

LEASE OFFERING MEMORANDUM

Gatehouse

101 W STATION SQUARE DR

Pittsburgh, PA 15219

PRESENTED BY:

RICHARD L. BEYNON

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PA #AB068671





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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

welcome
to

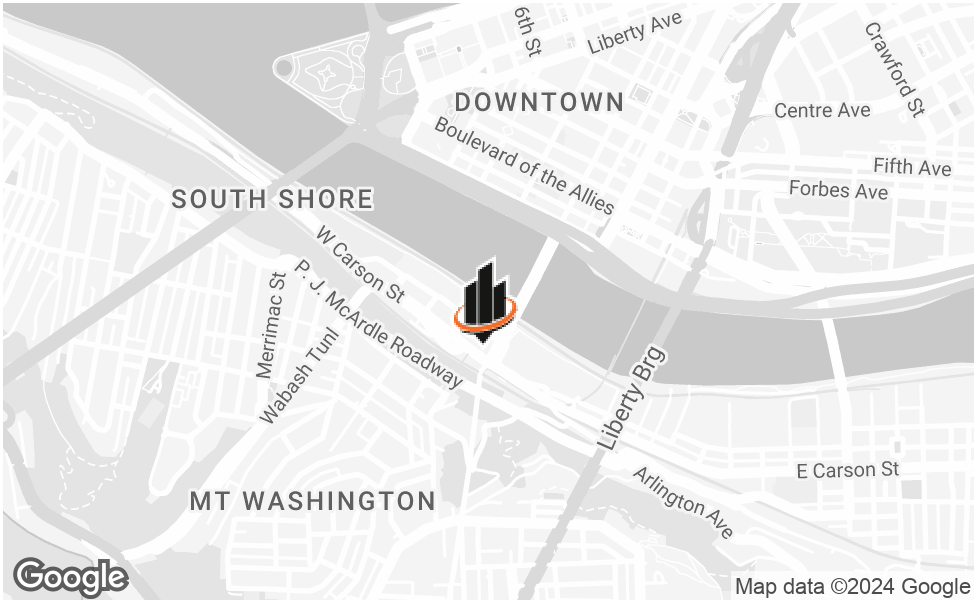
**STATION
SQUARE**

LANDMARK ENTERTAINMENT

SECTION 1

**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.00 - 20.00 SF/yr (Full Service)
BUILDING:	30,000 SF
AVAILABLE SF:	Office: 4,800 - 19,200 SF Retail: 2,500 SF
LOT SIZE:	0.26 Acres
YEAR BUILT:	1917
RENOVATED:	1995
MARKET:	Pittsburgh
SUBMARKET:	Greater Downtown

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present office & retail space for lease at Gatehouse located at 101 W Station Square Dr in Station Square. Prime location in Station Square, with easy access to Pittsburgh CBD

PROPERTY HIGHLIGHTS

- 4,800 SF Office space on 4 floors totaling 19,200 contiguous SF available
- Office space consists of a mix of private and open office space with kitchen
- 2,500 SF Retail space available on 1st floor
- Subway transit stop and incline across street
- Walking distance to restaurants and marina
- Great views
- Parking
- Storage in basement

LEASE SPACES

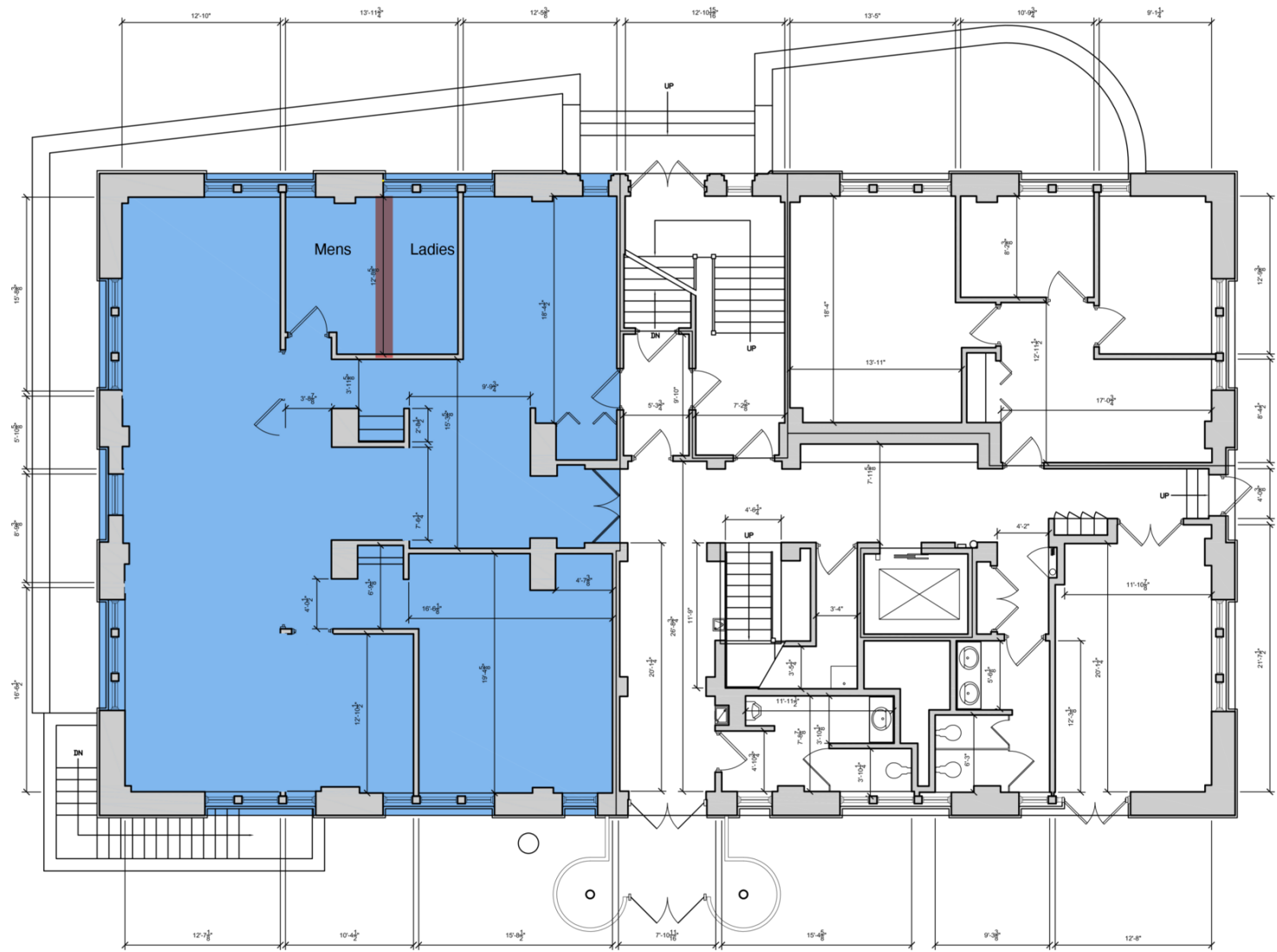
LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL OFFICE SPACE:	4,800 - 19,200 SF	LEASE RATE:	\$17.00 - \$20.00 SF/yr

AVAILABLE SPACES SUITE

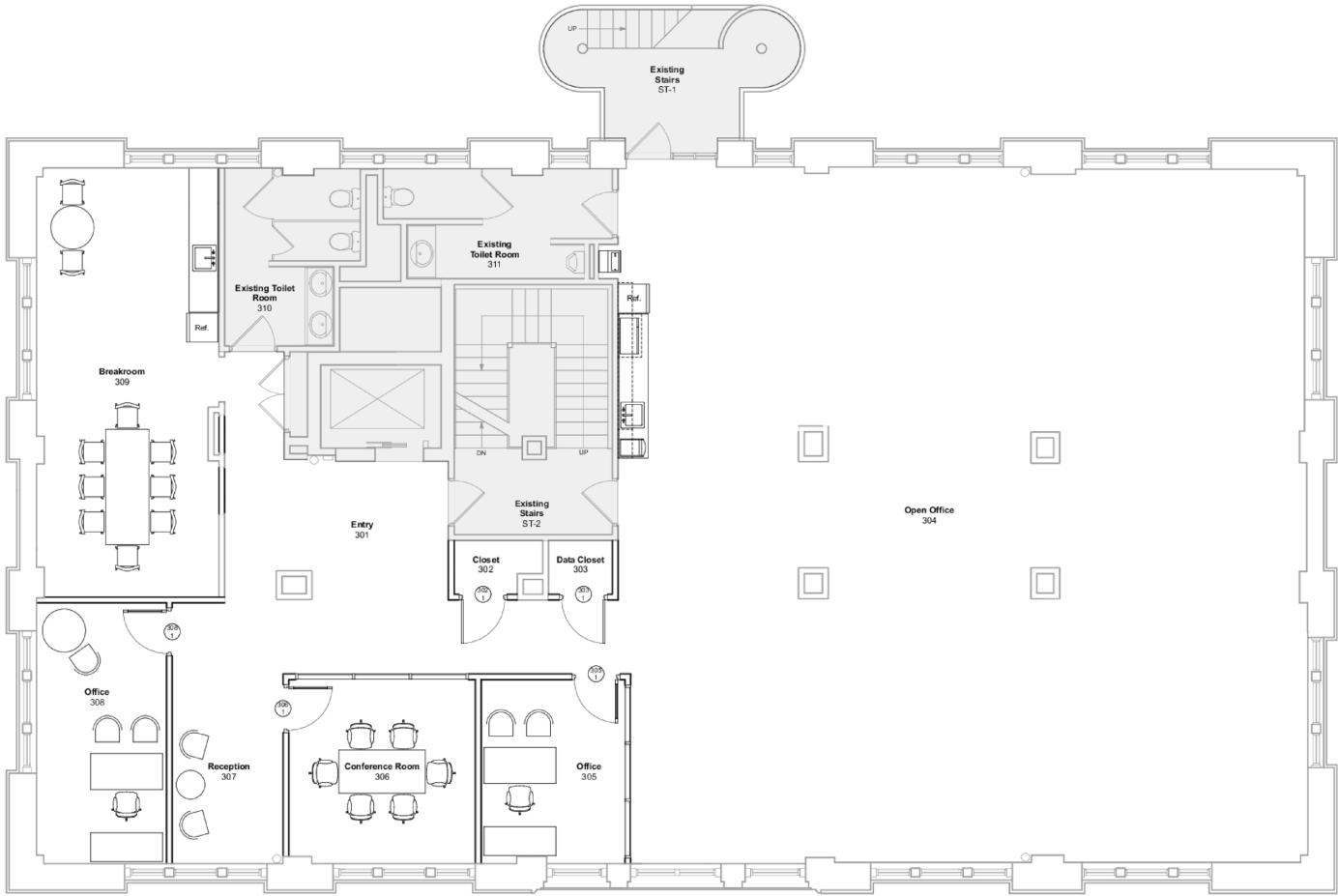
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
3rd Floor Office	4,800 - 19,200 SF	Full Service	\$17.00 SF/yr
4th Floor Office	4,800 - 19,200 SF	Full Service	\$17.00 SF/yr
5th Floor Office	4,800 - 19,200 SF	Full Service	\$17.00 SF/yr
6th Floor Office	4,800 - 19,200 SF	Full Service	\$17.00 SF/yr
1st Floor Retail	2,500 SF	Full Service	\$20.00 SF/yr

FLOOR PLAN | 1ST FLOOR

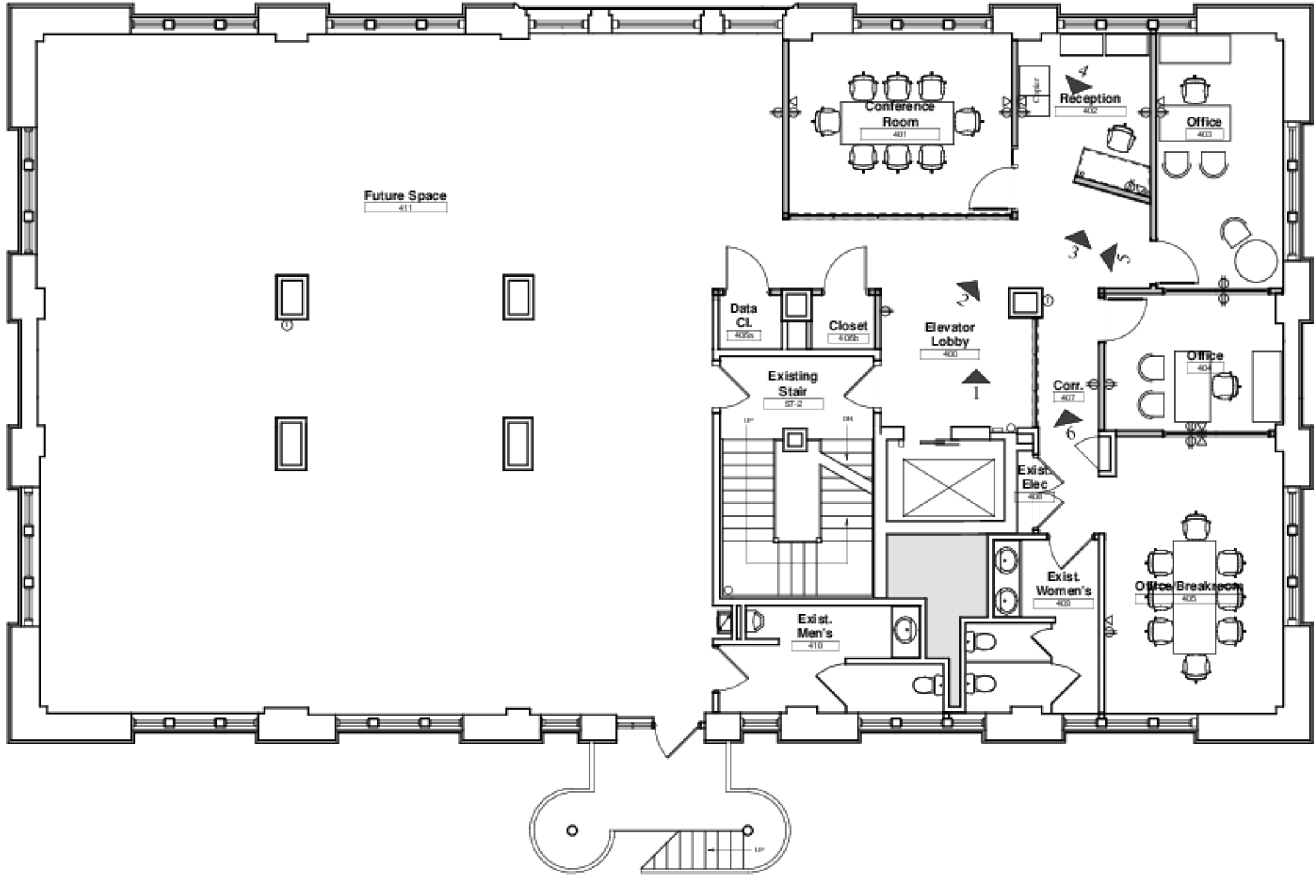


GATEHOUSE BUILDING
FIRST FLOOR PLAN OPTION 1
2623 RENTABLE SQUARE FEET

FLOOR PLAN | 3RD FLOOR

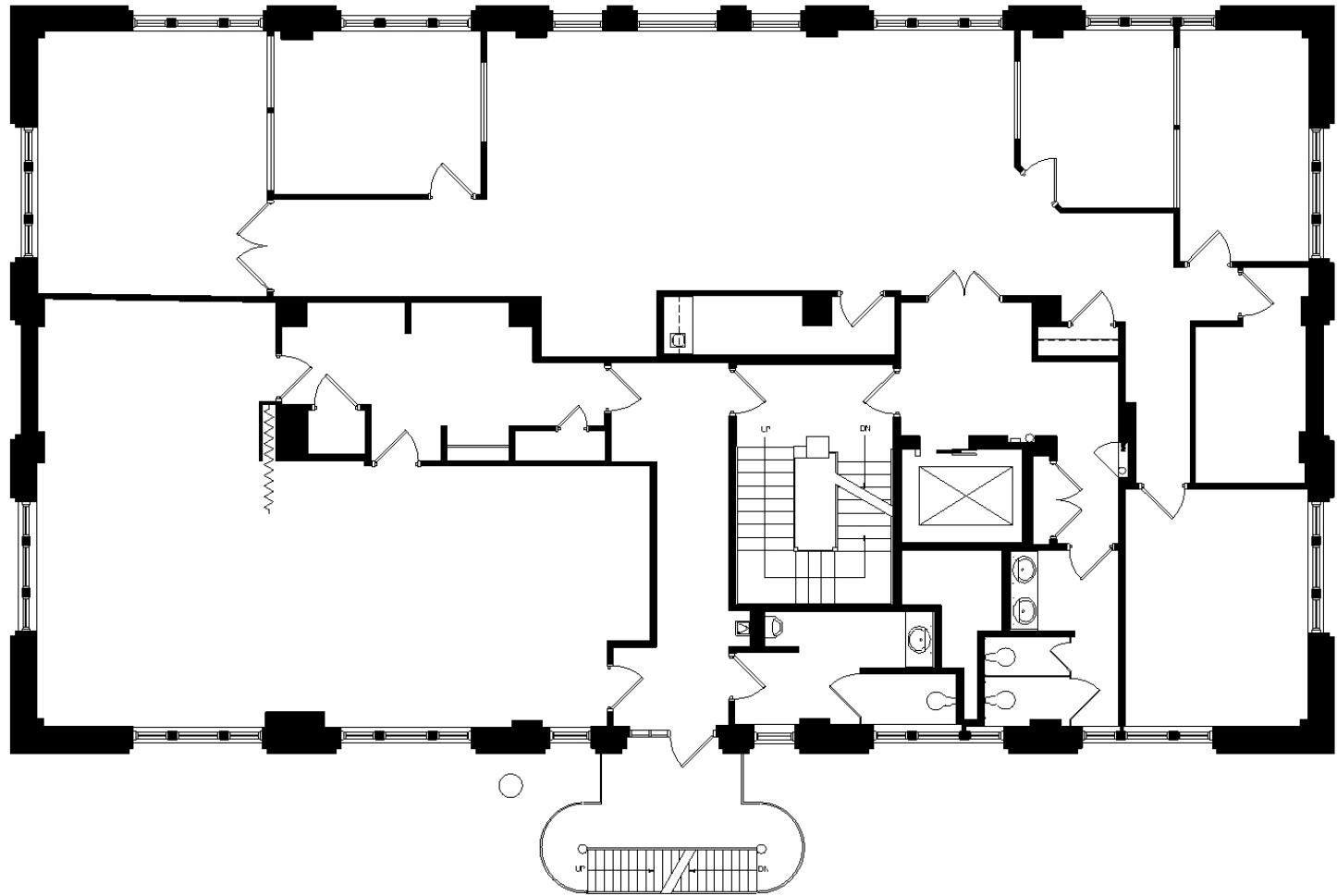


1 3rd Floor Furniture Plan - For Reference Only
A9.50 SCALE: 1/4" = 1'-0"



Fourth Floor Furniture Plan

SCALE: 1/8" = 1'-0"



GATEHOUSE BUILDING
FIFTH FLOOR PLAN

RENDERINGS



1 - View of Conference Room from Elevator Lobby



2 - View to Reception Area



3 - Reception Area



4 - View from Reception



5 - View to Open Office



6 - View to Glass wall at Corridor

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



welcome
to

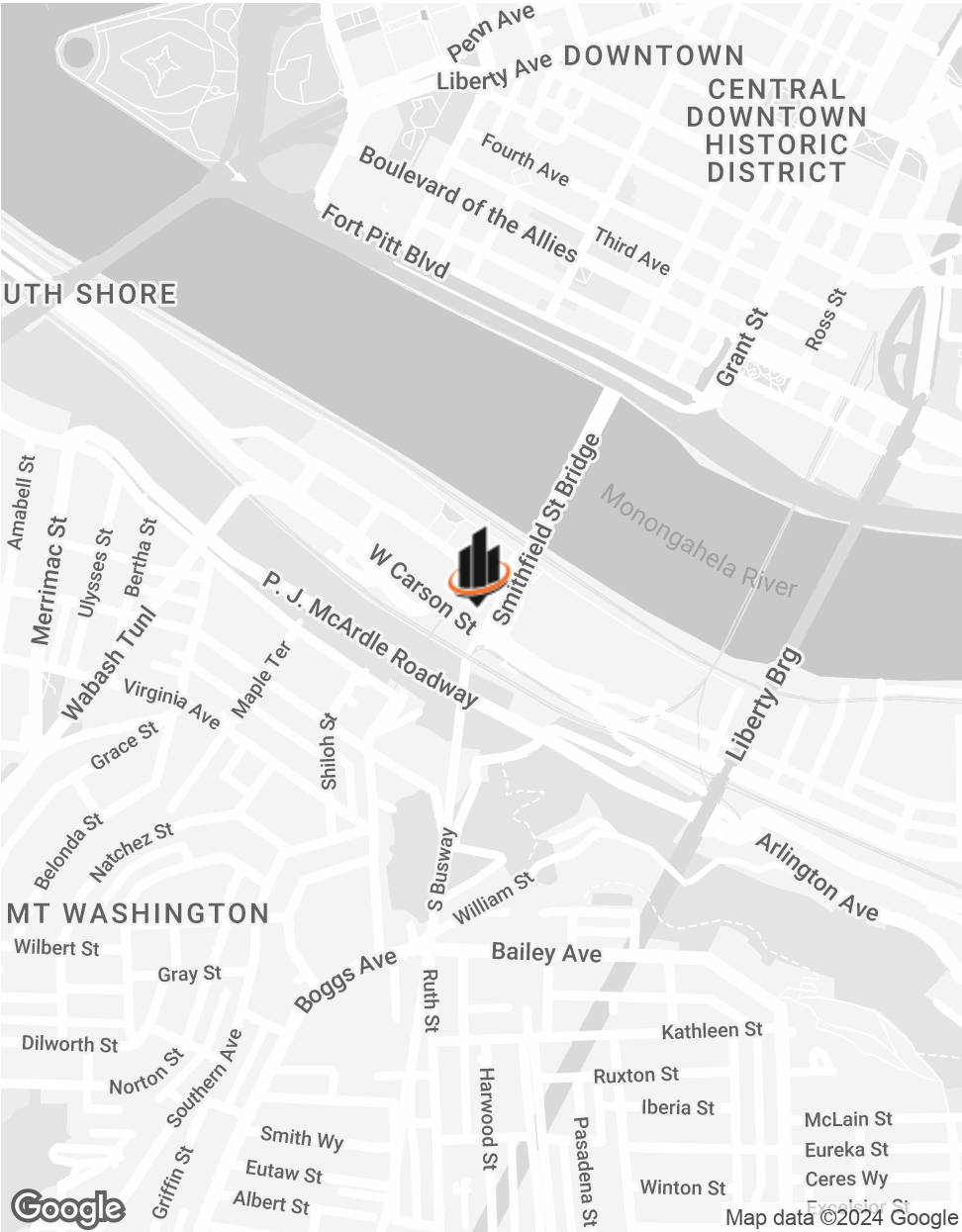
**STATION
SQUARE**

LANDMARK ENTERTAINMENT

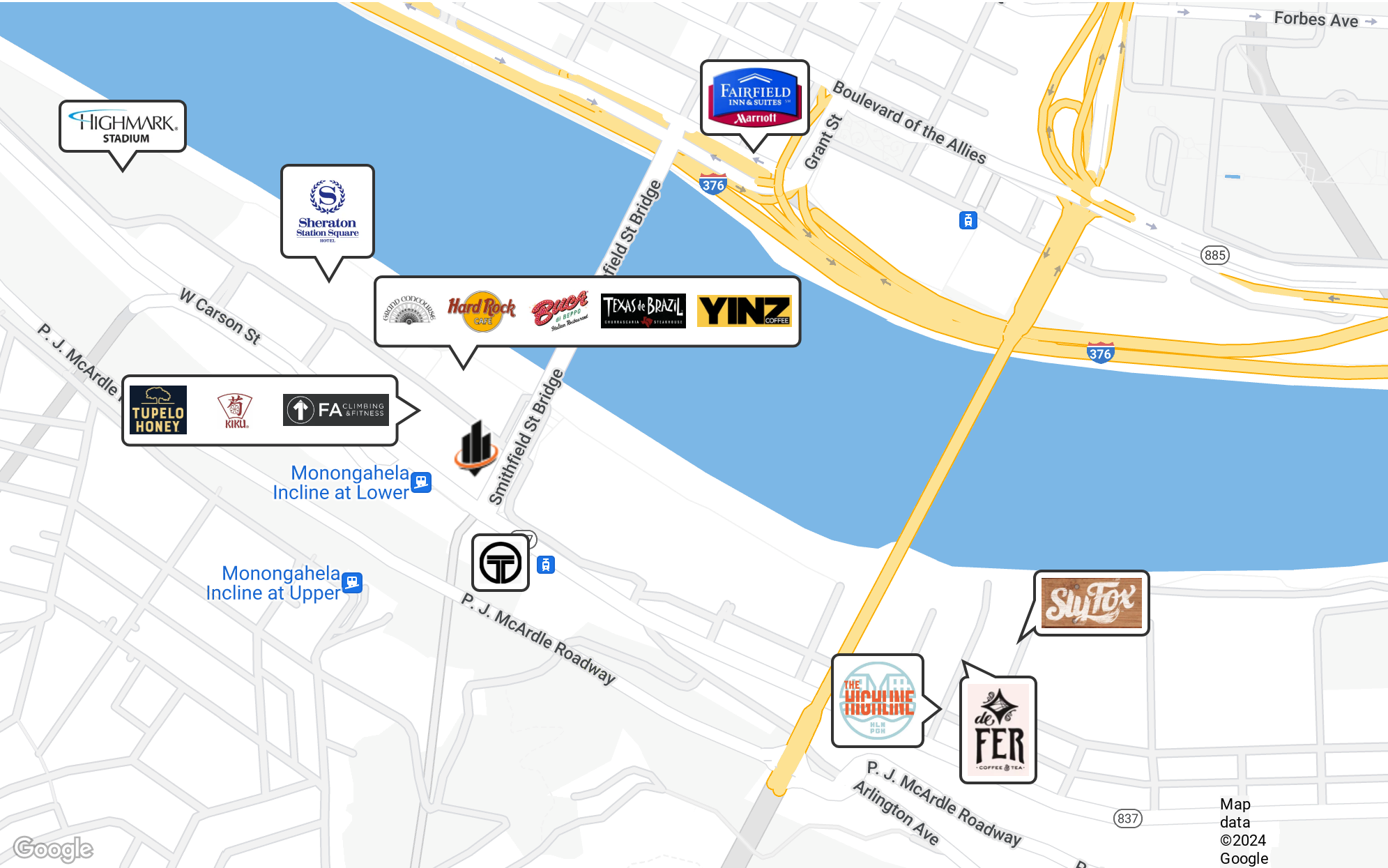
SECTION 2

**Location
Information**

LOCATION MAPS



RETAILER MAP

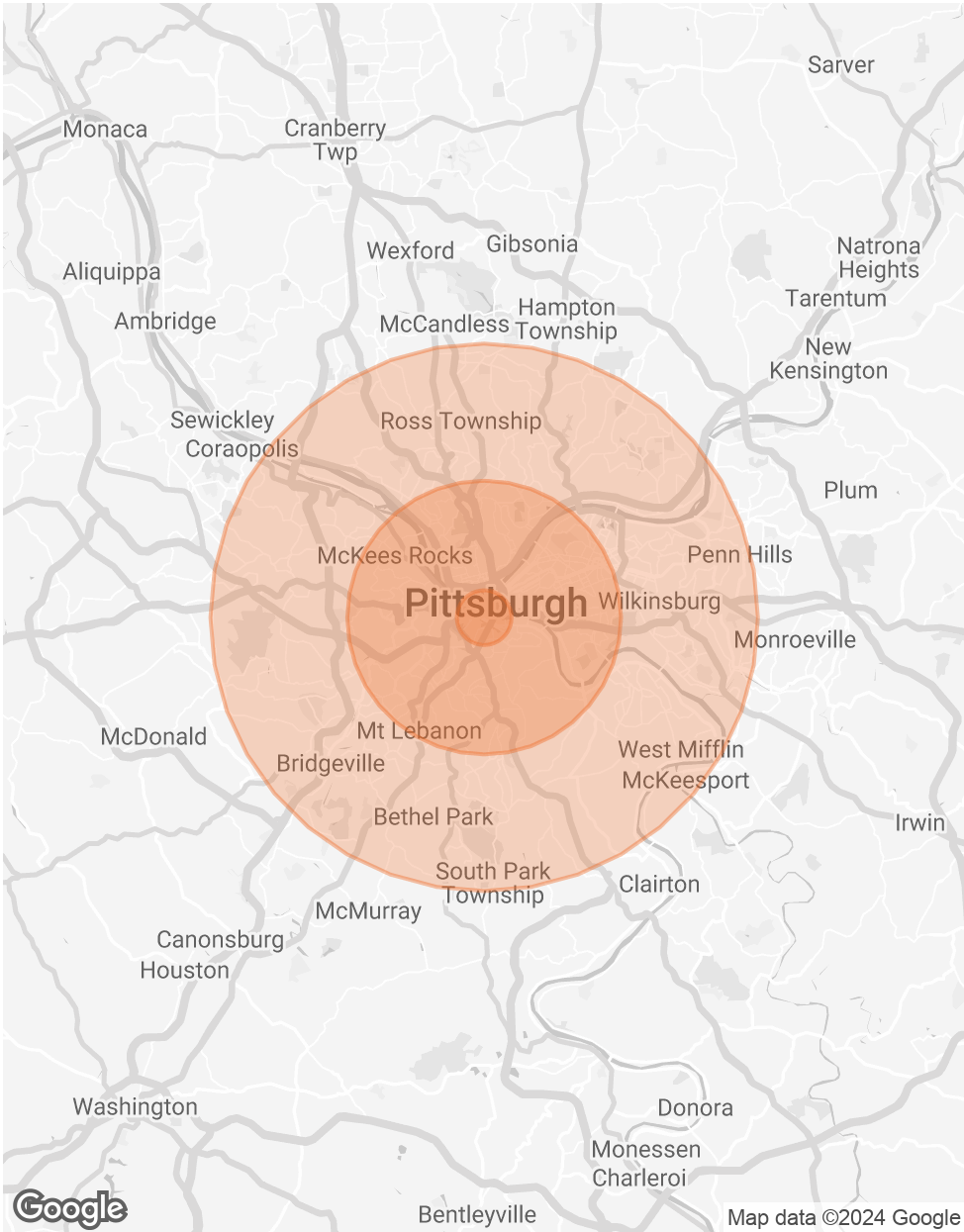


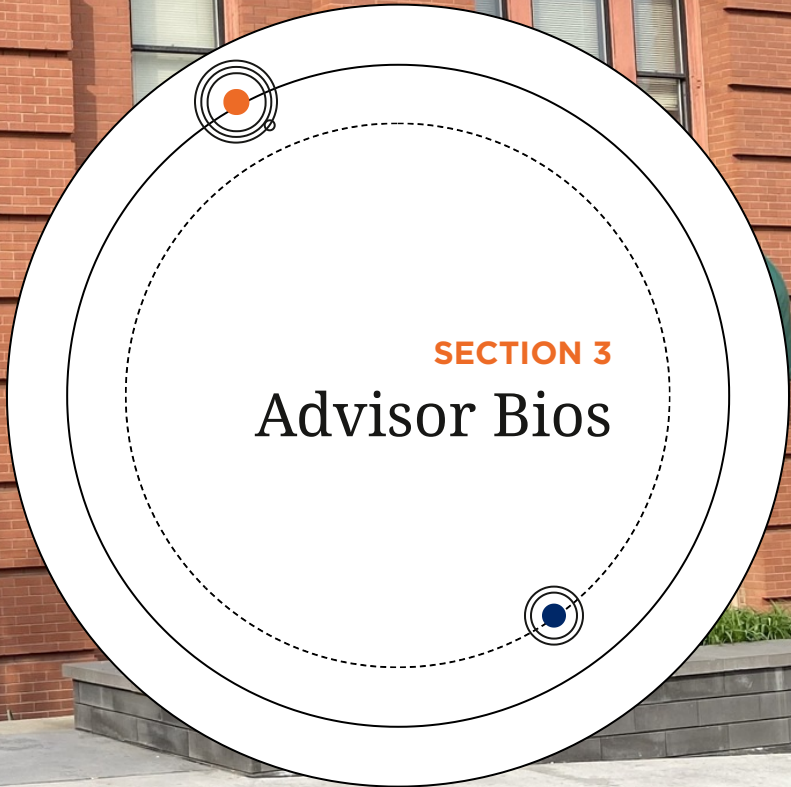
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	21,620	384,652	863,437
AVERAGE AGE	31.7	37.6	41.1
AVERAGE AGE (MALE)	29.8	36.0	39.3
AVERAGE AGE (FEMALE)	34.8	39.1	42.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,397	200,302	437,887
# OF PERSONS PER HH	2.1	1.9	2.0
AVERAGE HH INCOME	\$73,306	\$68,479	\$74,822
AVERAGE HOUSE VALUE	\$211,260	\$178,426	\$179,002

2020 American Community Survey (ACS)





ADVISOR BIO 1



RICHARD L. BEYNON

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PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon, currently a Senior Advisor for SVN Three Rivers Commercial Advisors, was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 40 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman’s license in 1982 and his broker’s license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon’s main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

MEMBERSHIPS

BOARD OF DIRECTORS: Mr. Beynon served as the chairperson for the Wesley Family Services Foundation and currently serves on the Exchange Underwrites Insurance Company Board of Directors. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and served on both the Executive Committee and the Board for the PDP, and he is a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke’s Church.

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