



# NORTH SHORE TOWERS

Class A Office Space on Pittsburgh's Vibrant North Shore





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The sophisticated exterior and interior designs of North Shore Towers, along with uninterrupted skyline views of downtown Pittsburgh, creates a new standard for Pittsburgh office space.

The North Shore Towers' design includes two glass office towers totaling 680,700 SF of Class A Office Space. Phase I (West Tower) contains 216,900 SF; Phase II (East Tower) contains 463,800 SF.

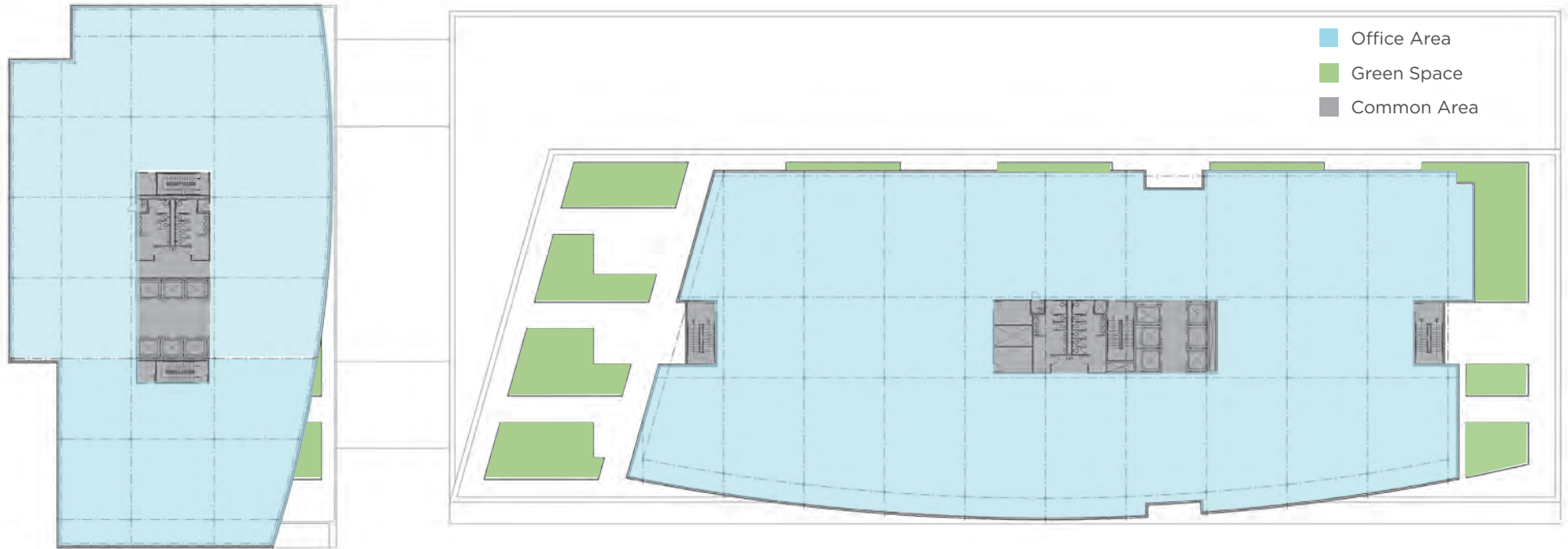
The Towers will rise above PNC Park, resting upon two new parking garages totaling 1,491 new parking spaces fronting West General Robinson Street.

The site offers tremendous skyline exposure with naming rights, prominent signage, and unmatched access to the North Shore.

**STEP UP TO HOME PLATE!**



# TAKING SHAPE ON THE NORTH SHORE



## PHASE I - WEST TOWER

Total Office Area:

**216,900 SF**

Typical Office Floor Plate:

21,500 SF

9 Stories

## PHASE II - EAST TOWER

Total Office Area:

**463,800 SF**

Typical Office Floor Plate:

36,000 SF

11 Stories





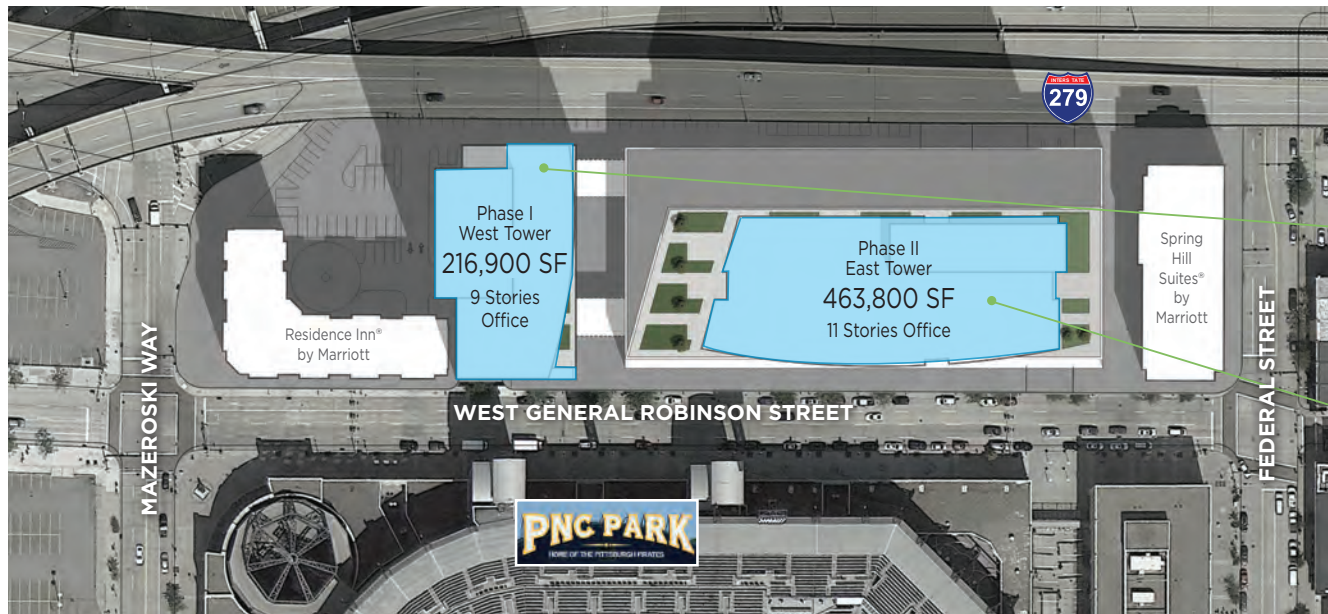
# BUILD-TO-SUIT CLASS A OFFICE





## GAME CHANGER

- Prime location in close proximity to riverfront and central business district
- Brand new, modern office environments customized to user specifications
- Superior space efficiency between open and private office areas
- Adequate room for future growth
- Prominent signage available
- State-of-the-art building systems – HVAC, plumbing, electrical and lighting
- Cost-saving energy efficiencies
- Convenient access for employees and clients
- High-end interior finishes
- Enhanced corporate identity, productivity, and logistics



## ABUNDANT PARKING

Phase I Parking Garage  
9 Levels  
491 Spaces

Phase II Parking Garage  
5 Levels  
1,000 Spaces



# SKYLINE VIEW











PITTSBURGH'S RIVERFRONT...  
DIVERSE AND DYNAMIC



## CREATING A CONNECTION

Whether you're looking for a great place to dine, attend a Pirates game, a Steelers game, or experience a concert performed by your favorite band at Stage AE, the North Shore has everything you're looking for.



The North Shore brings together Class A office space, unique eateries, and dynamic retail and entertainment choices in an easily accessible location along the Allegheny and Ohio Rivers.

The North Shore boasts great views of downtown Pittsburgh and is most famous for its iconic sports venues at Heinz Field and PNC Park. It's also home to award-winning attractions, world-class museums, and leisure opportunities.



From downtown Pittsburgh, you can take the T (the subway under the river), or walk to Rivers Casino, The Andy Warhol Museum, Riverfront Park, Stage AE, New Hazlett Theater, Mattress Factory, National Aviary, Children's Museum of Pittsburgh, and Carnegie Science Center — just to name a few. The North Shore is also one of the best places to watch the many spectacular fireworks displays put on throughout the year.



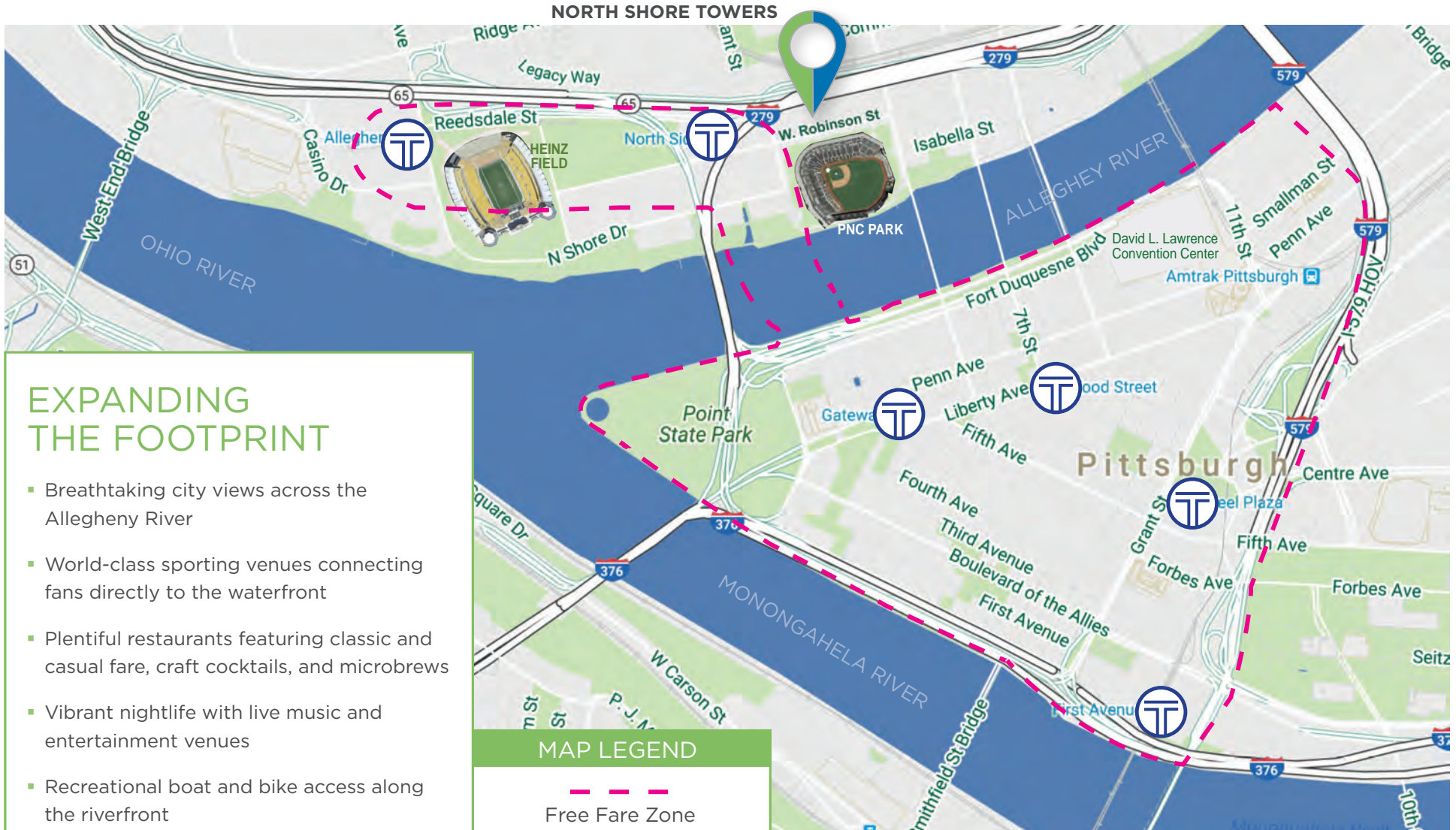




**NORTH SHORE TOWERS**

**EXPERIENCE THE NEXT WAVE  
OF DEVELOPMENT**





## EXPANDING THE FOOTPRINT

- Breathtaking city views across the Allegheny River
- World-class sporting venues connecting fans directly to the waterfront
- Plentiful restaurants featuring classic and casual fare, craft cocktails, and microbrews
- Vibrant nightlife with live music and entertainment venues
- Recreational boat and bike access along the riverfront
- Beautifully manicured greenways and park-like areas
- Walking distance to iconic cultural amenities and museums

### MAP LEGEND

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Free Fare Zone



Port Authority  
"T" Station

## FREE FARE ZONE

The Port Authority "T" extended light rail line system runs from downtown Pittsburgh to the North Shore. The dotted outline area shown on the map indicates the free fare zone.





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**SITE**