

D. L. CLARK

BUILDING

► Discover the Ideal Location on Pittsburgh's
North Shore

503 MARTINDALE
STREET

PITTSBURGH, PA 15212

FOR LEASE

\$21.95 PSF Full Service

AVAILABLE OFFICE SPACE

- **7th Floor:**
1,800 SF
- **6th Floor:**
8,176 SF
5,578 SF
- **5th Floor:**
5,345 SF
3,243 SF
- **4th Floor:**
16,566 SF
13,646 SF
2,920 SF
- **3rd Floor:**
34,814 SF
(Full Floor)
- **2nd Floor:**
13,883 SF
7,180 SF
Subdividable to
3,425 SF &
3,755 SF
- **1st Floor:**
7,726 SF
4,000 SF

CBRE



PRIME LOCATION

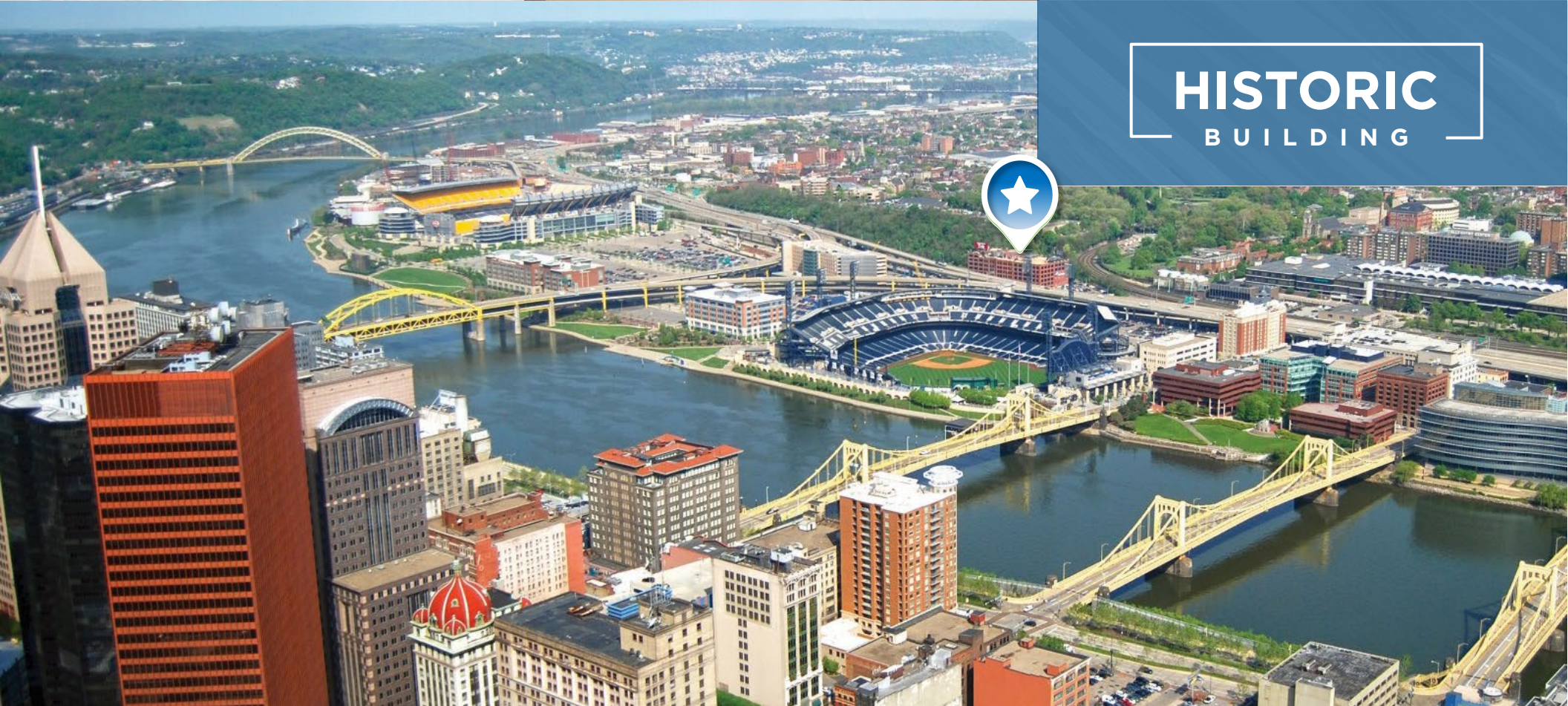
Located on Martindale Street, between PNC Park and Heinz Field, the D. L. Clark Building is just steps away from many new restaurants, nighttime activities, and ongoing North Shore projects and redevelopments.



HIGHLIGHTS

- ▶ Building Size: 197,000 SF
- ▶ Six Floors: 32,540 SF to 34,084 SF each with a 5,000 SF Penthouse
- ▶ Excellent access to downtown Pittsburgh and all major highways
- ▶ Great views of Pittsburgh, the North Shore & North Side and Allegheny Commons Park
- ▶ 2,000 Parking Spaces Available Surrounding the Building at Monthly Rates

HISTORIC BUILDING



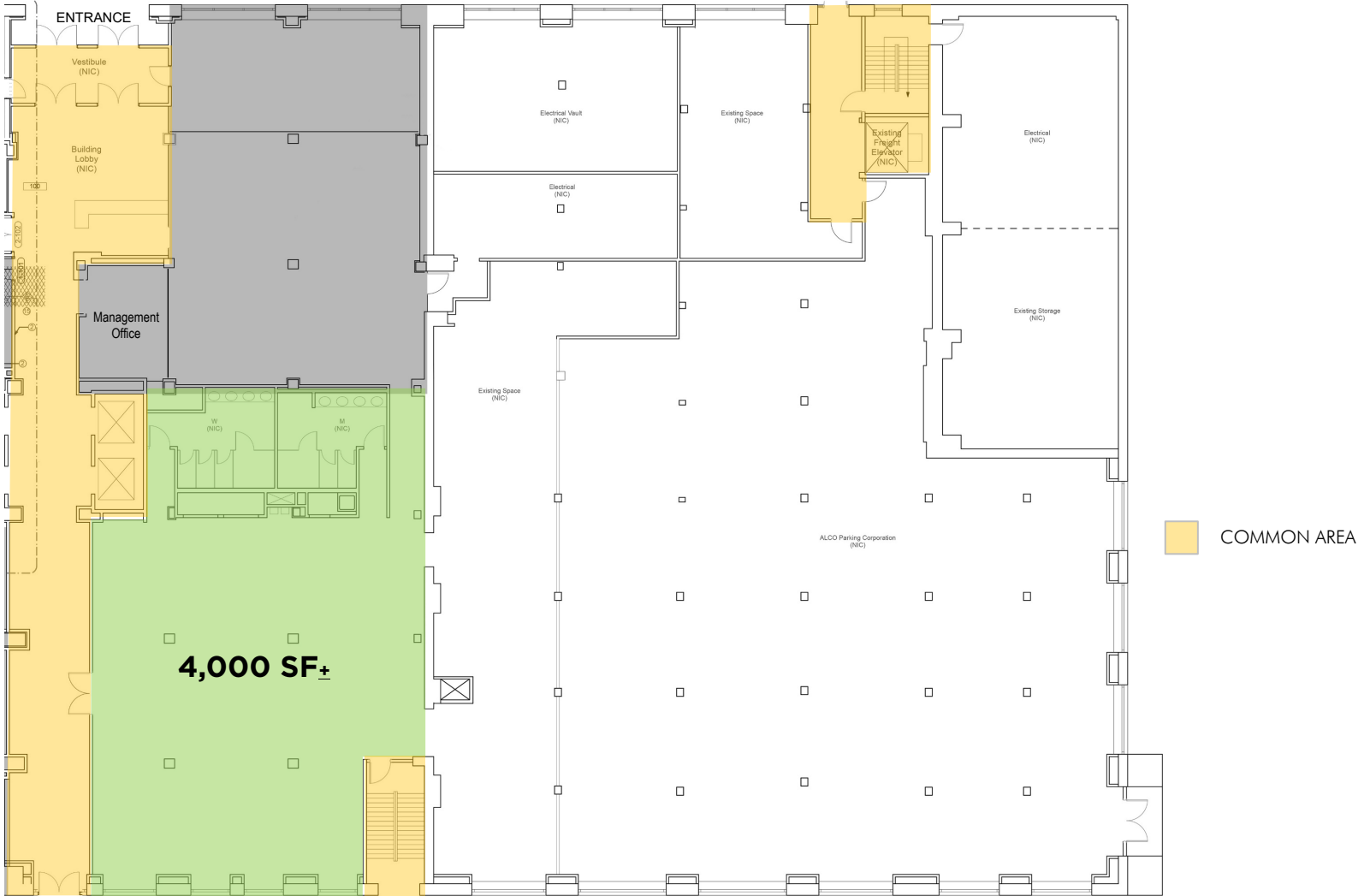
UPDATED INTERIORS





1st
FLOOR

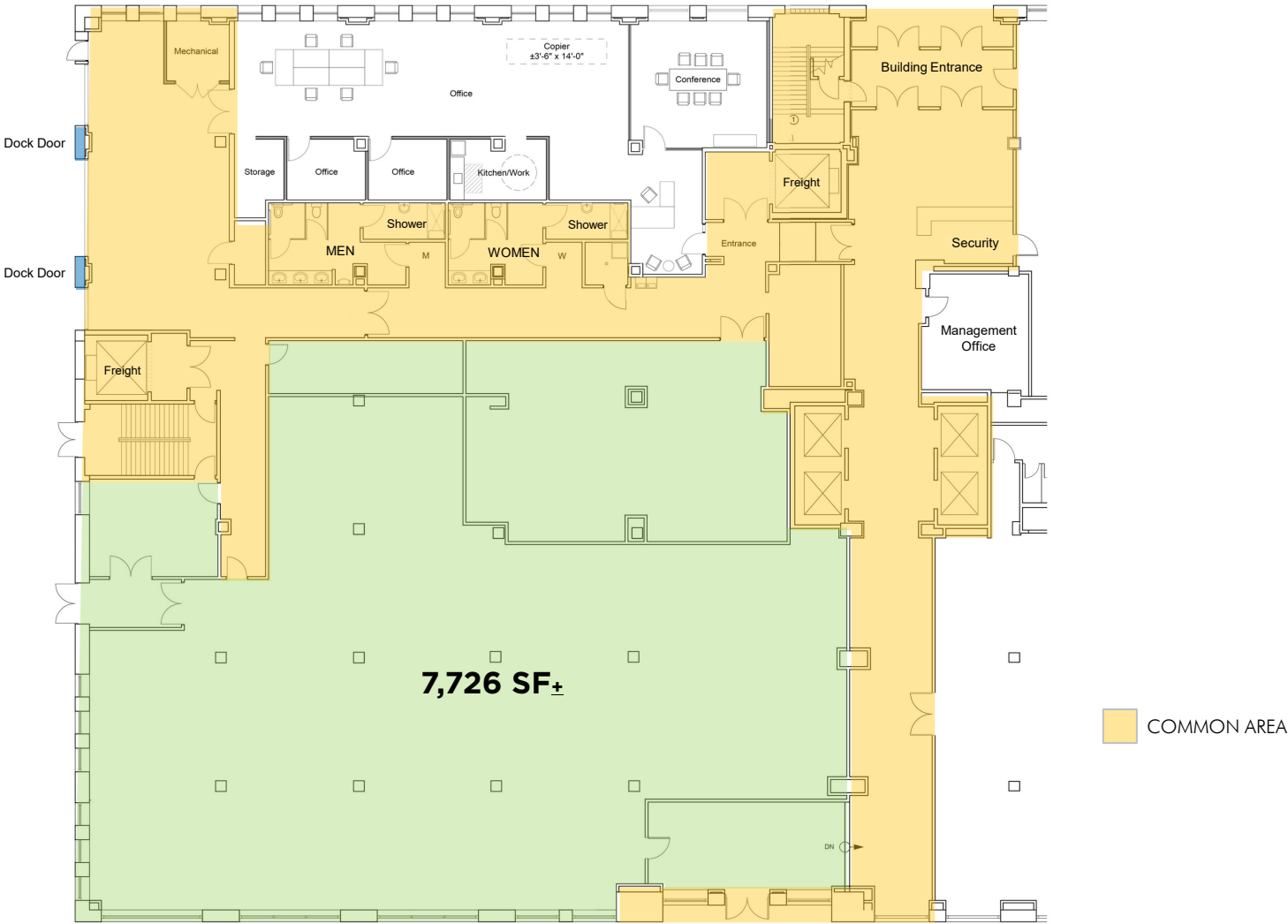
► AVAILABILITY: 4,000 SF±



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1st
FLOOR

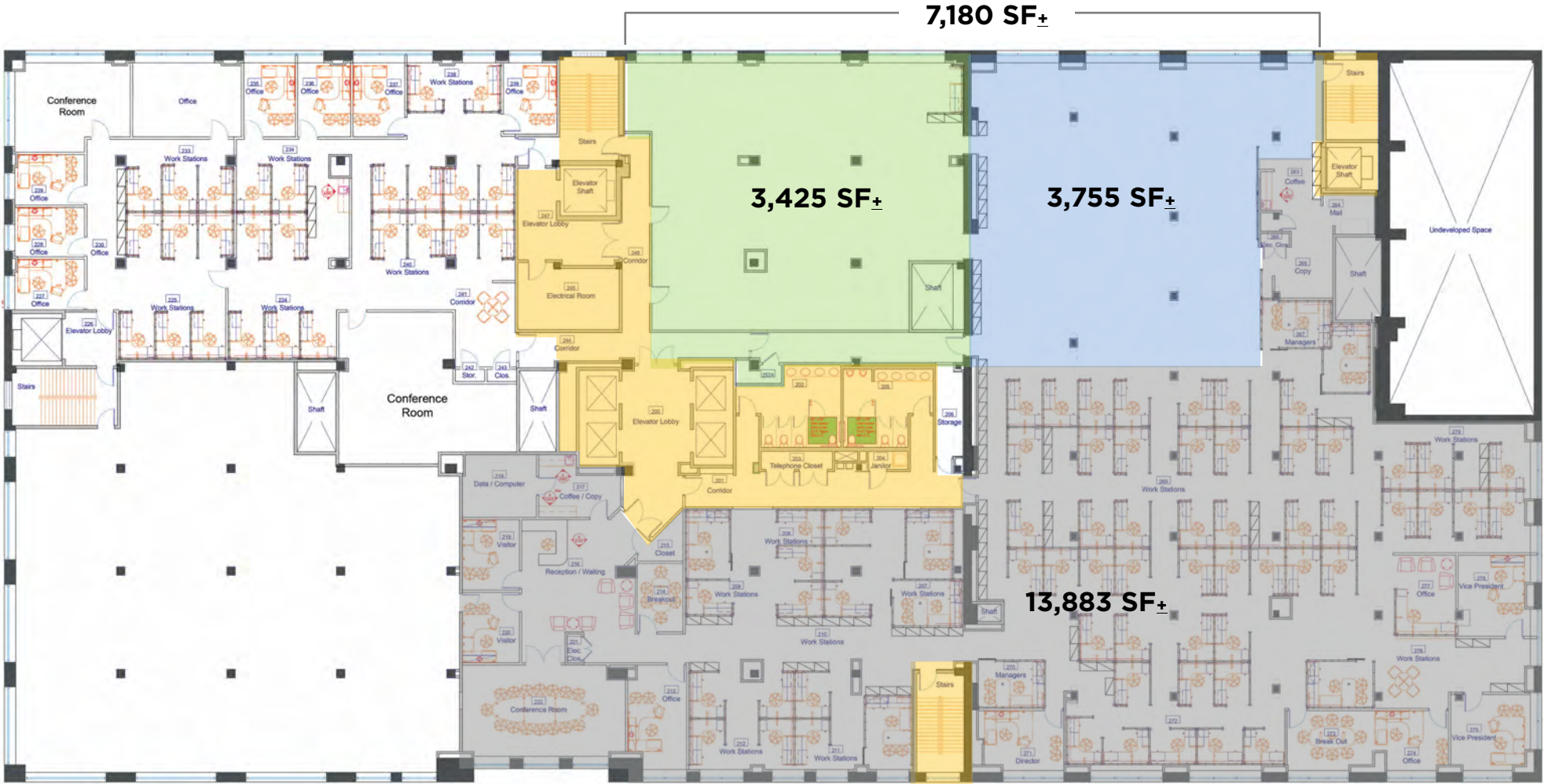
► AVAILABILITY: 7,726 SF±



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2nd
FLOOR

► 13,883 SF+ &
7,180 SF+ AVAILABLE - Subdividable to 3,425 & 3,755 SF+



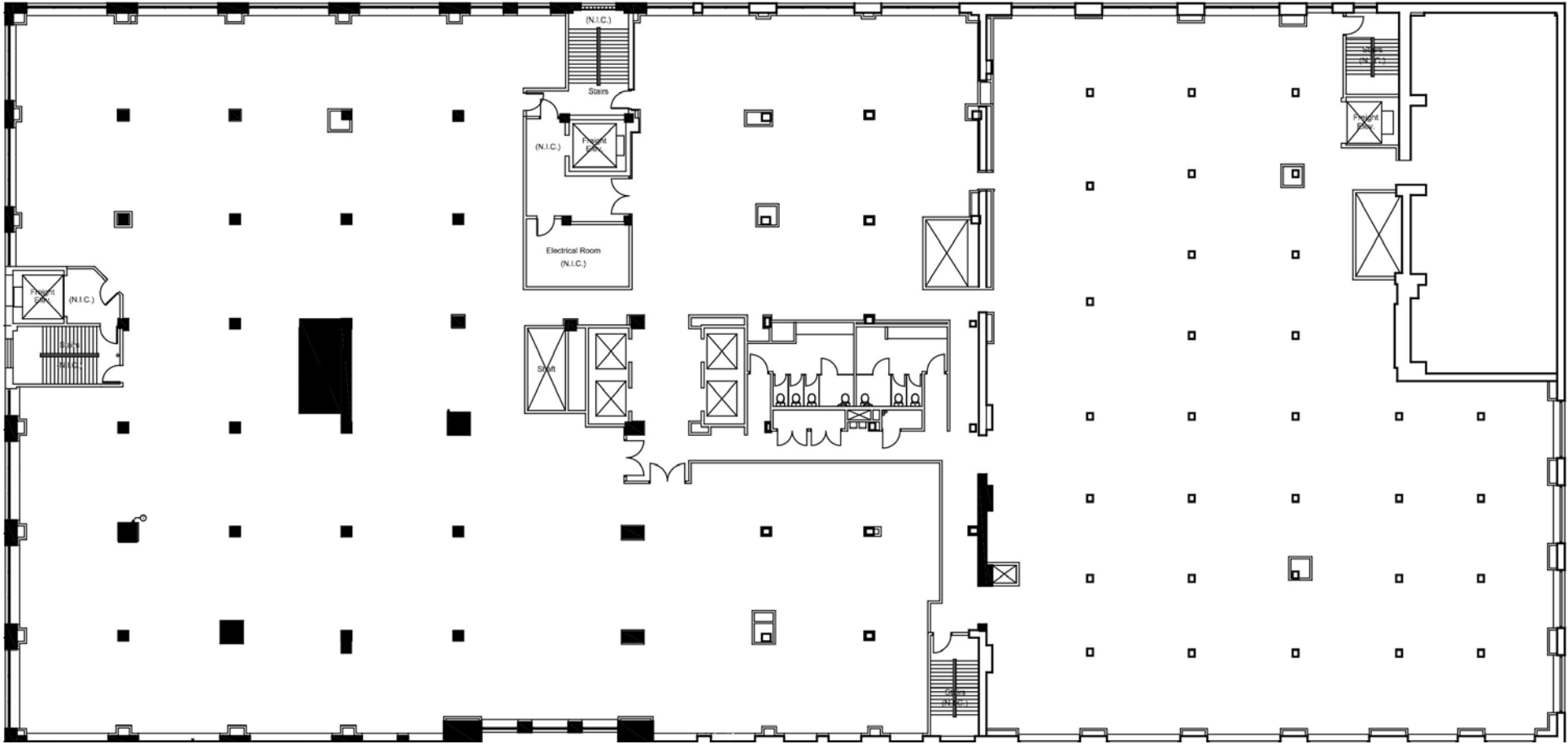
COMMON AREA



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3rd
FLOOR

▶ 34,814 SF± AVAILABLE - FULL FLOOR



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4th FLOOR

▶ 16,566 SF± AVAILABLE



13,646 SF±

2,920 SF±

COMMON AREA



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5th FLOOR

► 5,345 SF_± & 3,243 SF_± AVAILABLE



COMMON AREA



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6th
FLOOR

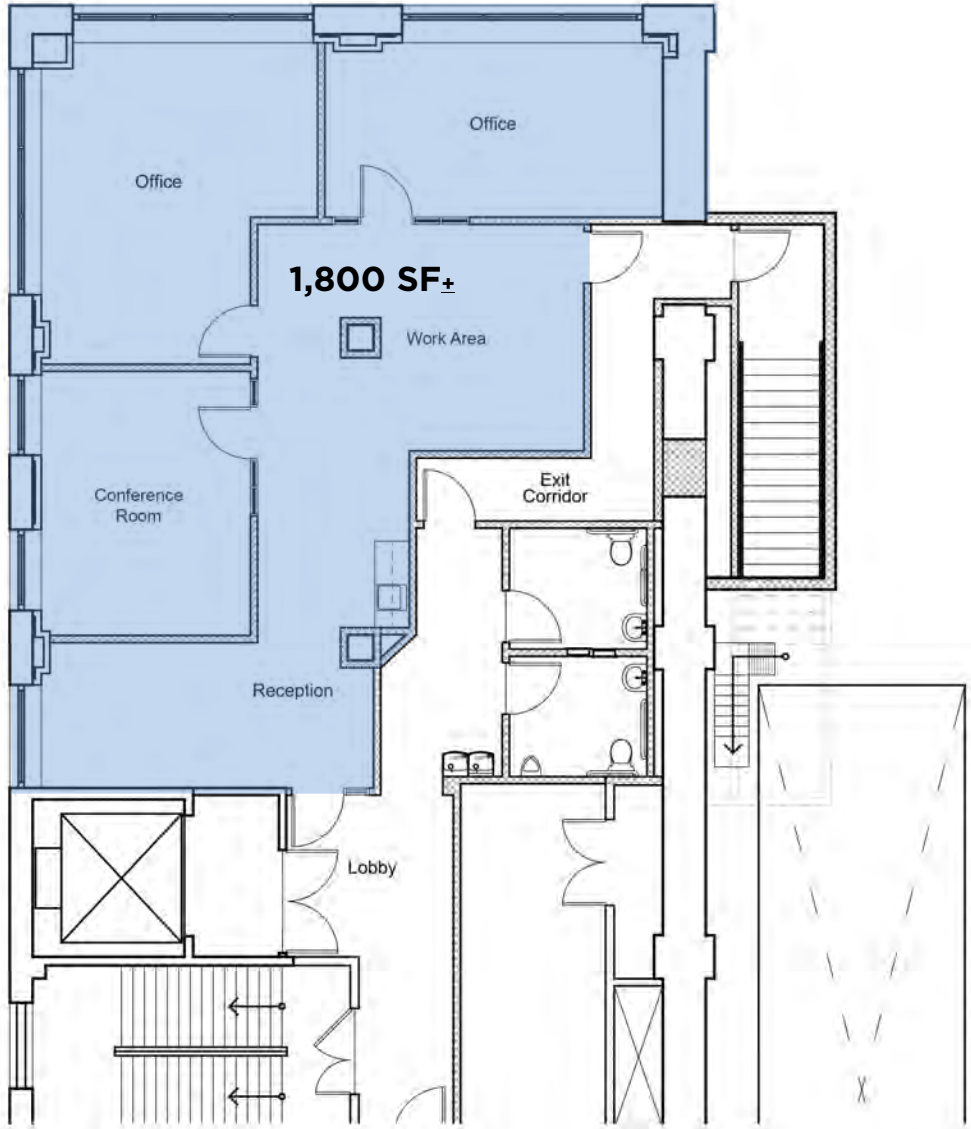
► 5,578 SF_± & 8,176 SF_± AVAILABLE



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7th
FLOOR

► 1,800 SF± AVAILABLE



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BUILDING DETAILS

The D. L. Clark Office Building offers the finest quality equipment and state-of-the-art building systems.

Heating Ventilation & Air Conditioning:

Heating, cooling and fresh air is supplied to the office space by a VAV system consisting of four Mammoth-brand rooftop units providing a total of over 500 tons of cooling capacity for the Building. Two 3-million BTU gas-fired boilers are located at the rooftop penthouse to provide ample heat when required. Further distribution and individual tenant control is offered through 1,200 CFM VAV boxes or fan-powered boxes and thermostats for approximately every 1,200 SF of floor space.

Lessor shall provide heating, ventilation and air conditioning to the leased premises Monday through Friday, 8:00 a.m. to 6:00 p.m. plus Saturday, 8:00 a.m. to 1 p.m. Notifying the Lessor 48 hours in advance can turn on the Building system. The additional hours of operation would be billed to the lessee on an hourly rate of \$19.50 per unit over and above the lease rate. This hourly number is only a first-year estimated quote. The normal operation of HVAC is designed for the range of 70° to 75°.

Elevators:

Minimal waiting times are assured by four state-of-the-art, microprocessor-controlled, high speed traction elevators. Two freight elevators are also maintained for the convenience of the tenants. One freight elevator has a 4,000-lb. capacity; one freight elevator has a 3,000-lb. capacity.

Stairwells:

The building is equipped with four interior stairwells, which service all levels of the structure.

Fire Protection:

The building is completely protected by modern fire suppression, emergency lighting and fire alarm systems. The building is 100% sprinklered by an overhead wet system.

Windows:

The large windows are highly energy efficient since they are triple-glazed with two layers of glass and one layer of a space-age heat reflecting film called "Heat Mirror". These windows allow the tenant to enjoy a wide panorama while reflecting the intense summer heat and minimizing infiltration of cold air in the winter.

Plumbing:

Large ceramic tiled bathrooms are on each floor and "wet columns" are available to satisfy any need for additional plumbing within the tenant space.

Electrical:

Electrical power is supplied through completely new electrical systems. The building has a 3,000 Amp main service that can supply 277/480-voltage power. For an additional cost, 120/208-volt service is available.

New service is four-wire, three-phase 227/480-volt with 120/208-volt transformers at each floor. Fluorescent lighting is single-phase 277-volt at average lighting level of 3.5 watts per square foot. Electrical distribution will be via a bus duct riser, therefore, separate metering is possible. Design capacity for electrical outlets and miscellaneous appliances is average on 3-watt per square foot.

Telephones:

We provide telephone closet space on each floor with empty conduit for running of individual Tenant telephone cable to the telephone closet.

Basement:

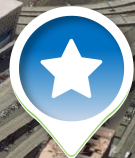
An unfinished area is available for storage.

Security:

The building has 24-hour manned security in the building lobby 7 days a week. Security guards provide tenants' employees with escort service to the designated parking areas upon request. The building has 29 security cameras mounted for viewing at the guard's desk. The elevators have a key-lock system after 6 p.m.

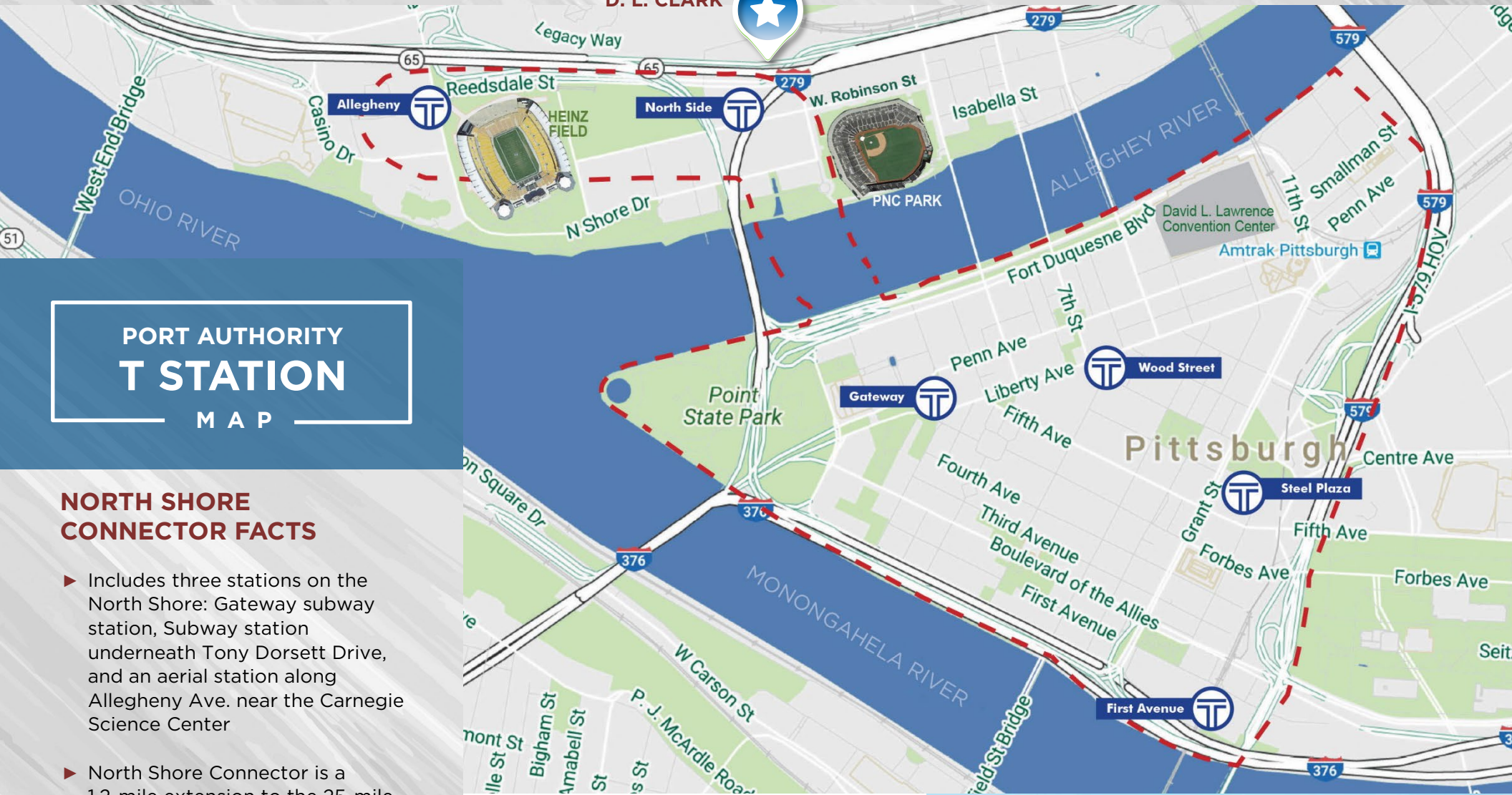
Amenities:

- ▶ **Free Fare Zone:** The extended light rail line runs from Downtown Pittsburgh to the North Shore. The T's Free Fare Zone has been extended to the North Side Station at West General Robinson Street Garage and Allegheny Station. Visit www.tplus.org for train schedules.
- ▶ **Parking:** With over 2,000 parking spaces surrounding the D. L. Clark Building, tenants are provided with convenient surface parking opportunities.
- ▶ **Entertainment:** The North Shore is one of Pittsburgh's entertainment destinations, including: Acrisure Stadium, PNC Park, Stage AE, Rivers Casino, The Andy Warhol Museum, and Carnegie Science Center.
- ▶ **Restaurants:** The North Shore has many restaurants, including: Burgatory, Shorty's Pins x Pints, Southern Tier Brewing Co., Tequila Cowboy, Hyde Park Prime Steakhouse, McFadden's, Burn by Rocky Patel, The Foundry - Table & Tap, and many more.
- ▶ **Hotels:** Four hotels are located within a two-block radius of the D. L. Clark Building, including Hyatt Place, Residence Inn, SpringHill Suites by Marriott and Holiday Inn Express.
- ▶ The North Shore is continuing its growth and expansion with several proposed developments. This includes the now under construction \$51.5 million, 221-room hotel on top of Rivers Casino.



LOCATION
MAP

D. L. CLARK



PORT AUTHORITY T STATION MAP

NORTH SHORE CONNECTOR FACTS

- ▶ Includes three stations on the North Shore: Gateway subway station, Subway station underneath Tony Dorsett Drive, and an aerial station along Allegheny Ave. near the Carnegie Science Center
- ▶ North Shore Connector is a 1.2-mile extension to the 25-mile light rail transit system
- ▶ Directly links the North Shore, Downtown Pittsburgh, Station Square and South Hills

--- FREE FARE ZONE

 T STATION LOCATIONS

WORLD-CLASS CITY OF PITTSBURGH FACTS

- ▶ Over 6,300 hotel rooms
- ▶ 70.9 million sports venue, cultural, & entertainment attendees annually
- ▶ \$5.95 billion in tourism spending





INTERSTATE 279 HOV
PARKWAY NORTH

65

**D. L. CLARK
BUILDING**

MARTINDALE ST.

SCOTLAND AVE.

REEDSDALE ST.



T STATION

PNC PARK



PARKING

MAP

WALKABLE NORTH SHORE AMENITIES MAP



FREE North Shore Connector T-Station

D. L. CLARK BUILDING



North Shore

STAGE AE



ALLEGHENY RIVER

CONTACT

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