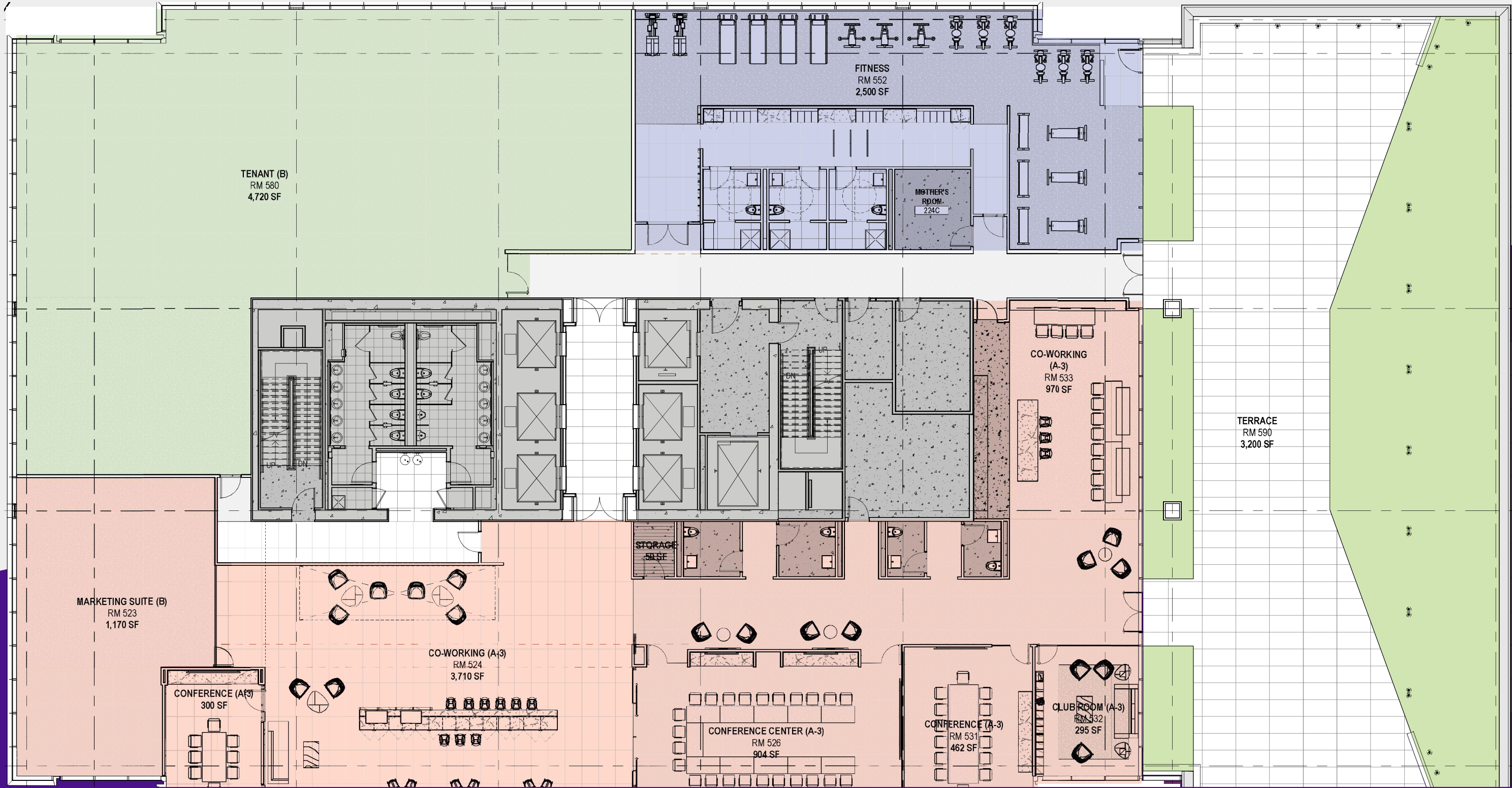
BICYCLE STORAGE

AMENITY FLOOR PLAN



WASHINGTON PLACE

BEDFORD AVE.



PARTNER WITH A PURPOSE



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[PARTNER WITH A PURPOSE](#)

PARTNER WITH A PURPOSE

The project's **Community Collaboration and Implementation Plan (CCIP)** offers a framework to optimize positive impacts from the development.

INCLUSIVE CONTRACTING

45%

Minority & Women-Owned Business contracting and supplier diversity

NEIGHBORHOOD REINVESTMENT

\$50M

Generated by the development to be invested in Greater Hill District revitalization

COMMUNITY DEVELOPMENT

50%

of project 10-year tax abatements to be shared with the Greater Hill Reinvestment Fund to seed neighborhood economic development



Big Tom's Barbershop Groundbreaking



First Source Center Ribbon Cutting



BE A PART OF SOMETHING BIGGER



FNB
FINANCIAL CENTER

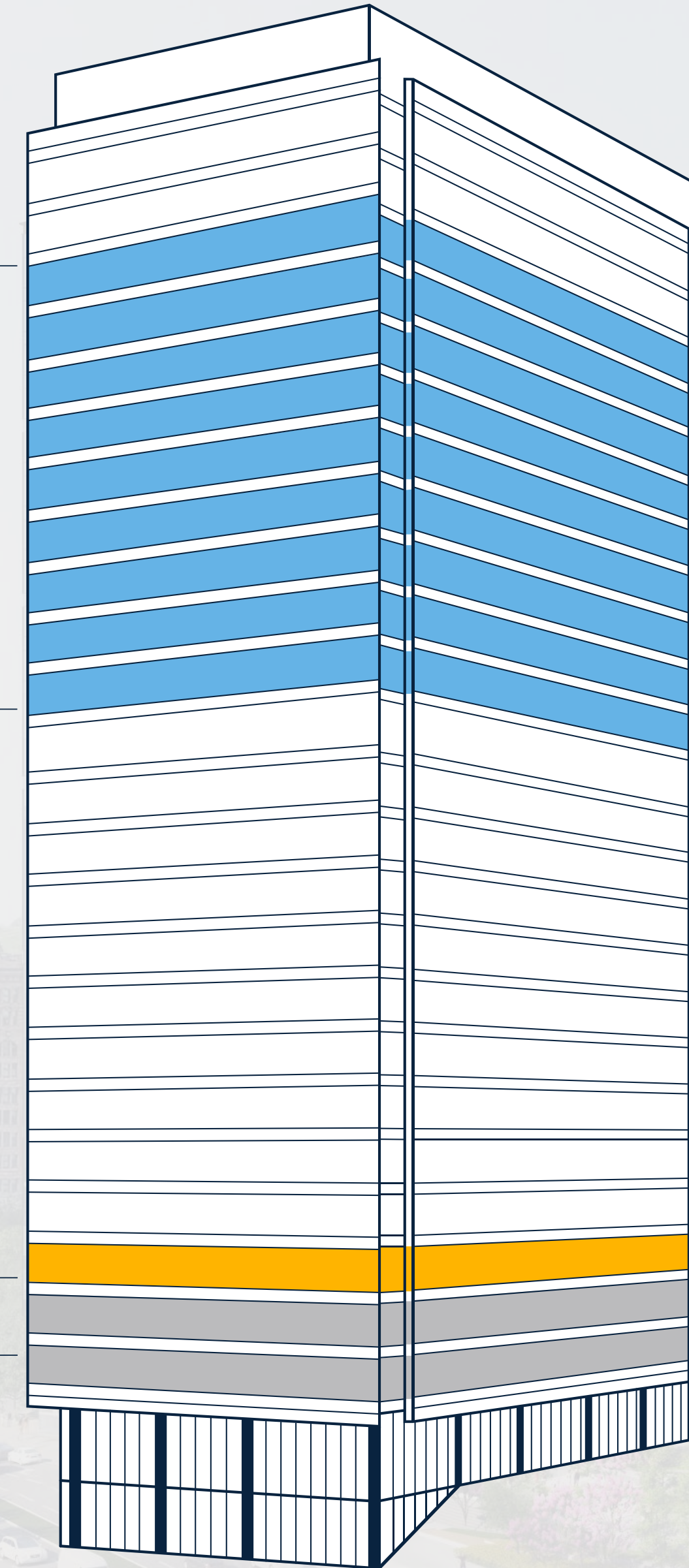
TOTAL AVAILABILITY

184,878 RSF

FLOORS 16-24
20,542 RSF

PARKING

**AMENITY
LEVEL**



TEST FIT PLAN

TYPICAL FLOOR | 20,542 RSF

BEDFORD AVE.

WASHINGTON PLACE

- WORKSPACES
- COLLABORATIVE SPACES
- MULTIFUNCTION/LAB
- SUPPORT
- MOTHER'S ROOM
- NON-COMMON RESTROOM



COLLABORATIVE SPACES

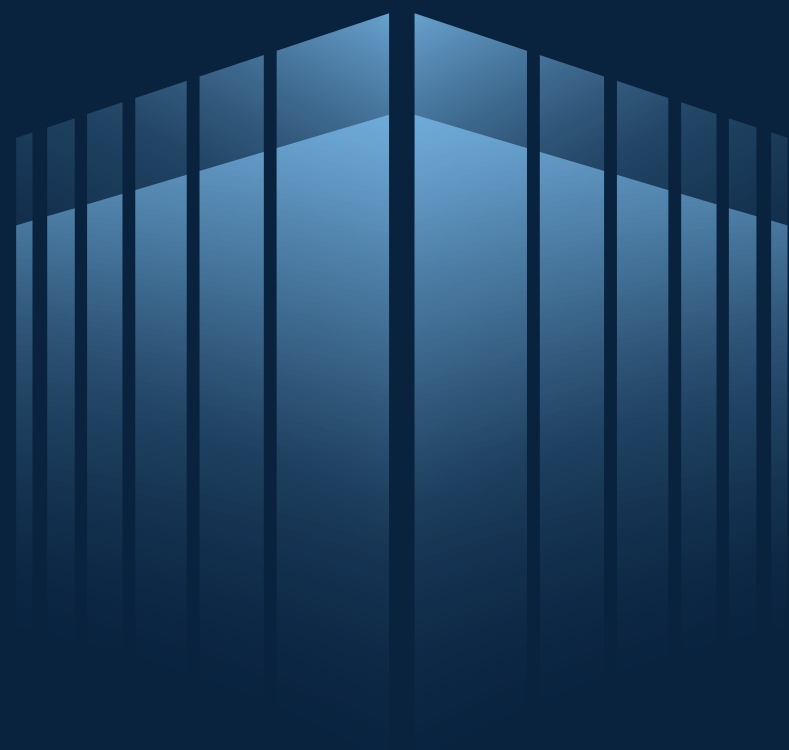
| | |
|------------------------------------|---|
| 24p. Multifunction Space (31'x29') | 1 |
| 20p. Lab Space (19'x27') | 1 |
| 12p. Conference Room (17'x25') | 1 |
| 8p. Conference Room (15'x19') | 1 |
| 8p. Conference Room (14'x17') | 1 |
| 6p. Huddle/Scrum Room (11'x11') | 3 |
| 5p. Huddle/VTC (10'x12') | 2 |

WORK SPACES

| | |
|-----------------------------|----|
| Typical Office - av. 120sf | 9 |
| Typical Workstation (6'x7') | 71 |
| Focus Rooms | 2 |

SUPPORT

| | |
|-------------------|---|
| Reception | 1 |
| Cafe/Lounge | 1 |
| IT/IDF Room | 1 |
| Coat Closet | 1 |
| Copy Areas | 2 |
| Storage | 3 |
| Mother's/Wellness | 1 |



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MASTER DEVELOPER

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