

THE RIGHT FIT

PREMIER CLASS A RETAIL SPACE AVAILABLE

MULTI-TENANT BUILDING
1,500,000 SQ. FT.
(97% OCCUPANCY RATE)
ON 4.82 ACRES

330 PARKING SPACES

LOCATED AT STEEL PLAZA

DIRECT ACCESS TO LIGHT RAIL

RETAIL TENANTS INCLUDE:

EADIES MARKET

CRAZY MOCHA

FABER COE & GREGG

RESERVE DESIGN STUDIO

BNY MELLON WEALTH MANAGEMENT

WARWICK DENTISTRY



BNY MELLON CENTER | 500 Grant Street, Pittsburgh, PA 15258

Jared Imperatore
Jones Lang LaSalle
+ 1 412 651 2949
jared.imperatore@am.jll.com

Jose Raymundo
Jones Lang LaSalle
+ 1 412 720 0102
jose.raymundo@am.jll.com



THE RIGHT FIT



ACCESS

Direct integral access to Steel Plaza light rail system providing access to eastern and central portions of downtown



PARKING

Abundant garage parking with 330 parking spaces available



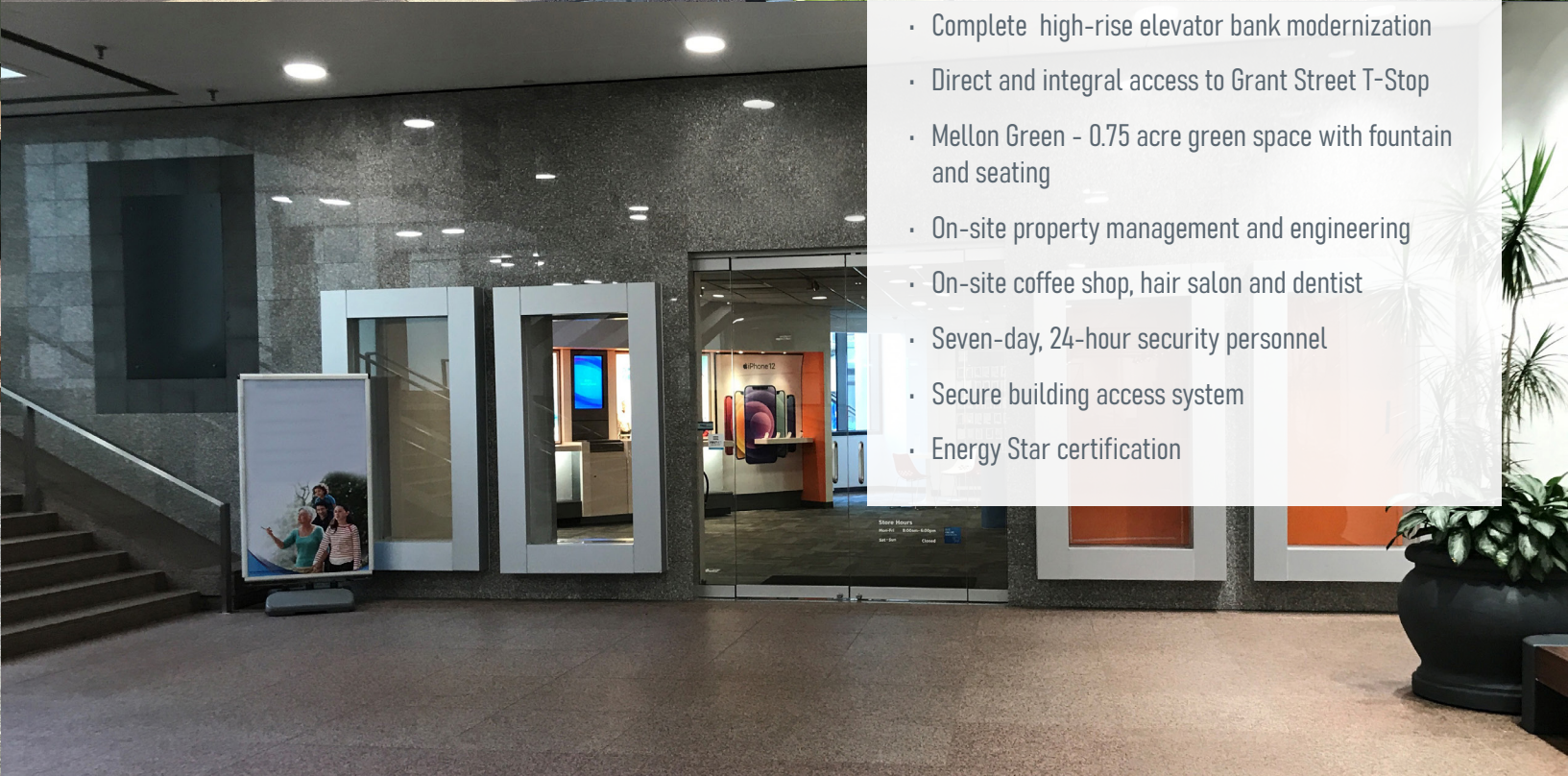
AMENITIES

Walkability to the best of downtown Pittsburgh's restaurants, retail and entertainment



FEATURES

- Complete high-rise elevator bank modernization
- Direct and integral access to Grant Street T-Stop
- Mellon Green - 0.75 acre green space with fountain and seating
- On-site property management and engineering
- On-site coffee shop, hair salon and dentist
- Seven-day, 24-hour security personnel
- Secure building access system
- Energy Star certification



OPPORTUNE LOCATION

PITTSBURGH ACCOLADES

#1 Best city in the U.S. for healthcare jobs
- Grand Canyon University, 2020

#5 Best city for STEM jobs
- Wallet Hub, 2020 (5/100)

#7 Best city in the U.S. to launch a career
- LinkedIn, 2020 (7/15)

Pittsburgh is a "must see" destination in 2020
- Hotwire, 2020 (8/10)

Pittsburgh is Pennsylvania's best travel destination
- Travel Pulse, 2020

Downtown Pittsburgh is the hottest neighborhood for young professionals
- Niche, 2020 (1/20)

Best city to buy an affordable family home
- Smart Asset, 2020 (20/25)



CONVENIENT LOCATION

WALK SCORE
WALKERS PARADISE (99)
TRANSIT SCORE
RIDER'S PARADISE (99)
TRAFFIC COUNT
GRANT STREET AADT - 19,246

NEIGHBORING RETAIL TENANTS





PITTSBURGH GROWTH



RETAIL & HOSPITALITY

75 outdoor cafes with 1,600 dining chairs
64% of restaurants and retailers are locally owned
29 new businesses
77 business closings
6,430 hotel rooms
219 hotel rooms in pipeline
13.8M annual visitors (2019)



HOUSING & POPULATION

18,720 residents
8,265 residential units
3,980 residential units in pipeline
Average monthly rents:
Studio: \$1,283
One-Bedroom: \$1,693
Two-Bedroom: \$2,053
47.25 acres of park space



OFFICE & EMPLOYMENT

117,870 workers
35M SF of rentable office space
CBD Class A average asking rate = \$29.86/SF (Q1 2021, CBRE)
CBD Class B average asking rate = \$20.80/SF (Q1 2021, CBRE)
9 Fortune 500 companies totaling \$124.6B in revenue
Ranked 11th in venture capital investment dollars per million residents nationwide in 2020
91,000 college students / 21,000 graduates
\$1.5B in university R&D funding / 60% federally funded



TRANSPORTATION & CONNECTIVITY

84% of all Port Authority buses enter the Golden Triangle
51% of residents walk to work or school
110,000 daily weekday commuters (2019)
42,000 parking spaces
\$16 average daily parking rate
Walk Score: 99 — Daily errands do not require a car
Transit Score: 100 — Convenient transit for most trips
Bike Score: 83 — Biking convenient for most trips



DOWNTOWN DEVELOPMENT

Downtown Investment (2011-2021)
Completed \$4.1B
Active \$1.7B
Announced \$2.5B
Total Investment \$8.3B

Under Construction
42 projects
1.8M SF office space
1,516 residential units
219 hotel rooms
267,000 SF retail and restaurant space
2,100 parking spaces

Projects Planned
42 projects
2M SF office space
2,464 residential units
560 hotel rooms
327,000 SF retail and restaurant space
3,800 parking spaces



STUDENT ENROLLMENT

Total Student Enrollment within 3 miles
University of Pittsburgh 28,673
Carnegie Mellon University 14,625
Duquesne University 9,274
Point Park University 4,099
Chatham University 2,149
Carlow University 2,076



AVAILABILITY LOCATION



BAR & LOUNGE AREA



OPEN KITCHEN



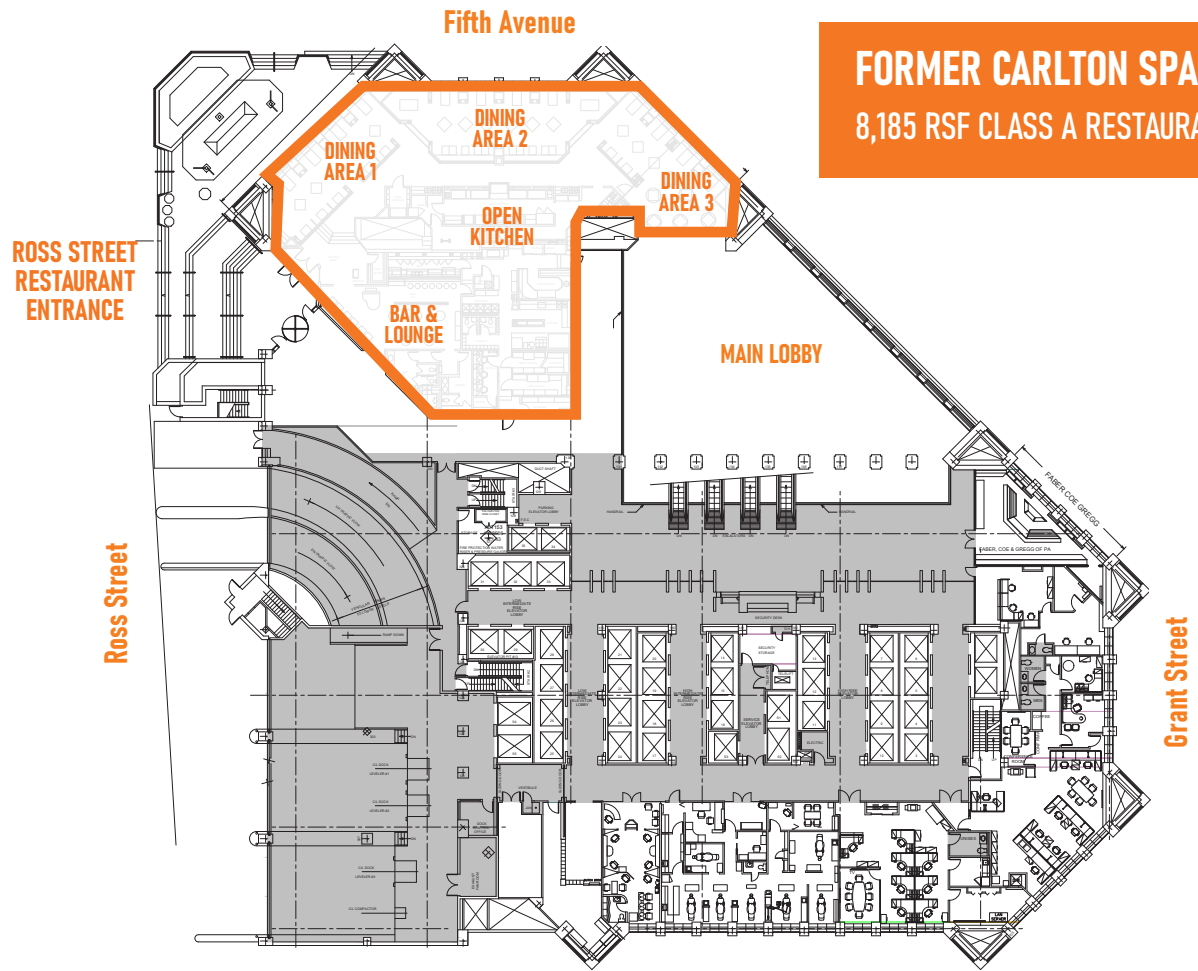
DINING AREA 3



FEATURED RESTAURANT ENTRANCE



DINING AREA 1

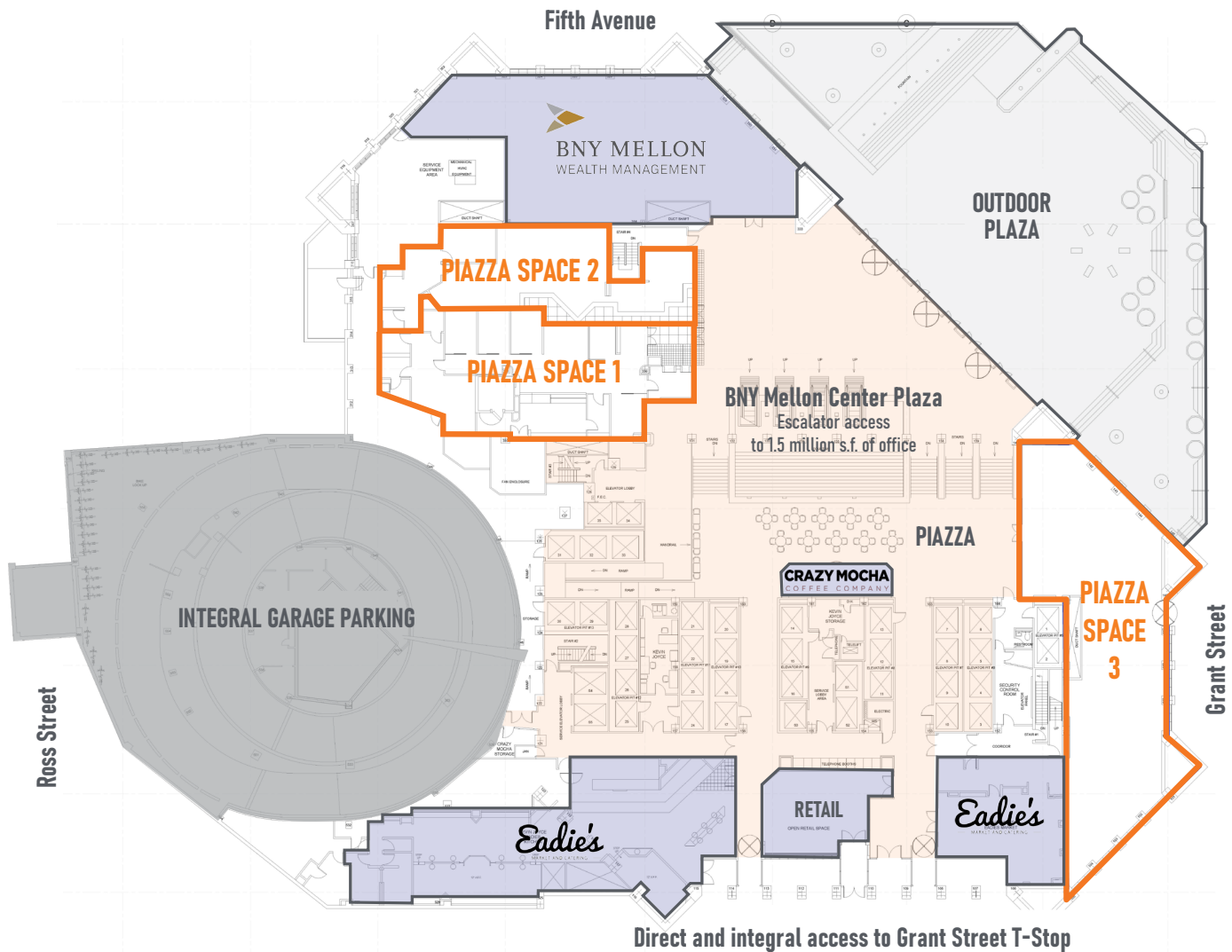


FORMER CARLTON SPACE
8,185 RSF CLASS A RESTAURANT

FEATURES

- Direct and integral access to Grant Street T-Stop
- On-site property management and engineering
- Seven-day, 24-hour security personnel
- Secure building access system
- Energy Star certification

AVAILABILITY LOCATION



PIAZZA LEVEL



<p>PIAZZA SPACE 1 2,938 RSF FIRST FLOOR</p>	<p>PIAZZA SPACE 2 2,247 RSF FIRST FLOOR RESTAURANT CAPABLE</p>	<p>PIAZZA SPACE 3 3,843 RSF FIRST FLOOR RESTAURANT CAPABLE GRANT STREET ACCESS AND STOREFRONT</p>
--	---	--





BNY MELLON



BNY MELLON CENTER | 500 Grant Street, Pittsburgh, PA 15258

Jared Imperatore
Jones Lang LaSalle
+ 1 412 651 2949
jared.imperatore@am.jll.com

Jose Raymundo
Jones Lang LaSalle
+ 1 412 720 0102
jose.raymundo@am.jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved.