



GATEWAY CENTER

A UNIQUE
URBAN
CAMPUS

CBRE





ONE GATEWAY CENTER

420 Fort Duquesne Boulevard
+ 353,684 SF
+ 20 Stories

THREE GATEWAY CENTER

401 Liberty Avenue
+ 370,175 SF
+ 25 Stories

TWO GATEWAY CENTER

603 Stanwix Street
+ 320,224 SF
+ 20 Stories

FOUR GATEWAY CENTER

444 Liberty Avenue
+ 425,648 SF
+ 22 Stories

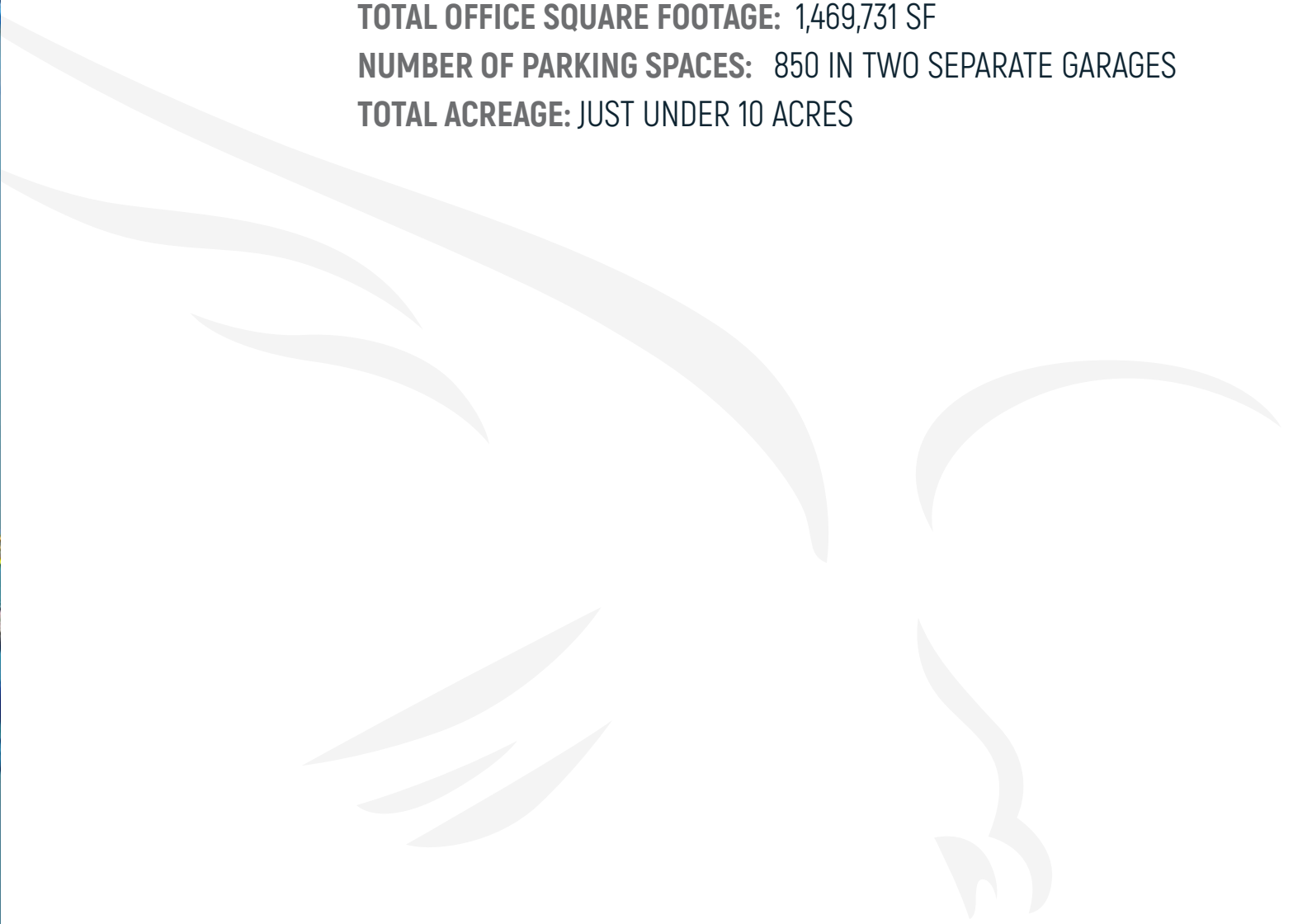
Gateway Center is located in the heart of Pittsburgh's central business district. The 4-building, 1.5 million sq.ft. complex includes plazas with a sparkling fountain and towering trees, lush plants and blooming flowers with breezy walkways. Recent lobby renovations include rich Italian Carrera marble walls, granite floors, lounge furniture and shining steel with glass atriums.

Gateway Center offers fabulous views of PNC Park, Heinz Field, and Point State Park. The Center also plays host to the Three Rivers Arts Festival.

TOTAL OFFICE SQUARE FOOTAGE: 1,469,731 SF

NUMBER OF PARKING SPACES: 850 IN TWO SEPARATE GARAGES

TOTAL ACREAGE: JUST UNDER 10 ACRES



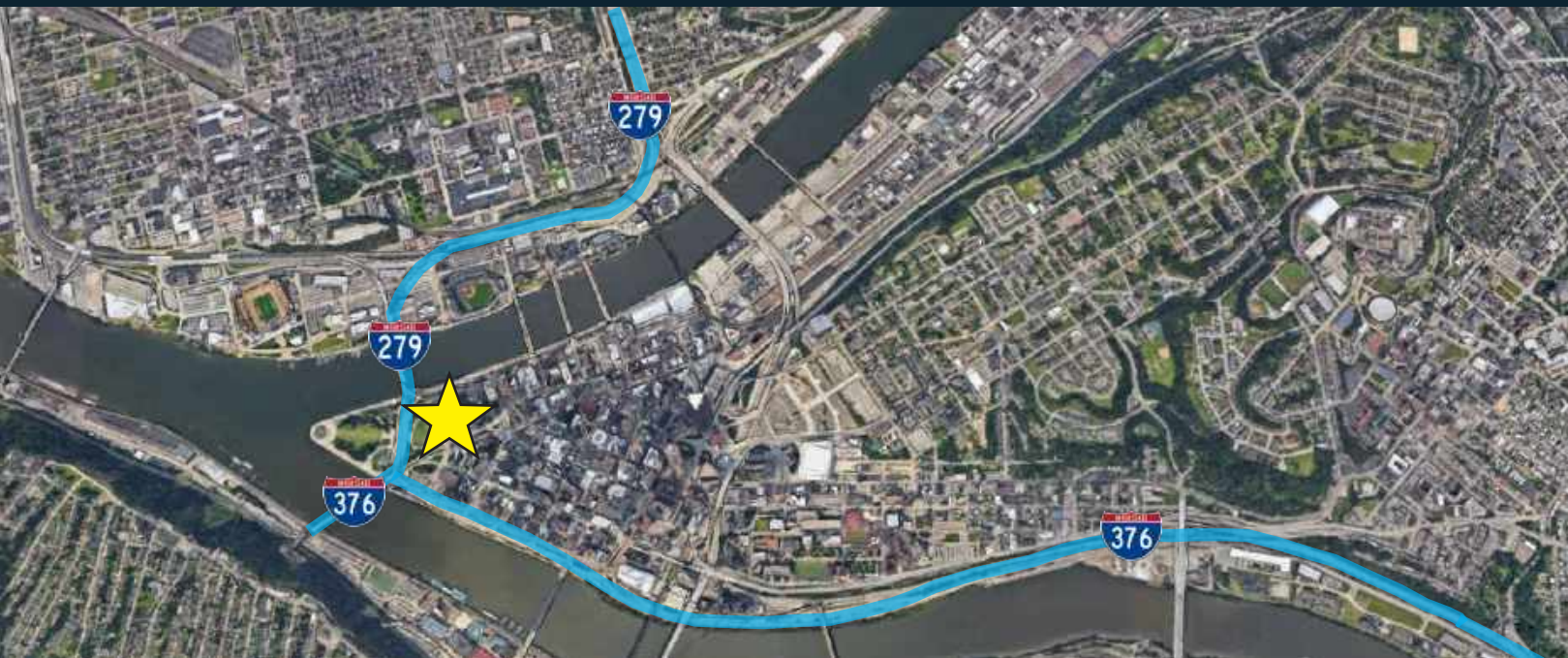
GATEWAY CENTER 'T' STOP

- + Dedicated light-rail ('T') stop and multiple PAT bus stops provide public transit connectivity
- + Multiple points of access to the city's dedicated bike lanes
- + Fully walkable, 99 walkscore from walkscore.com



ACCESS FROM MAJOR HIGHWAYS

- + From I-376 W take exit 70D to Stanwix Street
- + From I-279 S take exit 1A
- + From I-376 E to Fort Duquesne Boulevard



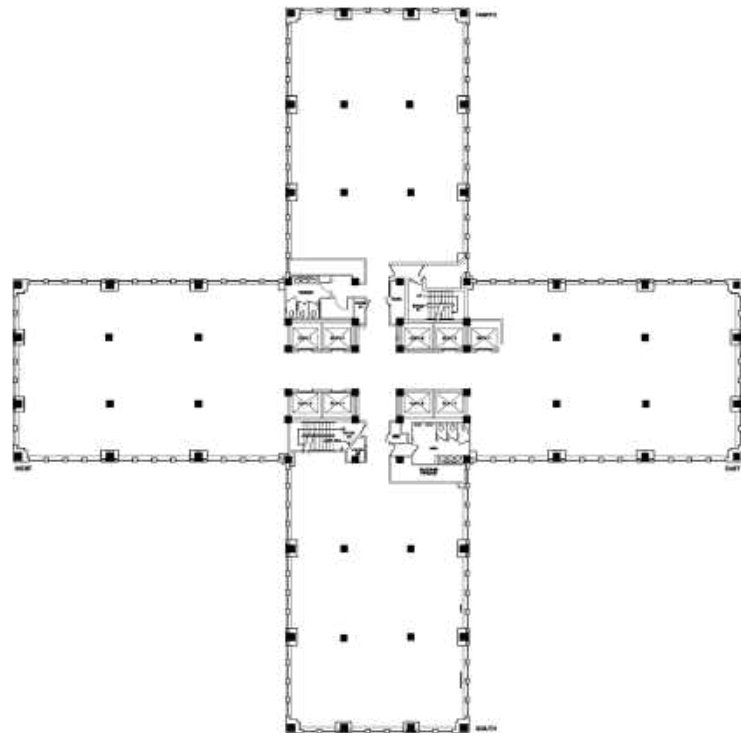
TO ACCOMMODATE
OUR BIKE-RIDING
POPULATION, BIKE RACKS
HAVE BEEN INSTALLED
AT THE LIBERTY
AVENUE ENTRANCE
OF THE GATEWAY
CENTER GARAGE AND
THROUGHOUT GATEWAY
CENTER'S PLAZAS.



TYPICAL FLOOR PLANS

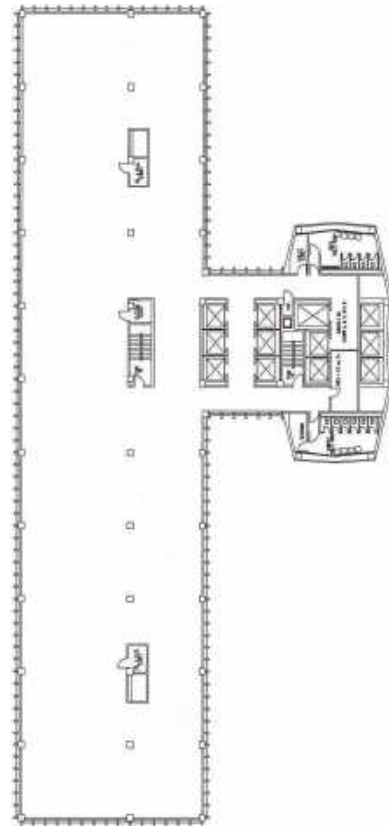
TYPICAL FLOOR @
ONE, TWO & THREE GATEWAY

15,200 RSF



TYPICAL FLOOR @
FOUR GATEWAY

19,200 RSF



TENANTS CAN TAKE ADVANTAGE OF THE VARIETY OF FLOOR PLATES DESIGNED FOR FLEXIBILITY.

- + Open office or traditional hard-wall layouts are equally efficient
- + Maximize column-free space from core to exterior wall provides extremely efficient layout options
- + Large glass windows allow for abundant natural lighting

EXISTING SPACES



WHY GATEWAY CENTER



Located within more than 15 acres of park lands including just under 10 acres at Gateway Center and the 15 acre Pointe State Park



Huge outdoor plaza and urban garden area(s) for informal client meetings, employee breaks, corporate functions, and enhanced general wellness



Direct access to Market Square and other downtown amenities, including hotels, restaurants, and nightlife



Amazing access from all directions of the Pittsburgh region, and by all means of transit



Courtesy shuttle serving Downtown Pittsburgh



Exterior monument signage opportunities as well as Building Identity signage potentially available



Exterior signage opportunity



NEW IN 2021 - State-of-the-art conference & training center with capacity for up to 125 people in largest rooms



NEW IN 2021 - Complete fitness center with full men's and women's locker rooms



NEW IN 2021 - Full tenant lounge with breakout areas and fireplace



Covered, integral parking in multiple garages



360 glass exterior views



Stupendous natural light with more window area per square foot than any other downtown building



24/7/365 access with on-site management and 24-hour security





WIRING & CABLING

Numerous cabling options, including fiber cable, are available in the Gateway Center complex. The specific demarcation point depends on the vendor. A list of vendors currently providing fiber to tenants in the complex is available upon request.

ELECTRICAL SYSTEM

Electricity to building standard light fixtures and convenience outlets in the Premises is provided for use of customary office equipment. The maximum connected load for One, Two and Three Gateway Center is three (3) watts per rentable square foot of the Premises, not including lighting and HVAC, and the maximum connected load for Four Gateway Center is five (5) watts per rentable square foot of the Premises, not including lighting and HVAC ("Maximum Connected Load").

HVAC SYSTEM

One, Two Three, and Four Gateway Center:

The building has perimeter and interior zoning. The perimeter units (commonly referred to as weather masters) have individual thermostats, which are located per the approved construction drawings.

Four Gateway Center:

The HVAC system for a typical tenant area in Four Gateway Center consists of fresh air intake, coils for heating and cooling, and supply and exhaust fans.

SECURITY

Gateway Center currently provides security in each Building's lobby 24 hours a day, seven days a week. Tenants and visitors must sign in and out with the Lobby Guard and show identification after Business Hours and on weekends. Business Hours are from 8:00 a.m. to 6:00 p.m., Monday through Friday. A camera monitoring system records activity at key access points and entrances.

ELEVATORS

ONE GATEWAY CENTER

| Elevator Number | Type | Floors | Speed | Capacity |
|-----------------|----------------------|----------|---------|------------|
| 1-4 | Passenger | L-10 | 700 fpm | 3,000 lbs. |
| 5,8-9 | Passenger | L, 11-20 | 700 fpm | 3,000 lbs. |
| 6 | Passenger/BU Freight | LL-20 | 700 fpm | 3,000 lbs. |
| 7 | Freight | LL-20 | 700 fpm | 3,500 lbs. |
| 10 | Passenger Shuttle | LL,L | 200 fpm | 2,500 lbs. |
| 13 | Dock Freight | LL, Dock | N/A | 4,000 lbs. |

TWO GATEWAY CENTER

| Elevator Number | Type | Floors | Speed | Capacity |
|-----------------|----------------------|----------|---------|------------|
| 1-4 | Passenger | L-10 | 700 fpm | 3,000 lbs. |
| 5,8-9 | Passenger | L, 11-20 | 700 fpm | 3,000 lbs. |
| 6 | Passenger/BU Freight | LL-20 | 700 fpm | 3,000 lbs. |
| 7 | Freight | LL-20 | 700 fpm | 3,500 lbs. |
| 11 | Passenger Shuttle | LL,L | 125 fpm | 2,500 lbs. |

THREE GATEWAY CENTER

| Elevator Number | Type | Floors | Speed | Capacity |
|-----------------|----------------------|----------|---------|------------|
| 1-4 | Passenger | L-11 | 700 fpm | 3,000 lbs. |
| 5, 8-9, 10 | Passenger | L, 12-24 | 800 fpm | 3,500 lbs. |
| 6 | Passenger/BU Freight | LL-24 | 800 fpm | 3,500 lbs. |
| 7 | Freight | LL-24 | 800 fpm | 3,500 lbs. |
| 11 | Passenger Shuttle | 24-25 | 100 fpm | 1,000 lbs. |

FOUR GATEWAY CENTER

| Elevator Number | Type | Floors | Speed | Capacity |
|-----------------|----------------------|----------|---------|------------|
| 1-6 | Passenger | L-12 | 500 fpm | 3,500 lbs. |
| 7-10 | Passenger | L, 12-22 | 800 fpm | 3,500 lbs. |
| 11 | Passenger/BU Freight | LL-22 | 800 fpm | 3,500 lbs. |
| 12 | Freight | LL-22 | 800 fpm | 3,500 lbs. |
| | Escalator | LL-L | N/A | N/A |

GATEWAY CENTER 2021 NEW TENANT AMENITIES



2CONNECT

SMALL
CONFERENCE
ROOM

SEATS 8



2MEET

SMALL
CONFERENCE
ROOM

SEATS 8



2GATHER

LARGE
MULTI-PURPOSE
ROOM

STANDARD
CLASSROOM 64 / OCCUPANCY 122



PREFUNCTION AREA



2LOUNGE



2LOUNGE



2BFIT

AMENITIES

ON AND AROUND
CAMPUS



Eddie Merlot's Prime Aged Beef and Seafood, one of America's great steak houses. Located in the lobby of Four Gateway Center.



Gateway Center has been the home of the annual Three Rivers Arts Festival for over six decades. The Three Rivers Arts Festival has presented more than 10,000 visual and performing artists and entrained millions of residents and visitors.



Gateway Center is located in a park-like setting, surrounded by 9 acres of outdoor landscaped plazas, including two large fountains. Also includes Western PA's signature public space; Point State Park - a National Historic Landmark that stretches across 36 acres.



Market Square is located within a short walk from Gateway Center and offers a variety of bars, restaurants, and seasonal events such as farmers market, holiday market, and concerts.



Local coffee shops conveniently located in the lobby's of One and Four Gateway Center. Offerings include a variety of coffee and espresso drinks along with breakfast/lunch food options.



GATEWAY CENTER IS CLOSE TO IT ALL...



PARKS

- | | |
|----------------------|---------------------------|
| Gateway Center Plaza | Allegheny Riverfront Park |
| Commonwealth Park | Mellon Square Park |
| Point State Park | Mellon Green Park |
| Triangle Park | Clemente Park |
| Market Square | Allegheny Landing Park |



BIKE SHARE LOCATIONS



HOTELS

- | | |
|---------------|------------------------|
| Wyndham Grand | Renaissance Pittsburgh |
|---------------|------------------------|



RESTAURANTS (5 MIN WALK)

- | | |
|-------------------------|---------------------------|
| Eddie Merlot's | Proper Brick Oven |
| Ruth Chris Steakhouse | Gaucha Parrilla Argentina |
| Il Pizzaiolo | Sly Fox Taphouse |
| Meat & Potatoes | fir 2 |
| Tako | Vallozzi's |
| Morton's The Steakhouse | The Capital Grille |
| Butcher and the Rye | |



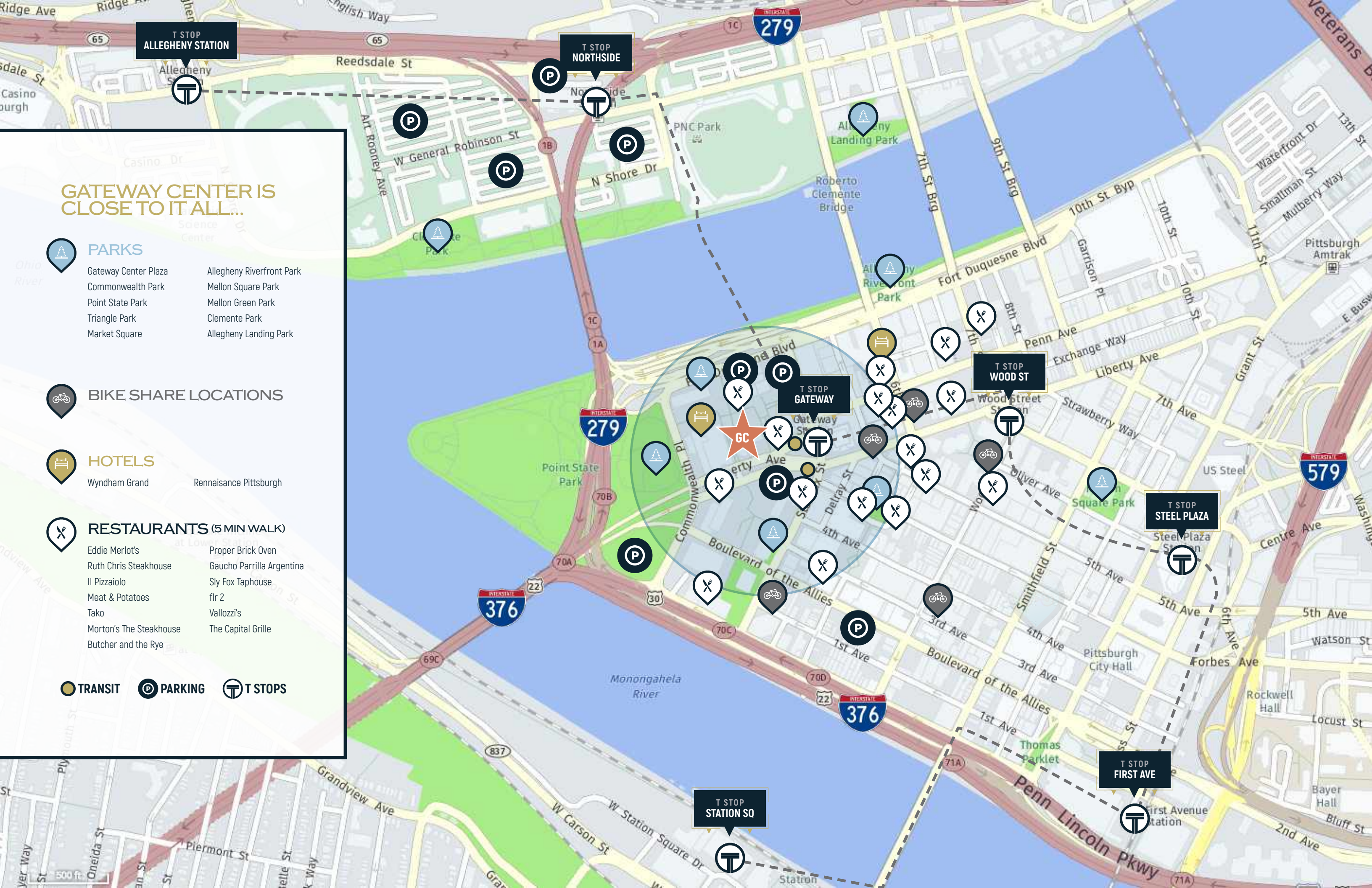
TRANSIT



PARKING



T STOPS



CBRE



GATEWAY CENTER

PROPERTY VIDEO



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