



WORLD HEADQUARTERS

Pittsburgh, Pennsylvania

OFFERING SUMMARY

290,000 SF Redevelopment Opportunity in the Heart of Downtown Pittsburgh



Executive Summary

JLL and Donahue Real Estate Advisors, as exclusive representatives of the Owner, are pleased to offer the leasehold interest in the GNC Headquarters Building (the "Property"), a 290,000 square foot, 14-story historic office building located in Downtown Pittsburgh. The Property presents a prime redevelopment opportunity in the heart of Downtown Pittsburgh, with a zoning classification that allows for a variety of uses including multifamily, office, hospitality, and more.

The Property is currently owned and occupied by GNC, a Pittsburgh-based company that sells health and nutrition products globally. Upon a sale, GNC would lease back the Property on a short-term basis (estimated 6-12 months) while they relocate to new office space. Additionally, there are several retail tenants located on the ground floor, which are currently on month-to-month leases to provide maximum flexibility to a buyer.

The Property is situated on 0.6 acres at the corner of Sixth Avenue and Wood Street, offering premier street frontage, excellent connectivity and proximity to major employers and points of interest within Downtown Pittsburgh. Since 2016, the Owner has invested more than \$2.4 million in capital improvements including a roof replacement, window replacement, common area upgrades, and freight elevator modernization.

The Property is subject to a ground lease with the First Presbyterian Church of Pittsburgh, which is immediately adjacent. The ground lease began in 1902 and has a nine hundred and ninety-nine (999) year term. Annual rent is \$30,000 with no scheduled increases. Additional information on the ground lease, including lender notice and cure rights, can be found in the Property Overview section.

Property Overview

Property Address:	300 Sixth Avenue, Pittsburgh, PA 15222	
Parcel Number(s):	2-A-85-0; 2-A-85-1; 2-A-85-2	
Year Built/Renovated:	1903/1993	
Square Footage:	289,680	
Stories:	Fourteen (14); plus one (1) below-grade lower level and two (2) mezzanine floors	
Site Size:	Square Feet	Acres
2-A-85-0	20,259	0.47
2-A-85-1	4,320	0.10
2-A-85-2	1,440	0.03
Total	26,019	0.60

ZONING SUMMARY

Current Zoning: GT-A

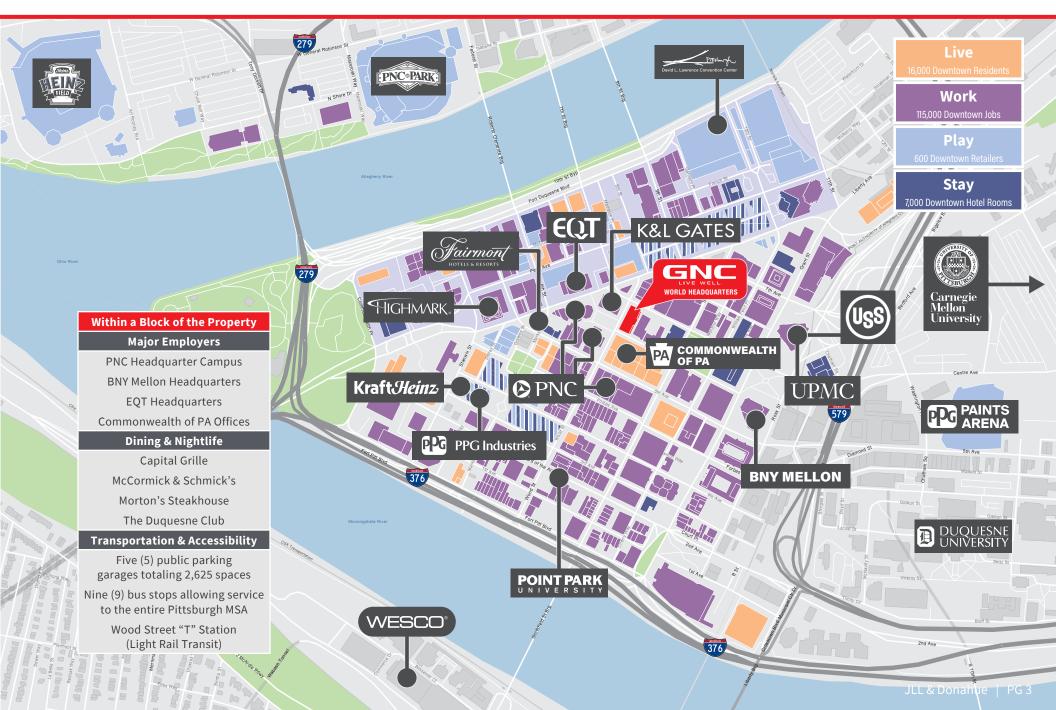
Permitted Uses: Multifamily, Office, Hotel, Retail, Assisted Living, Bank, Grocery Store, Medical Office, Restaurant, among other uses



Investment Highlights



LIVE - WORK - PLAY - STAY





Nick Unkovic

Director nick.unkovic@am.jll.com 412.222.2037

Mark Popovicl

Broker of Record mark.popovich@am.jll.com 412.222.2026

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

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ach Barone

Analyst zachary.barone@am.jll.com 412.222.2042



Jack Donahu

jdonahue@donahueadvisors.com 412.481.0800