

LOWER HILL

PITTSBURGH ARENA DISTRICT

Welcome to the new centre of energy for Pittsburgh



LEED-ND



The Buccini/Pollin Group
OWNERS • MANAGERS • DEVELOPERS

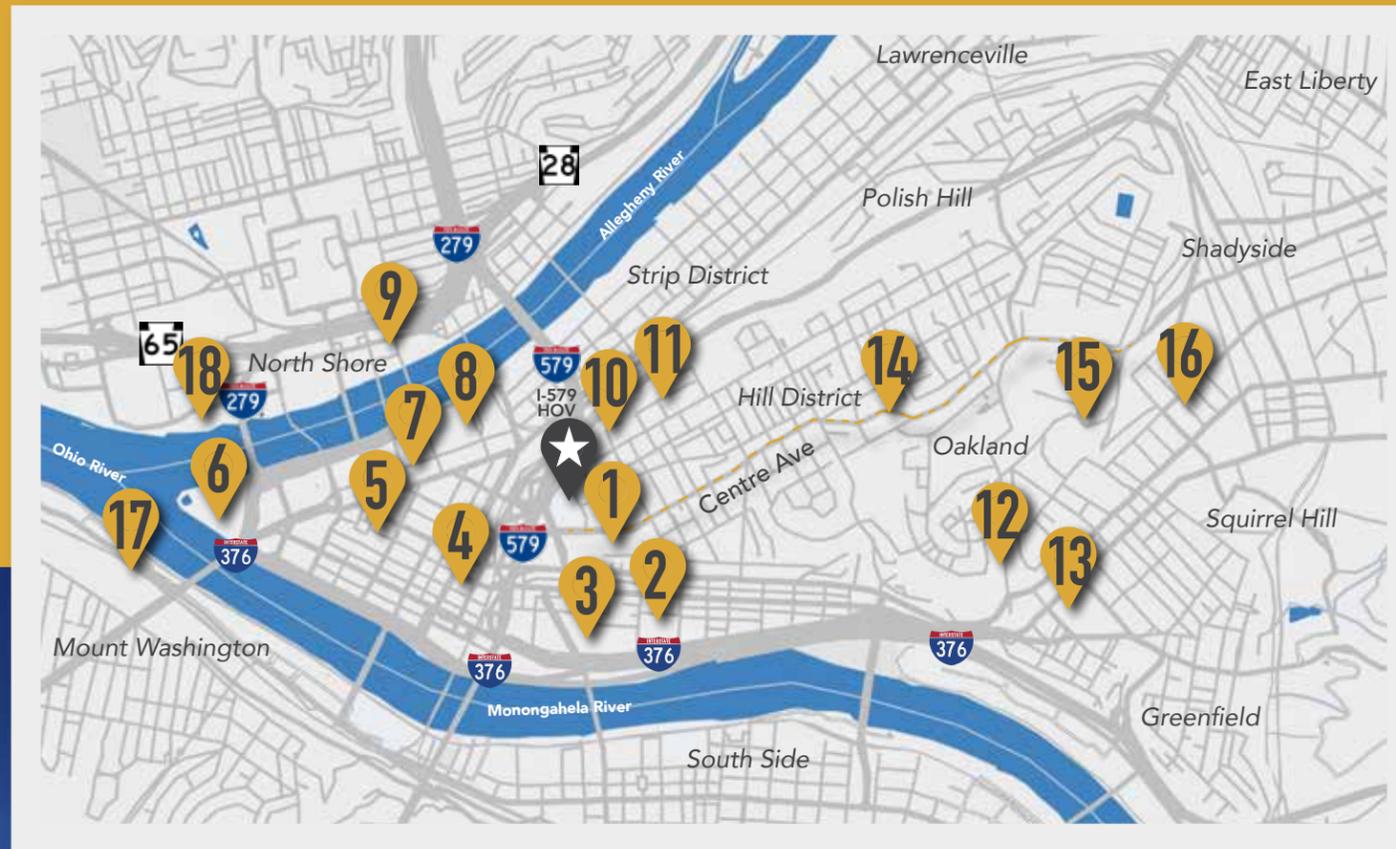


CADENCE
REAL ESTATE ADVISORS



INTERGEN
REAL ESTATE GROUP





LOWER HILL

PITTSBURGH ARENA DISTRICT

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.

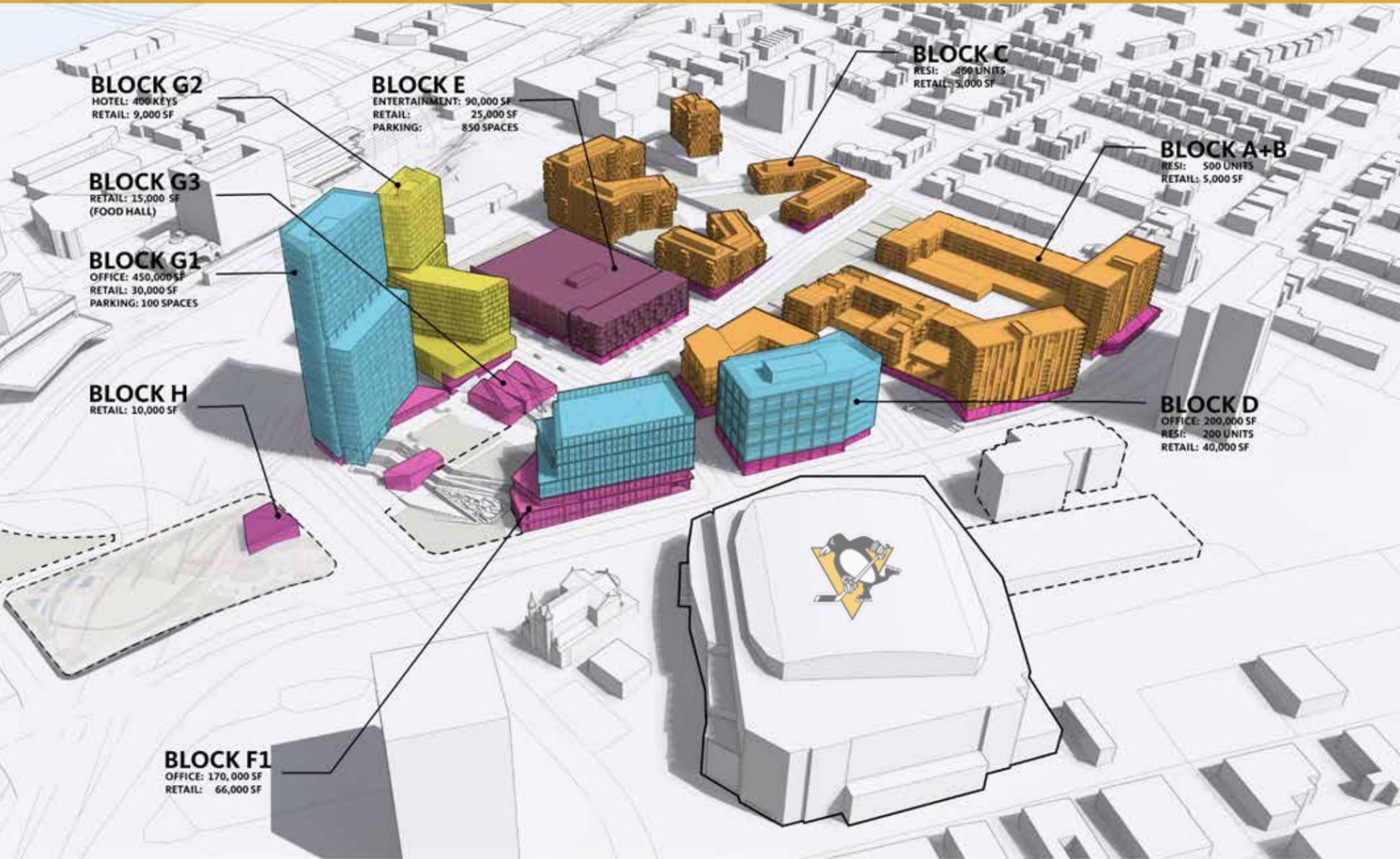


- ★ - Lower Hill site
- 1 - PPG Paints Arena
- 2 - UPMC Mercy
- 3- Duquesne University
- 4 - Allegheny Courthouse
- 5 - Market Square
- 6 - Point State Park
- 7 - Cultural District
- 8- Convention Center
- 9 - Andy Warhol Museum
- 10 - Energy Innovation Center
- 11 - The August Wilson House
- 12 - Carlow 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



- commercial / office
- entertainment
- residential
- hotel

Join these leading brands



1,000,000 sf
commercial / office



1,000,000 sf
entertainment / retail



1,200 units
residential

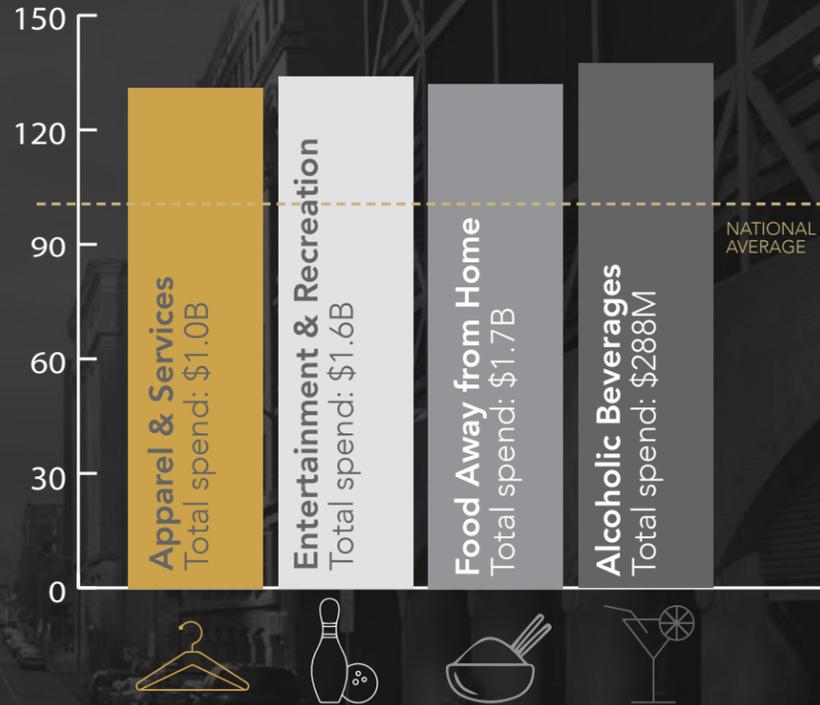
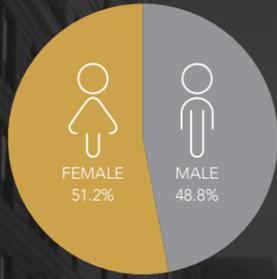


250 guest rooms
hotel

Target Consumer Demographics

Population: 989,032*

Spending Potential Index*



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

* BASED ON 2019 BLOCKGROUP AVERAGE HOUSEHOLD INCOME GREATER THAN \$80,000 WITHIN PITTSBURGH MSA

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



GREATER DOWNTOWN

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



HEART OF THE DOWNTOWN

LOWER
HILL

PITTSBURGH ARENA DISTRICT

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.

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