

5900 PENN AVENUE EAST LIBERTY

OFFICE AVAILABLE

UNIQUE EAST LIBERTY OPPORTUNITY

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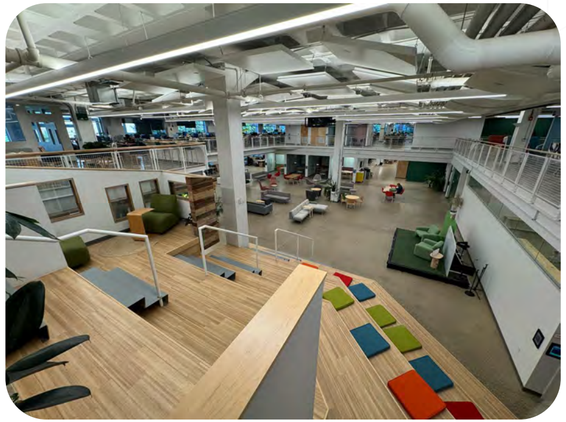
UP TO 71,430 SF
WORLD CLASS OFFICE SPACE

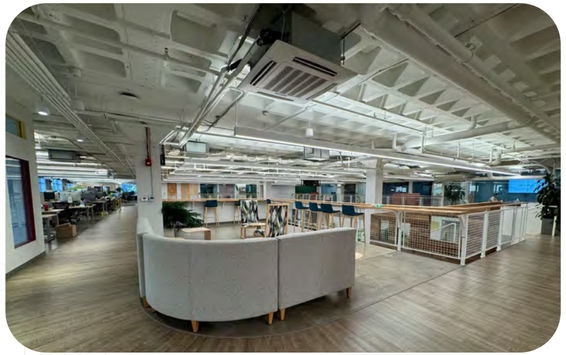
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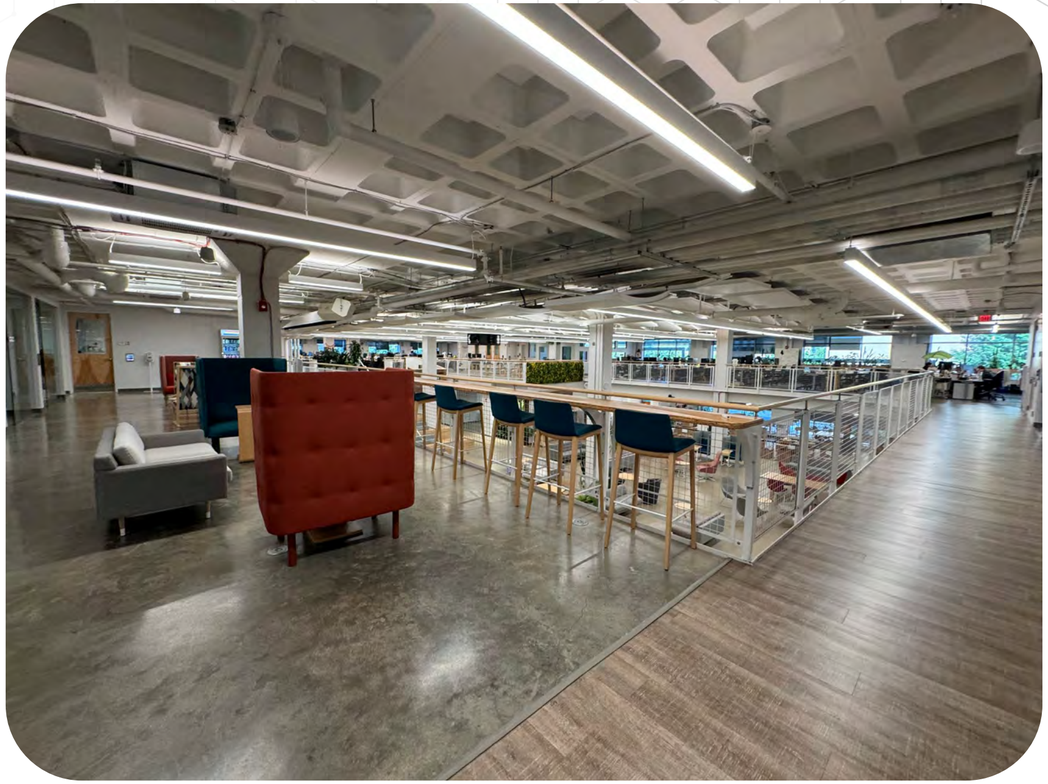
OFFERING OVERVIEW

- Boutique Class A Headquarters Facility
- Up to 77,281 SF
- Prestigious East End location steps from Whole Foods, Target, East Side Bond Apartments and Retail, Trader Joe's & Bakery Square
- Open office space with an abundance of fully A/V capable collaborative areas & breakout rooms
- Best-In-Class Amenities:
  - Full Cafeteria
  - Private Fitness Center
  - Wellness spaces
  - Rooftop Deck

VIRTUAL TOUR







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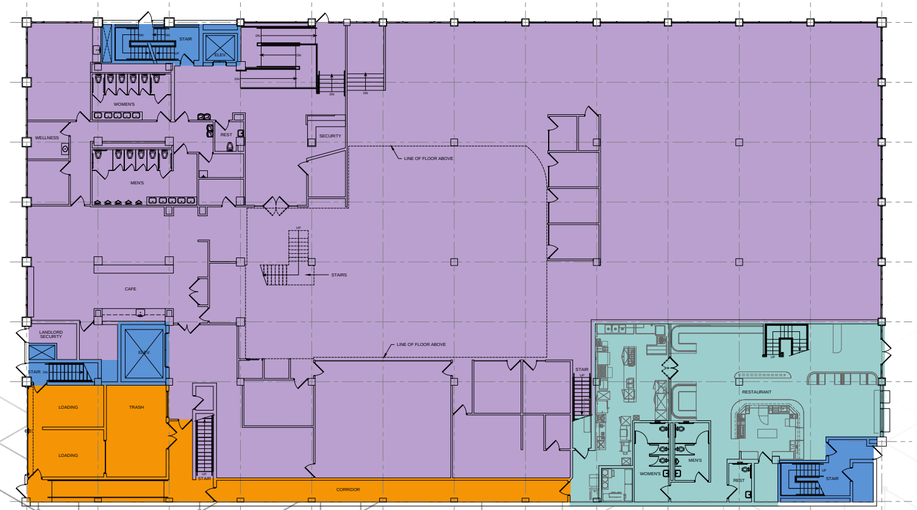


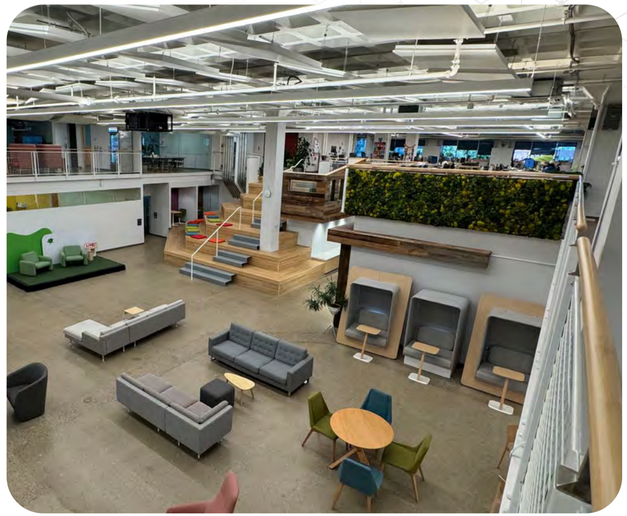


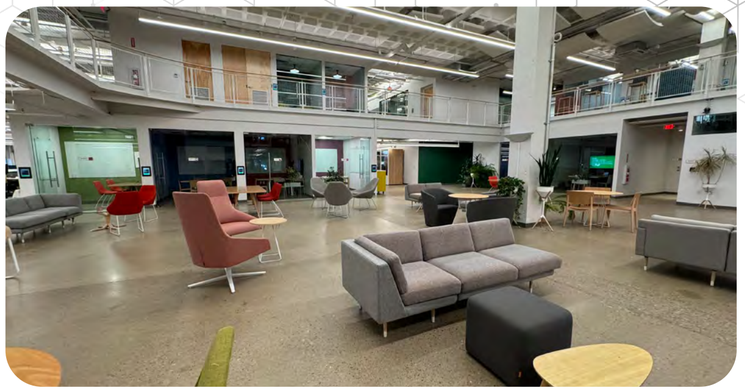
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FIRST FLOOR OVERVIEW

- Currently designed to accommodate flexible open office / “community” space
- Sprawling staircase that doubles as stadium-style seating used for “town hall” meetings
- Multiple “touch-down” spaces and collaborative meeting spaces
- Large coffee shop-inspired grab n’ go café

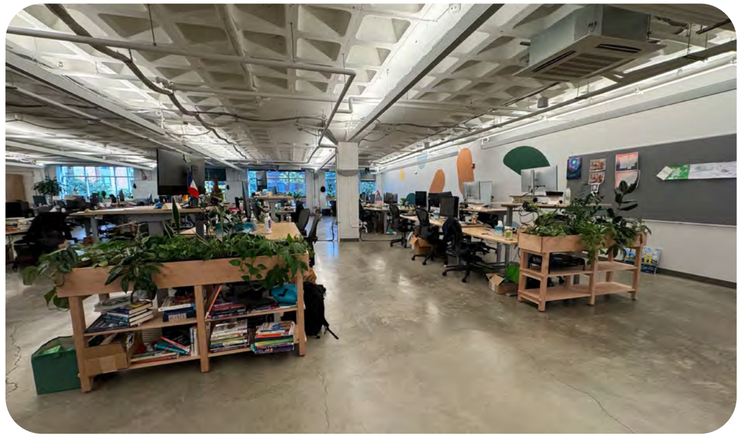








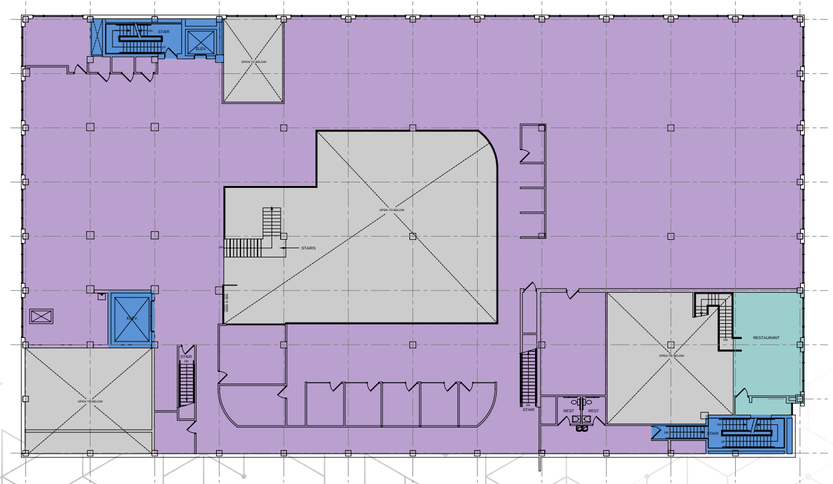




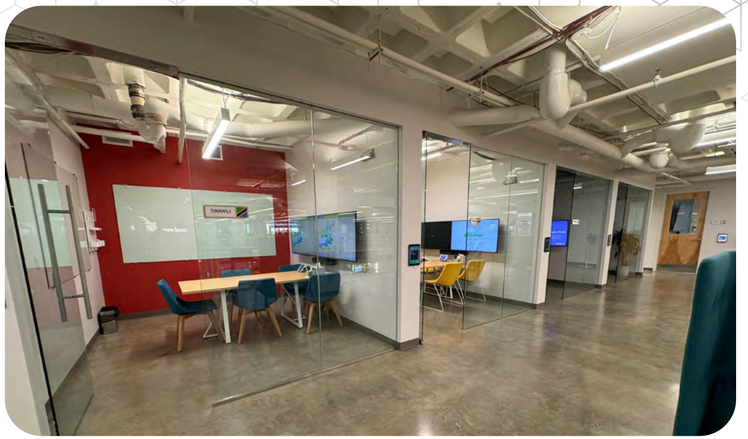
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SECOND FLOOR OVERVIEW

- Open office space
- Ample conference rooms and reservable meeting spaces
- Indoor perimeter walking track

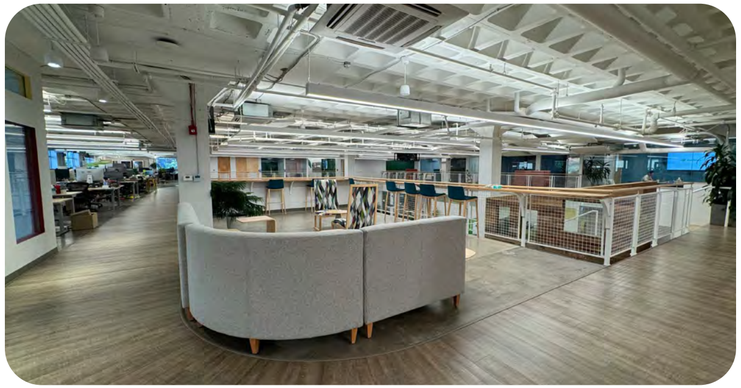








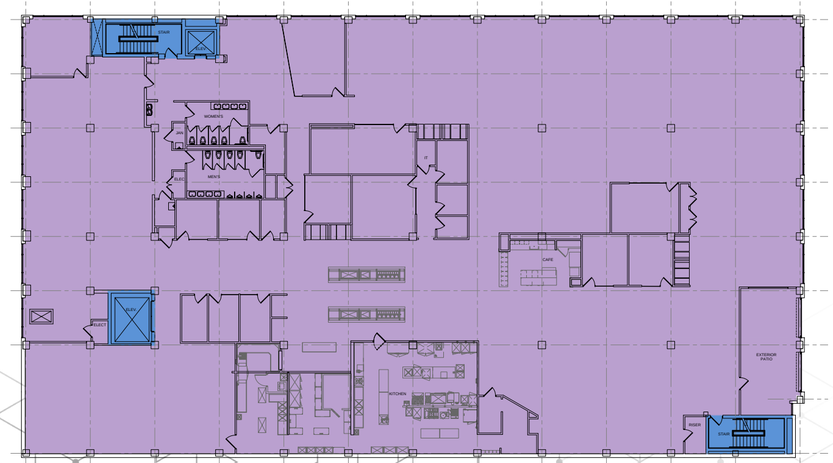




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THIRD FLOOR OVERVIEW

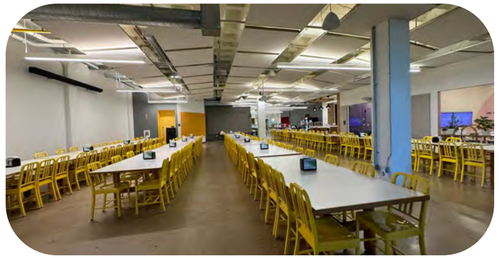
- Open office space
- Dedicated hangout / game room space, plus a library w/ reading nook
- Full Service Commercial Kitchen
- Cafeteria designed for hosting “all hands” presentations and team-building events
- Conference space with working garage doors that doubles as covered outdoor patio

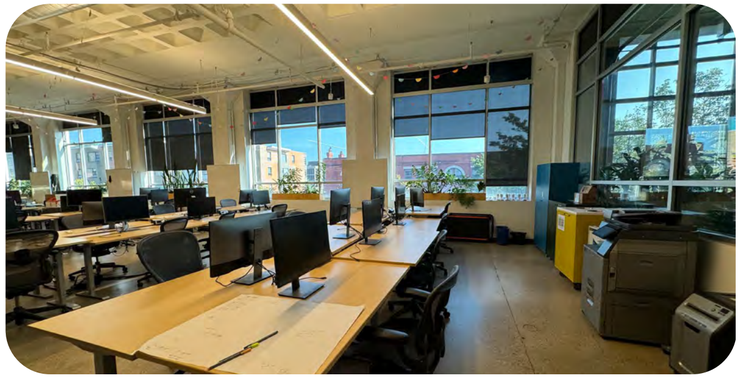








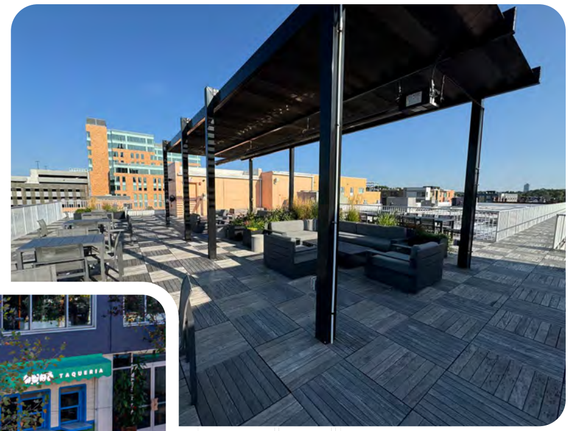




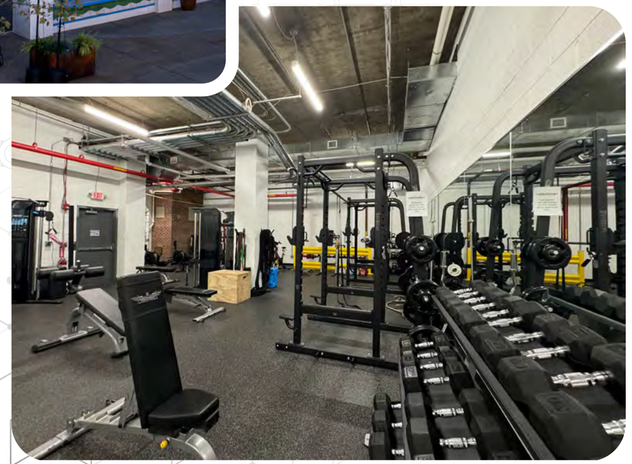
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AMENITIES OVERVIEW

- 3,000+ SF Rooftop Deck
- Private Fitness Center with full locker room
- Bike storage
- Duo's Taqueria onsite









EAST LIBERTY OVERVIEW



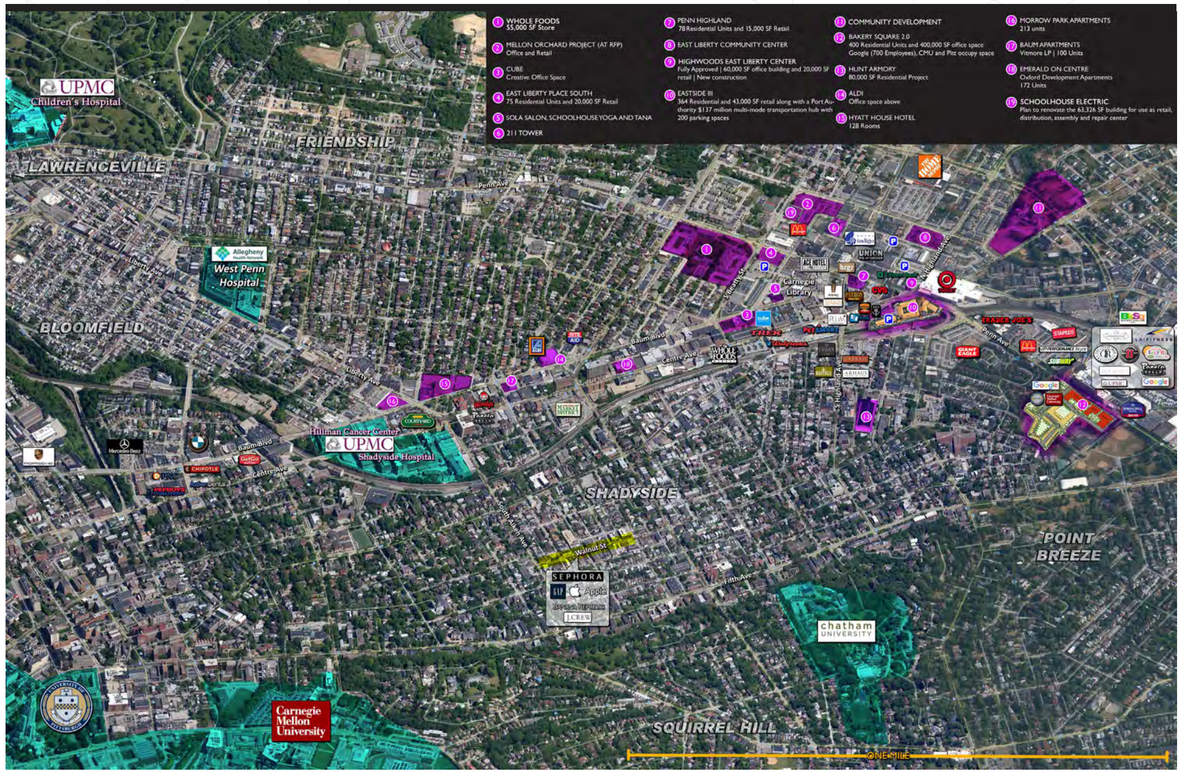
In the late 1990s, new leaders in East Liberty brought a sense of urgency to reshape itself for its sheer self-preservation. The community recognized that overcoming fragmentation and division by developing an aligned neighborhood had to be a top priority. Through a community-driven process, stakeholders developed A Vision for East Liberty. This 1999 community plan set the stage for the next generation of revitalization. The plan highlighted community initiatives that represented the beginning of local investment and success, which became the building blocks for change. East Liberty was determined to reposition itself as a successful, self-sustaining community once again.

East Liberty saw the first spurt of major commercial redevelopment in 2000 when Home Depot opened. Shortly thereafter in 2002, Whole Foods Market came to the neighborhood as a part of Eastside, a development created through a partnership between ELDI and The Mosites Company. These landmarks spurred new infrastructure projects and developments from 2000 – 2010 including a pedestrian bridge connecting adjacent neighborhoods of East Liberty and Shadyside, the completion of the 5.1 acre mixed-use Eastside II development and Walnut Capital's Bakery Square development, which secured Google as the office anchor tenant along with Carnegie Mellon University, and attracted additional retailers to the market such as LA Fitness, Panera, Marriott's SpringHill Suites and a churn of renowned restaurant concepts. entrance validate Pittsburgh as a hub for tech companies, the completion of the Bakery Square project meant that East Liberty has finally regained its position as a premier urban commercial district.

In the past twenty (20) years, East Liberty has experienced more than $1B in investment to infrastructure and development. Today, East Liberty has become a major draw for companies using artificial intelligence ("AI") to drive economic growth, enhance quality of life for its consumers and promote sustainability; so much so, that the one mile corridor from Penn/Fifth Avenue to the new Class A Mixed Use office complex, Liberty East has been "AI Avenue".

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DEVELOPMENT OVERVIEW



ABOUT OWNERSHIP

The ownership group for 5900 Penn Avenue acquired what was a former Sterns Furniture warehouse in 2015. The property was acquired with the intent to reposition for retail before the language-learning platform, Duolingo, was intent on committing to growing in Pittsburgh and was in the midst of searching for a proper headquarters. What began as a 16,000 SF lease in the 30,000 SF property resulted in a full-building expansion plus the creation of a 2nd floor / Mezzanine level to accommodate Duolingo's rapid growth.

5900 Penn's ownership group is led by Anthony Dolan, the visionary founder of Alphabet City Development, which has stood at the forefront of reshaping East Liberty's commercial landscape for more than two (2) decades. A pivotal figure in East Liberty's resurgence, Mr. Dolan's legacy traces back to his role in the groundbreaking Bakery Square development, a $135 million urban mixed-use project. His expertise extends to collaborations with prominent brands like Eckerd Drug, Rite Aid, Walgreens, and Chipotle, as well as the development and management of various neighborhood shopping centers and premium retail properties on Walnut Street.

ALPHABET CITY







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NORTHWEST FACING



SOUTHEAST FACING



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