



FORT  
912 · DUQUESNE  
BLVD



ON THE EDGE.  
CONNECTED TO EVERYTHING.



# STUNNING UNINTERRUPTED VIEWS OF THE RIVERFRONT





# BUILDING ENTRANCE

# TENANT LOUNGE





# CONFERENCE/ TRAINING CENTER

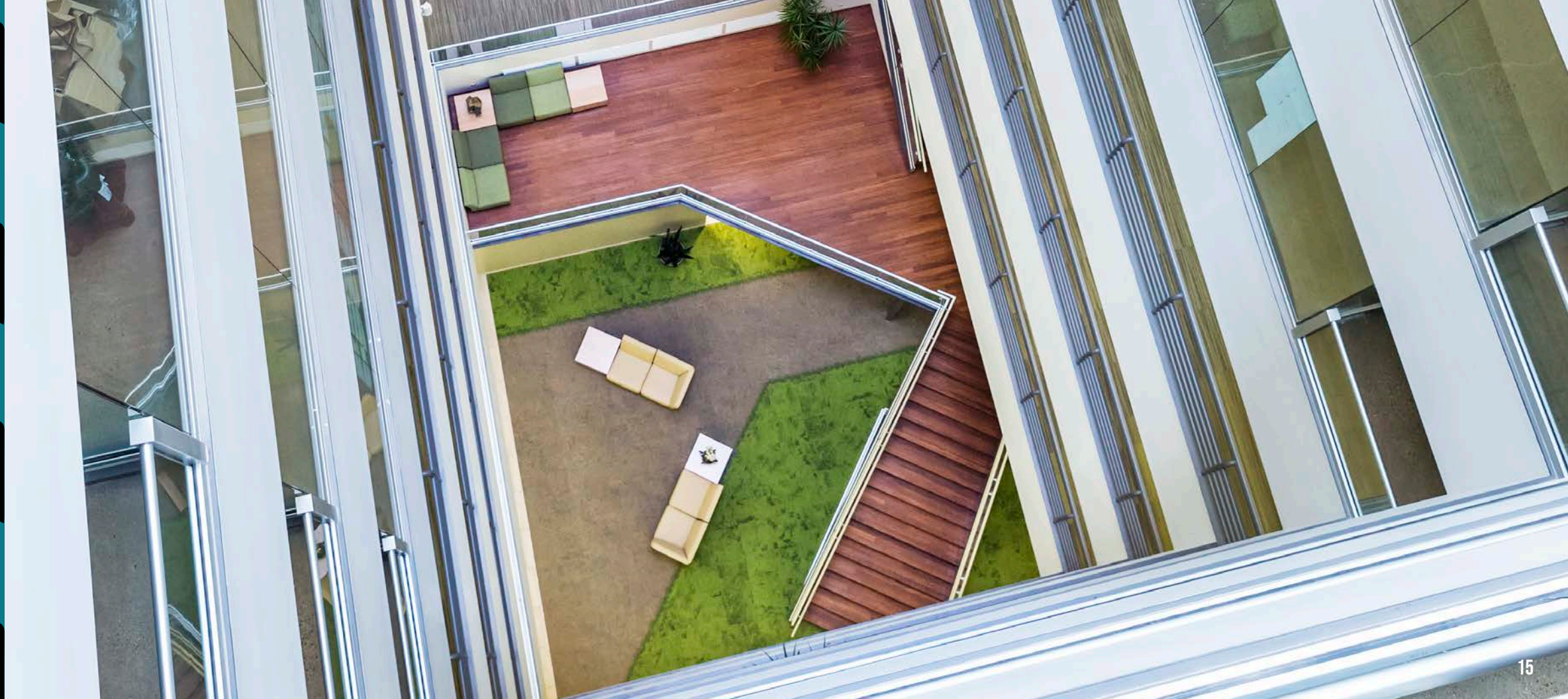
# TENANT LOUNGE AND WET BAR





# FITNESS CENTER

# LOBBY ATRIUM





# SAMPLE TENANT SPACE

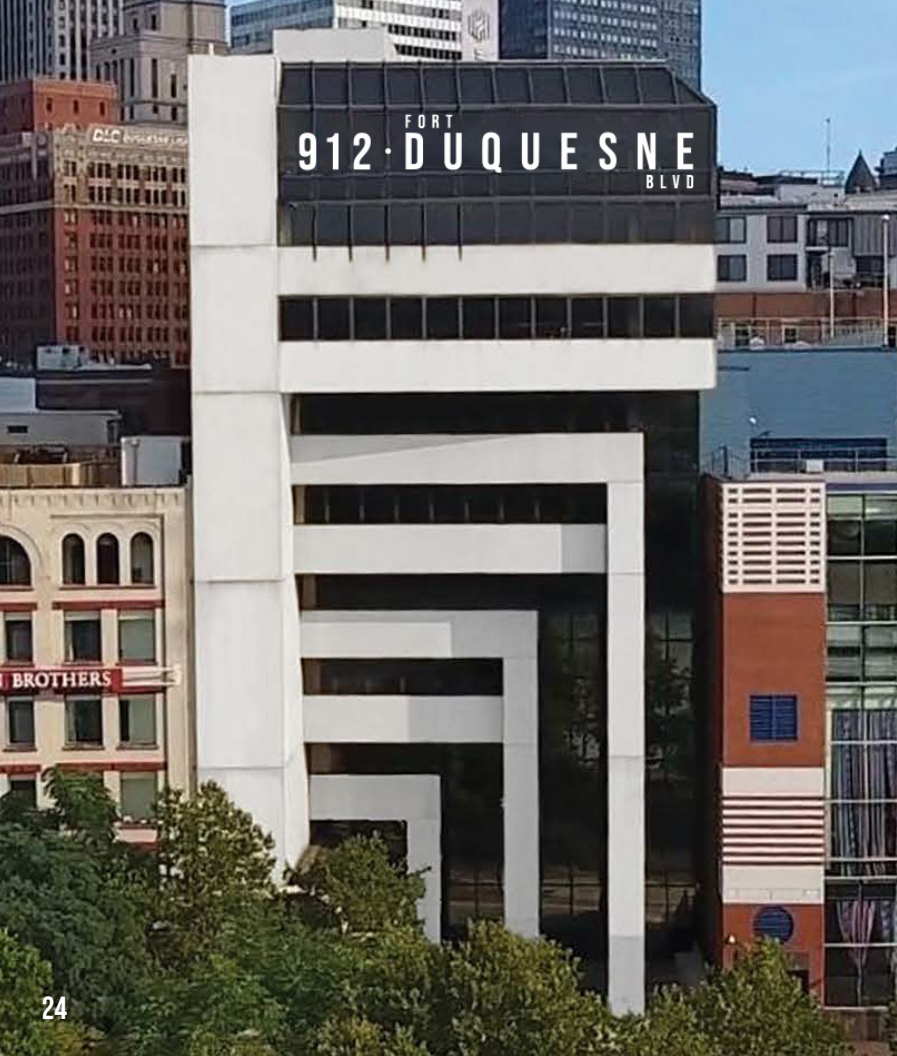




## CONNECTED TO EVERYTHING.

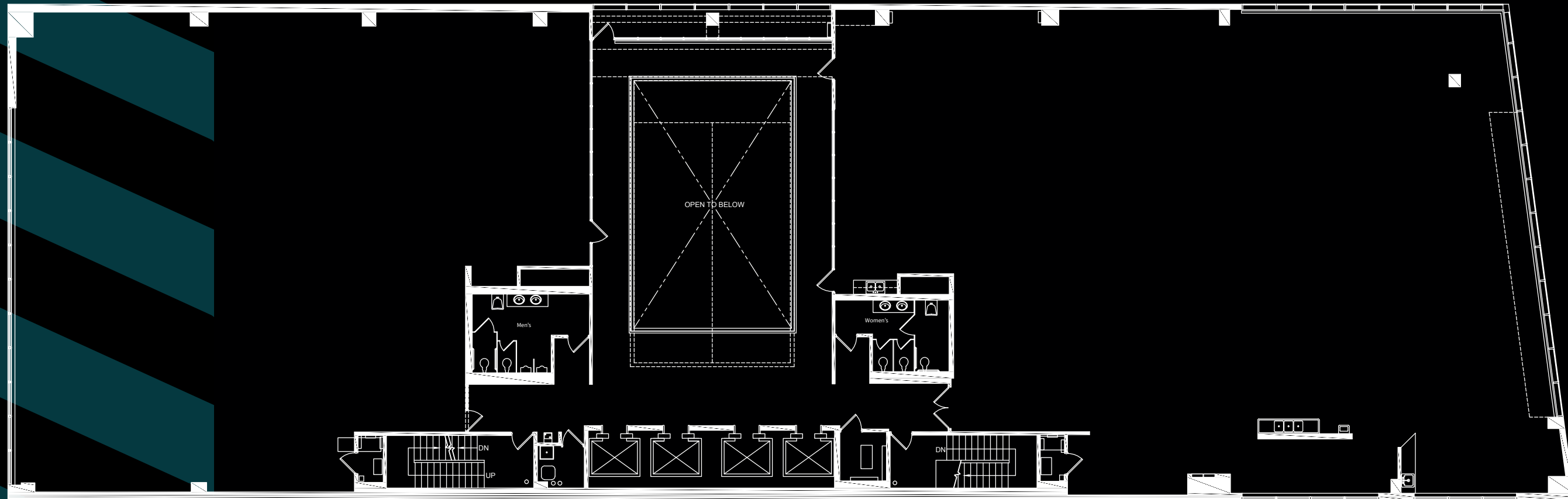
- Get the best of both worlds situated on the Allegheny River in the CBD and at the start of the Strip District
- Riverfront views of North Shore & PNC Park
- Three Rivers Heritage Trail just steps away (walk, run, bike, blade)
- Excellent access to all interstates via Fort Duquesne Boulevard
- Easy walk to Pittsburgh's Cultural District and the Strip District

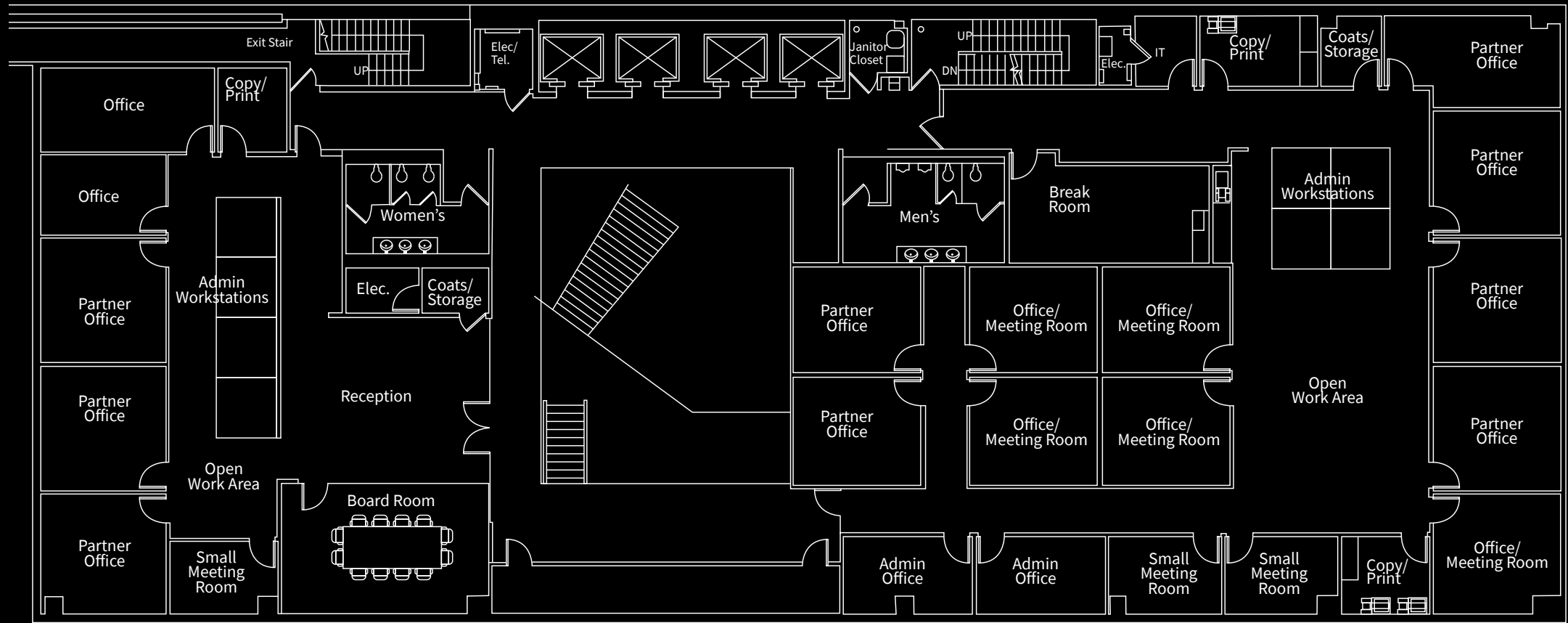




HIGH VISIBILITY  
**SIGNAGE**  
OPPORTUNITY

# TYPICAL FLOOR PLAN





SAMPLE  
**OFFICE-INTENSIVE**  
 FLOOR PLAN

# 80,700 CONTIGUOUS RSF OF CLASS A OFFICE SPACE AVAILABLE IMMEDIATELY

## Building Features:

- 10-story, 132,000 RSF Class A office building
- New amenity installation, including:
  - Tenant lounge & wet bar
  - Conference & Training Center
  - Fitness Center with men's and women's showers and locker rooms
  - Secure wifi-enabled tenant courtyard
- Integral parking garage
- Multi-million-dollar renovation completed in 2014, including:
  - Renovated elevator cabs
  - Updated mechanical systems
  - New finishes in common areas and restrooms
  - New atrium skylight
- Loading dock and receiving area





## LEASING BY:

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