



Views | Efficiency | Access | Parking | Value

e l e v e n || s t a n w i x



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OVERVIEW

YEAR BUILT - 1970

Renovated 1999-2000 and 2008-2009

The property is a 23-story Class A office tower located at the tip of Pittsburgh's Golden Triangle at the corner of Stanwix Street and Fort Pitt Boulevard. The building is connected by an elevated pedestrian walk-way over the Boulevard of the Allies to the Gateway Center Complex which includes the Hilton Hotel, several office buildings and open parks and plazas. 11 Stanwix occupies a premier downtown location and offers easy access in and out of town due to its proximity to major highways in all directions.

11 STANWIX STREET IS ONE OF THE
PREMIER CLASS A OFFICE TOWERS
IN DOWNTOWN PITTSBURGH

VIEWS IN ALL DIRECTIONS
EFFICIENT FLOOR PLATES
ACCESS NORTH, SOUTH, EAST & WEST
PARKING ON FOUR LEVELS
VALUE PRICED LEASES



HISTORY

The building was originally constructed for the Equitable Life Assurance Society of the United States as a part of Gateway Center, an office complex occupying the point of land bounded by the Monongahela and Allegheny Rivers in Downtown Pittsburgh.

The 23 story tower was designed by the renowned architectural firm of Harrison and Abramowitz who also were responsible for the U.S. Steel Tower, One Mellon Center and the Alcoa Building (now the Regional Enterprise Tower). Their work includes Rockefeller Center skyscrapers, the Time & Life Building and the McGraw-Hill, Exxon and Celanese Buildings.

The property was designated Six Gateway Center and was the corporate headquarters of the Westinghouse Electric Corporation. In the mid-1980s Westinghouse purchased the structure and renamed it the Westinghouse Building.

The renovations in 1999 and those planned for 2008-2009 are true to the original architectural design and have consistently kept this building at the fore-front of downtown's Class A properties.

THE PROPERTY'S TIMELESS ARCHITECTURE AND DESIGN ALLOWED THE BUILDING TO BE NAMED "BUILDING OF THE YEAR" BY BOMA.



THE BUILDING WAS RENAMED 11 STANWIX IN 1998.

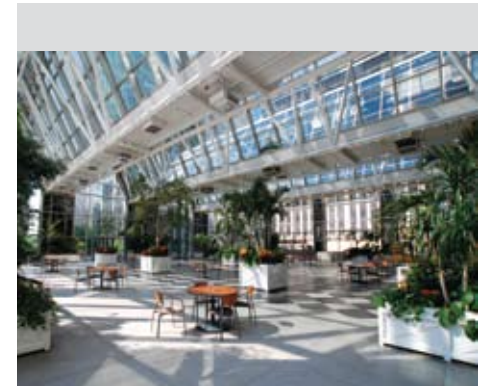
ACCESS

The Property's location at the corner of Stanwix Street and Fort Pitt Boulevard provides immediate access to both the Parkway (I-376), an expressway that extends along the Monongahela River, and I-279 which connects Downtown Pittsburgh with its southern and western suburbs. I-279 also offers access to the Fort Duquesne Bridge, which connects downtown to the northern suburbs and

attractions such as Heinz Field and PNC Park. The property is also located two blocks away from the Gateway Center subway T-station, located at Stanwix Street and Liberty Avenue. This station offers free service within the downtown area with access to neighborhoods south of the Monongahela River.



STREET MAP LOCATING PROMINENT LANDMARKS NEAR 11 STANWIX.



THE WINTERGARDEN



MARKET SQUARE



PPG PLACE T-STATION



11 STANWIX PROVIDES
EXCEPTIONAL VIEWS FROM
ALL SIDES OF THE BUILDING.



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING TOWARDS THE CENTER OF THE CITY



VIEW LOOKING EAST



VIEW LOOKING SOUTH



VIEW LOOKING TOWARDS THE CENTER OF THE CITY

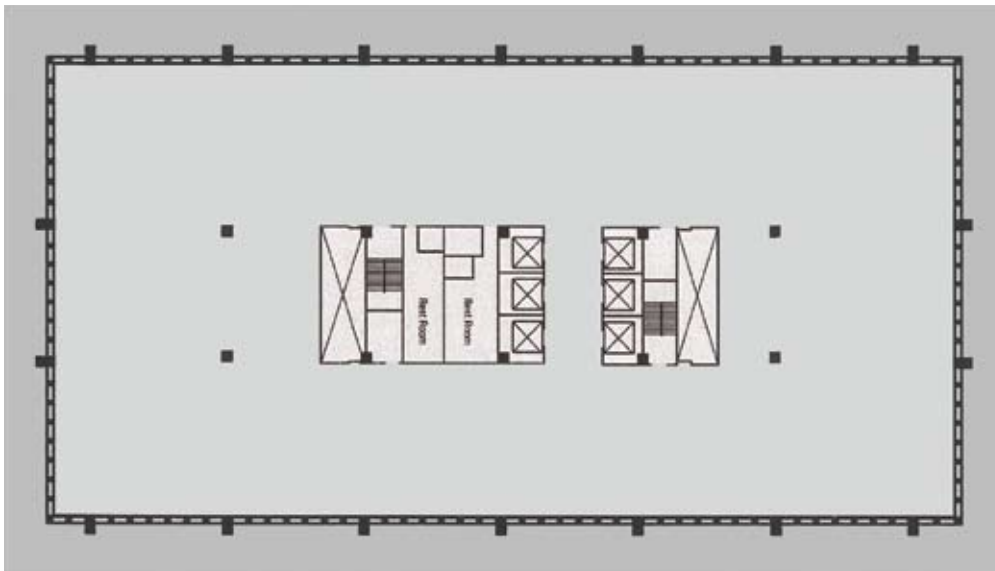


VIEW LOOKING WEST

EFFICIENCY

The typical office floor comprises 21,000 RSF, with elevators, two fire stairs and restrooms. Each floor's core also contains two electrical/telephone circuit closets and vertical ducts. Wet columns located at the east and west ends of the corridor along the south side of the core provide water and

sanitary lines for water fountains and coffee stations. Suspended acoustical ceilings are at 9' and office doors are full height. Tenants enjoy highly efficient space with no interior columns, no exterior wall protrusions, and a common area factor of 11%.

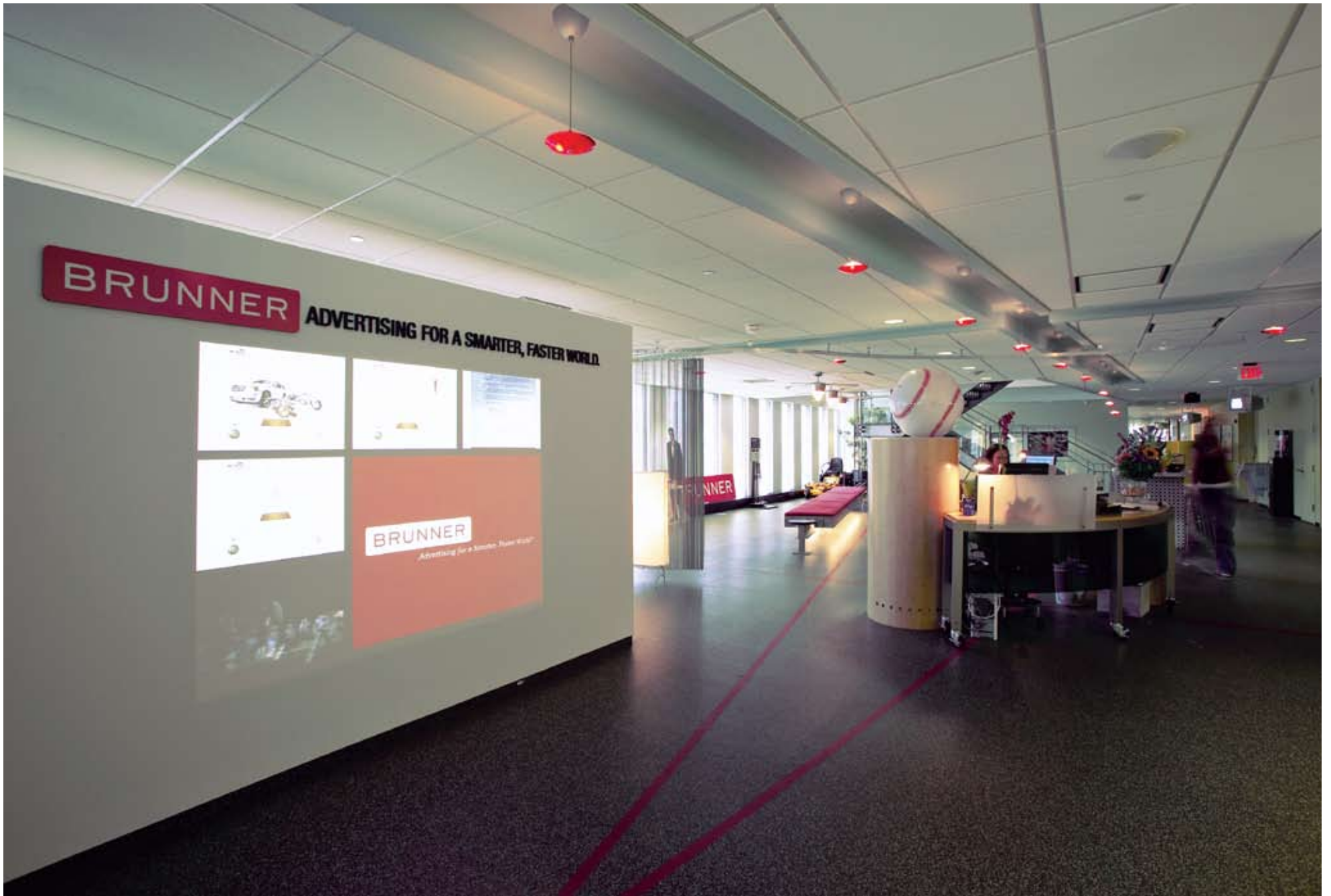


▲ ALL FLOORS HAVE A CENTRAL CORE AND AN OPEN FLOOR PLAN. EXTERIOR SUPPORT COLUMNS ARE ON THE OUTSIDE OF THE BUILDING. GREAT VIEWS EXIST ON ALL FOUR SIDES OF 11 STANWIX.



HIGH CEILINGS &
FLOOR TO CEILING WINDOWS

AN INTERNAL STAIR CAN
CONNECT TWO FLOORS

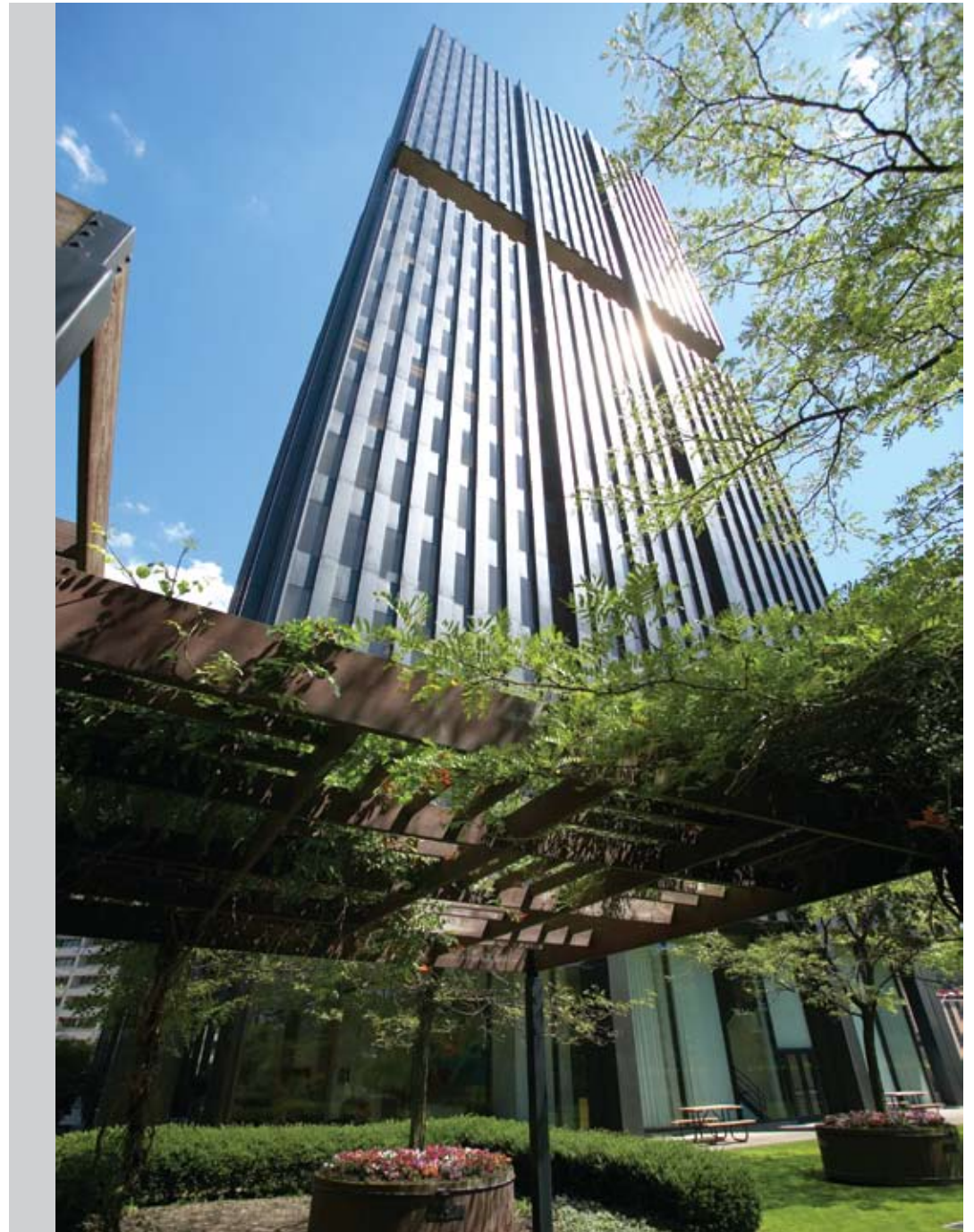


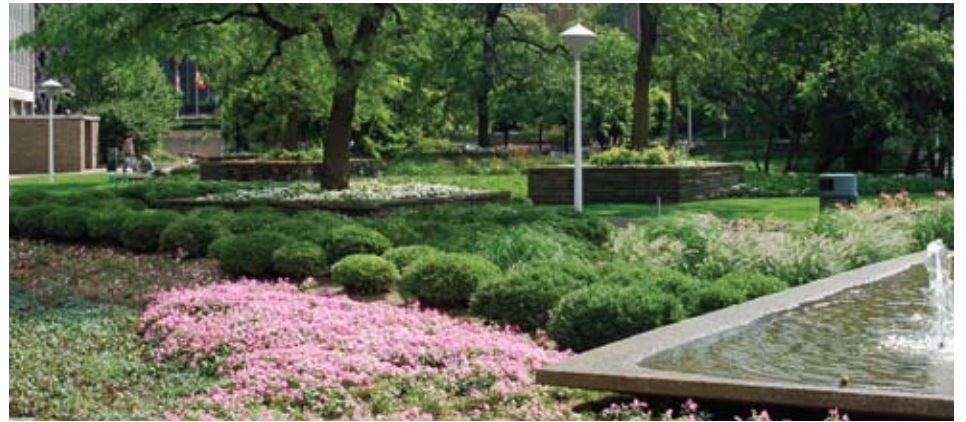
BRUNNER'S RECEPTION AREA

THE GARDENS

Only a few buildings look onto Point State Park, currently undergoing a 30 million dollar renovation. 11 Stanwix is sited on the prime riverfront location of the Gateway Center master site plan. The gardens surrounding 11 Stanwix extend into the city environment and are considered among the most successful urban parks in the country. Riverlife is currently implementing a masterplan for Pittsburgh's riverfronts that will transform them into a 'Central Park', complete with bike and walking trails, water activities, restaurants, cafes and performance venues.

From Stanwix Street, a monumental granite stair leads to the main entrance of 11 Stanwix. As you ascend, flanked by colorful seasonal plantings, you notice that city noises seem to disappear. The approach from Gateway Center is via a grand bridge over the Boulevard of the Allies. The protected green hillside of Mt. Washington is the backdrop for the building. At the right of the entrance is a shady pergola covered with yellow flowered vines.





THE GARDENS

VALUE

VERTICAL TRANSPORTATION

The office portion of the building is serviced by 11 gearless Westinghouse elevators (each with a 4,000 pound capacity) serving floors 2 through 23. Six serve the lower 12 floors from the plaza/lobby level to the 12th floor. Another five connect the plaza/lobby level with floors 12 through 23. A 5,000 pound capacity freight elevator from the loading docks, serves the two concourse levels, the plaza/lobby level and all office floors. Another automatic passenger elevator serves the four parking levels, fitness facility and concourse and the plaza/lobby level. All cabs were re-finished in 2001 with wood-grain laminate walls, a brass ceiling with six down lights, bronze control panels and new carpets. Two Westinghouse escalators also connect the fitness facility and concourse with the plaza/lobby level.

ENTRANCE

The plaza/lobby level features dramatic views across the Monongahela River and the lush gardens that surround the building. 11 passenger elevators serve the office floors and one passenger elevator connects the lobby with the fitness facility and concourse level and parking below.

AUDITORIUM

An 86 seat auditorium for tenant use is located on the plaza/lobby floor. The auditorium has available a fixed projection screen, projection booth and televisions.

PARKING

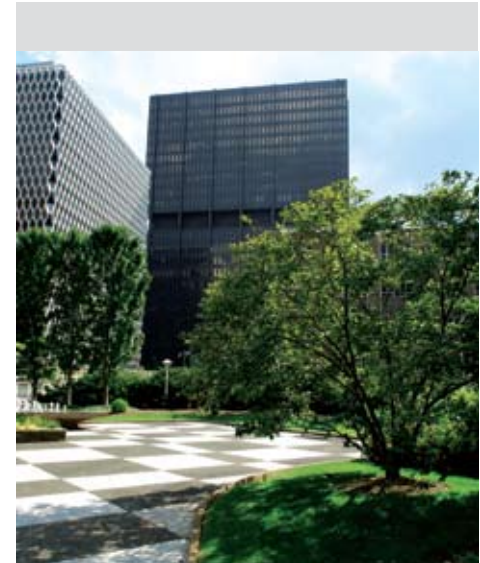
There are four levels of covered, integral parking below the plaza/lobby level that can accommodate up to 500 cars. There is direct elevator access to the lobby. Two types of parking are offered; open parking and reserved parking.

BUILDING SECURITY

24/7 Security is located on-site. The building is equipped with closed circuit television cameras monitored from the security and surveillance desk in the upper lobby.

REDUNDANCY

Four chillers, three transformers, five fiber providers, and an emergency generator help to maintain an uninterrupted work environment.



VIEW FROM GATEWAY CENTER



FOUR LEVEL PARKING GARAGE

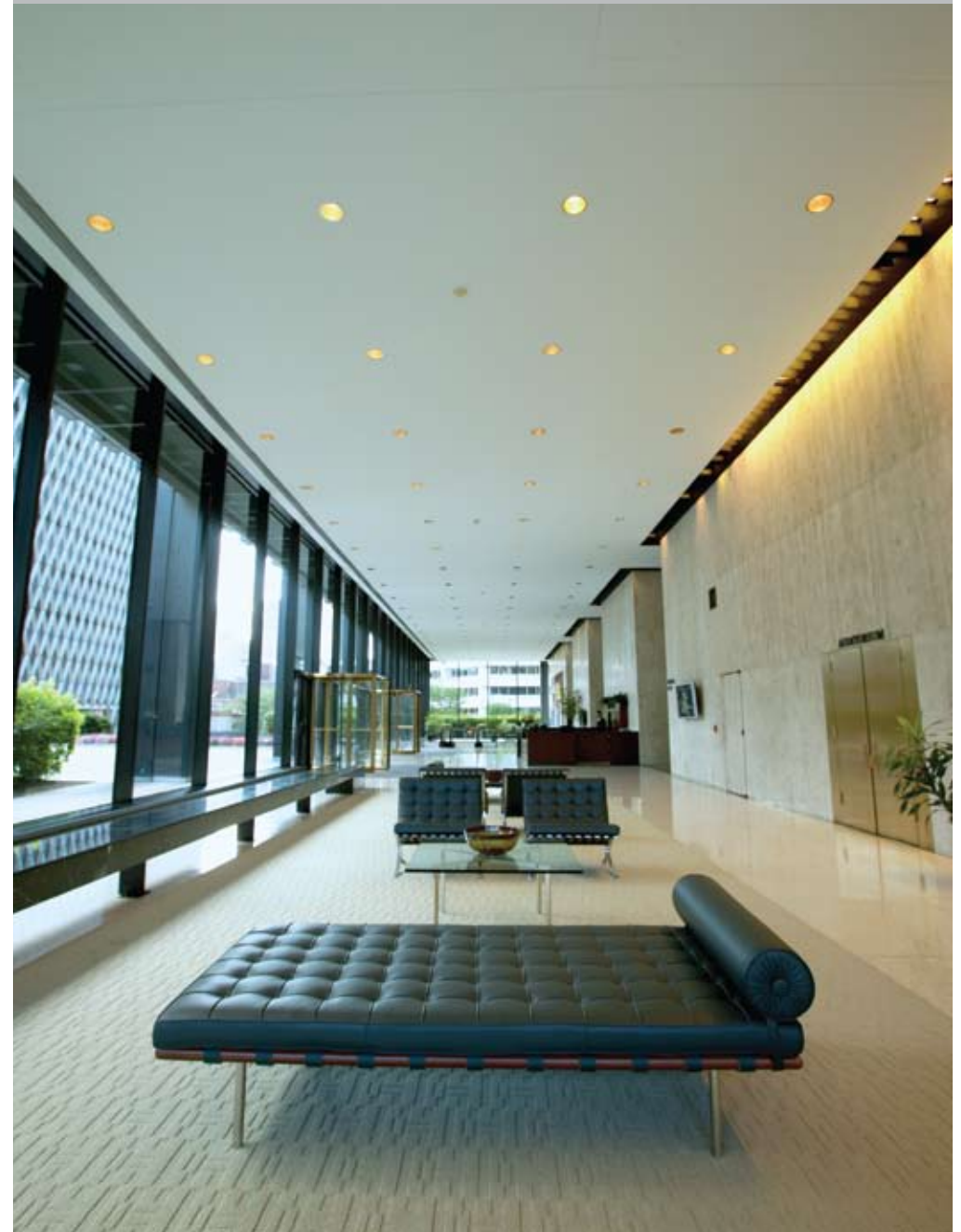
UPGRADES

Since the property was sold by Westinghouse in 1998, 11 Stanwix has had over \$25 million of upgrades, including the following major capital improvements:

- Four new 550 ton McQuay chillers (2000)
- New roof (2004)
- Elevator Cab upgrades (2001)
- 2000 AMP buss duct riser to service 13 floor HVAC equipment (1999)
- Sprinkler system (1999)
- Emergency generator (1999)
- Stairwell pressurization (1999)
- Variable speed drives for Air Handling Units (2000)
- Common Area upgrades (1999 to present)
- Bike Racks and Locks Installed (2004)
- Scheduled 2008-2009 lobby renovation
- 2008 Fitness Center and locker room additions

11 STANWIX HAS HAD OVER
\$25 MILLION OF UPGRADES

MAIN ENTRANCE / WAITING AREA



FITNESS CENTER

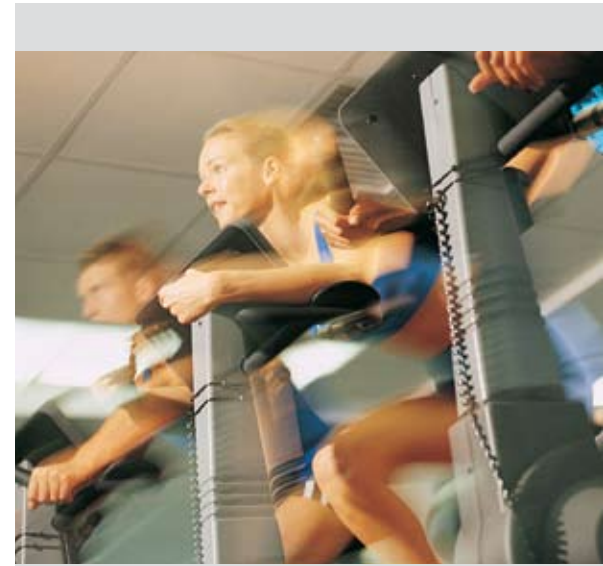
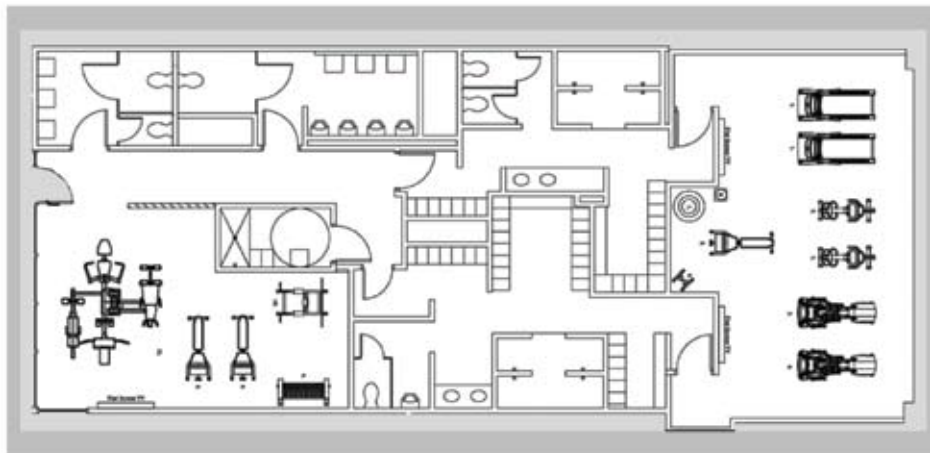
The Fitness Center at 11 Stanwix is open to building tenants 24 / 7. It features two separate workout spaces with mirrored walls, rubber floors and LCD televisions with cable feed. The Cardio Room includes treadmills, recumbent bikes and elliptical trainers. The Strength Training Room includes a universal machine, free weights and a training bench.

Outdoor amenities supplement the fitness center. On the Monogahela River side of the building is the Great Allegheny Passage, a 150-mile system of biking and hiking trails that connect Pittsburgh, PA and Cumberland, MD. Nearby trails access the newly restored Point State Park and extend to the North shore around PNC Park and Heinz Field.

Kayak rental stations are steps away allowing a morning, lunchtime or evening paddle. Some use the Fitness Center to refresh themselves after biking to work.

Separate Men's and Women's locker rooms provide secure maple lockers, private ceramic showers with glass tile accents and granite countertops with stainless sinks. Accessible facilities are also available.

Access to the fitness center is available from the parking garage, main lobby, or directly from the concourse level.



THE FITNESS CENTER IS A SELF SERVICE FACILITY USING A SECURITY CARD OBTAINED BY REGISTERING WITH BUILDING MANAGEMENT



A BOARD ROOM



THE NEWLY RENOVATED AUDITORIUM



11 STANWIX LOBBY



LOBBY WITH MUSEUM COLLECTION FURNITURE



THE GARDENS

TECHNICAL INFORMATION

THE BUILDING STRUCTURE

The building is a concrete enclosed structural steel frame, set on a poured-in-place reinforced concrete pedestal base clad in granite. The building's frame is fireproofed steel with steel columns and beams. The core is also steel framed with concrete filled steel decking and structural floor slabs. In addition to elevators, restrooms and vertical duct chases, the core contains two reinforced concrete fire stairs enclosed with concrete block. Each office floor is made up of reinforced concrete. There is a cellular deck below the north and south faces of the core.

The façade of the building is a medium-gray duranodic aluminum curtain wall with tinted gray insulated glass in fixed frames on the office floors (2-23) and clear polished plate glass on the plaza/lobby and upper concourse levels. The south facing windows have a solar tint film. The floor providing wire ways and duct distribution for each floor.

ELECTRICAL

Electrical power service entrance for the building (excluding the refrigeration plant) is provided by three Duquesne Light Company 1500KVA 406 Volt transformers. Each transformer is protected by 3000 AMP breakers, supplying power to a ring buss. The building's emergency power diesel generator is located in the concourse level B switch gear room. Two (2), 3000 AMP buss duct risers provide power to the two electric closets on each floor. The buss ducts are protected by 4000 AMP breakers and 2500 AMP fuses. $2500 \text{ AMPS} \times 2 \times 460 \times 1.73 = 3979 \text{ KW}$ divided by $426,533 = 9.3$ watts per square foot. Using an 85 percent loading factor, the risers provide eight watts per square foot typical, upgradable to nine watts per square foot for tenant lighting and power requirements. Tenant light and power are provided through two electrical closets on each floor. One contains one 100 AMP 208/120 Volt panel and one

200 AMP 277 Volt panel. The second contains one 100 AMP 208/120 Volt panel and one 100 AMP 277 Volt panel. Power is distributed to the floor area through a three cell (power, telephone and communications) cellular floor system with four 8-inch centers. In 1999, a new 2000 AMP buss duct riser was installed which services the 13th floor HVAC equipment.

PLUMBING

Copper domestic piping with cast iron waste piping with men's and women's restrooms is located on each floor. Each men's room contains three water closets, three urinals and a three bowl vanity sink with Corian countertop. Each women's restroom contains six water closets and a four bowl vanity sink with a Corian countertop. Hot water is provided by three 1,000 gallon holding tanks heated by electric heating elements. Water is distributed throughout the building by four-PACO 20 h.p. pumps.

FIRE PROTECTION SYSTEM

The building is serviced by a wet pipe sprinkler system with four risers. The sprinkler system is a Westinghouse sprinkler system maintained at 100 psi. There are hose box connections on each floor. Each floor is equipped with pull boxes and fire extinguishers. Each stairwell is equipped with a stair pressurization unit located in the penthouse. The building is serviced by a Cerberus by Pyrotronics electronic smoke and fire detection system.

LIFE SAFETY

The building is supplied by four fire standpipe risers, supplied by one 1000 gpm fire pump located in the B level mechanical room. All tenant floors are provided with four fire hose cabinets, with 2 ½" hose outlets and fire extinguishers. All life safety systems are monitored continuously in the main lobby, with automatic dial-out capability to the City of Pittsburgh Fire Department.

ROOF

The roofing system is flat, and covered with an ethylene propylene diene monomer (EPDM) membrane. The roof is sloped to direct storm water to interior roof drains that discharge to the municipal sewer. The roofing system was replaced in 2004.

INTERIOR WALLS

Drywall walls, 4" vinyl baseboards, metal and wood door frames, solid core doors, high polished chrome with glass panel door, and wood with glass paneled doors. The lobby has marble wall panels, while restrooms having ceramic tile walls.

INTERIOR STAIRS

There are open stairwells connecting floors 22 and 23; floors 15-17 and floors 5 and 6.

ADA

The Property has undergone several upgrades to comply with the ADA. These include the addition of handrails to the east ramp to Stanwix Street, automatic doors, handicapped-accessible parking spaces, public telephone were changed to comply, elevator call buttons were lowered and voice annunciation and floor designations were added and restrooms on the 2nd, 11th, 12th, 17th, and 23rd floors were made accessible. Visual alarms and accessible water fountains were added as each floor was renovated and elevator control panels were lowered.



HVAC

The building mechanical systems are all electric powered, with the HVAC system operating on a heat recovery basis. Outside air is supplied by two 45,000 CFM make up air blowers that discharge tempered air into the cold deck side of the four 110,000 CFM air handling units which are equipped with variable frequency drives for VAV operation. These four blowers in turn supply filtered heated and cooled air to approximately 350 perimeter VAV dual-duct mixing boxes and approximately 85 interior cooling-only VAV boxes. Each of the four blowers serves a quadrant of each office floor. Chilled water and hot water are supplied by four 550 ton McQuay Chillers, installed in July 2000. Three chillers have no heat recovery condensers, and are used exclusively for cooling; the one remaining chiller has heat recovery condensers and is used for heating. The system cools the interior portion of each floor year round, warming the chilled water which is reclaimed in the heat recovery condenser. This produces hot water at approximately 105 degrees Fahrenheit that supplies the hot water coils in the blowers, providing heated air for the exterior perimeter offices.

The heating system has a 150,000 gallon water reservoir on the northeast corner of the lowest parking level, one 550 centrifugal heat recovery unit, one 720 KW and two 880 KW supplemental electric boilers. In addition, the building has a supplemental tenant condenser water loop for supplemental tenant cooling equipment. Heat rejection from this system provides an additional heat source for the heat recovery system. When heating is required, the excess heat is stored in the reservoir water and is then reclaimed when required, minimizing the use of electric boilers. Heat is maintained at 72 degrees by dry bulb inside, and at 0 degrees by dry bulb outside; cooling is maintained at 75 degrees dry bulb inside, 95 degrees outside. In 1994, an integrated and automatic HVAC control system for fan shut-down and smoke damper closure was installed for use during a fire and a fire alarm/life safety system in accordance with City's code for existing structures was also installed. One operator/monitoring work station is located on the sub-basement level the other in the 13th floor engineer's office.

