



172,000 SF CLASS A+ OFFICE ARRIVING Q1, 2024

Welcome to Pittsburgh's boldest, most forward-thinking vision for a new-day workplace.

Diamond Ridge I provides a rich amenities program calibrated for the needs of the modern workforce. Featuring integrated indoor/outdoor fitness amenities, including private pickleball courts, and uses healthy building principles to set new standards for employee wellness and hospitality. The campus is surrounded by up to 1,200 new housing units and offers 2.5 times more outdoor space than any previously built office in The Parkway West.

- **Burns Scalco's "Diamond Standard" Amenities**
- **Indoor & Outdoor Conference Center**
- **On-Site Health & Fitness Center**
- **Surrounding Housing Options for Sale or Rent**
- **Access to Client Experience Concierge**
- **Superior Highway Access**
- **Highly Visible Signage Opportunities**





FEATURED AMENITY
PICKLEBALL COURT



FEATURED AMENITY
ON-SITE CONFERENCE CENTER



FEATURED AMENITY
INDOOR / OUTDOOR WORKSPACE



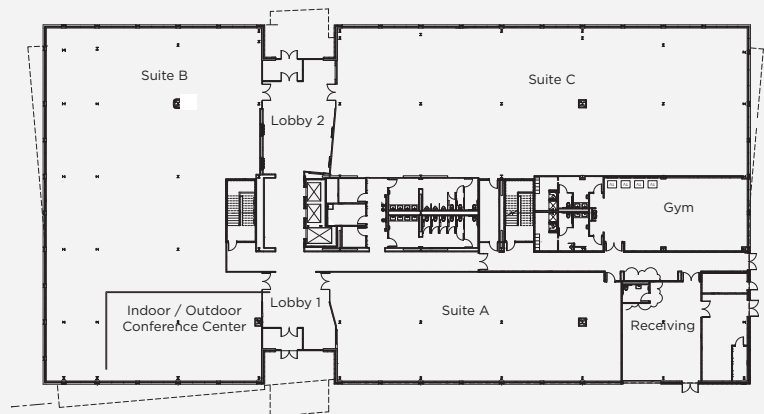
FEATURED AMENITY
CONCIERGE & HOSPITALITY





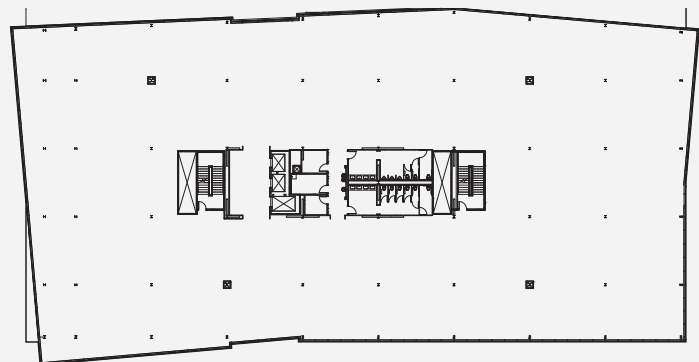
FLOOR 1

SPACE	SF
Suite A	5,401
Suite B	10,655
Suite C	10,361
Gym	1,481



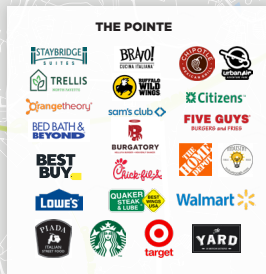
FLOORS 2-5

SPACE	SF
Suite D	36,220
Suite E	36,220
Suite F	36,220
Suite G	36,220



PITTSBURGH INTERNATIONAL AIRPORT

DIAMOND RIDGE



DOWNTOWN PITTSBURGH

CONNECTIVITY

Diamond Ridge is a centrally located multi-modal hub for residents, businesses, and visitors, positioned along the region's highest-volume highway, I-376.

- **5 Minutes from Pittsburgh International**
- **7 Minutes to I-79**
- **15 Minutes to Downtown Pittsburgh**

60+
Nearby Restaurants

25+
Nearby Hotels

150+
Nearby Retailers

