



DIAMOND
RIDGE

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 pickle-ball 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.

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NOTABLE NEIGHBORS

The Parkway West is currently the third largest office submarket within Pittsburgh and is home to several corporate and regional headquarters, including a deep and diverse labor market with industry focuses in public service, education, healthcare, technology, energy, transportation, and retail.



Automatic Data Processing, Inc.



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\$250M MARKETPLACE DISTRICT

Diamond Ridge is one of the largest and most dynamic mixed-use projects in Western Pennsylvania. The office campus is the cornerstone of adjacent developments of 118 townhouse units, 323 multifamily lots, 400 multifamily units, 336 apartments, and 15,000 square feet of retail. Diamond Ridge, and the surrounding 800 acres, are designated a strategic economic development node by the Moon Township Board of Supervisors.



DIAMOND STANDARD AMENITIES

Burns Scalo's "Diamond Standard" represents the leading edge of amenity programs. We Invest in these areas to create buildings people want to work in and transform office space that meets and exceeds expectations.

Meet & Learn

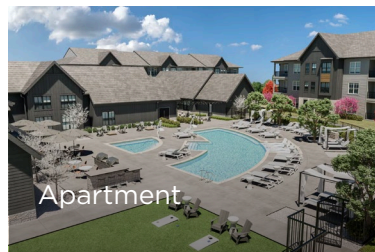
Health & Wellness

Lifestyle & Living

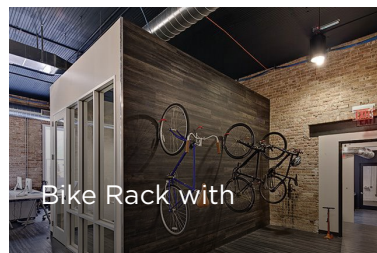
Convenience & Concierge

Transit & Campus

**DIAMOND
STANDARD**



Apartment



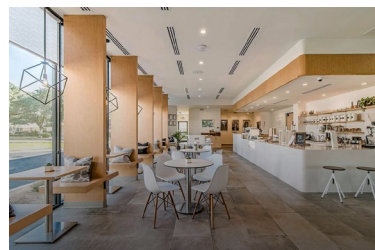
Bike Rack with



Indoor / Outdoor



High Tech



MEET & LEARN

Offering designated public spaces to encourage collaboration and creativity among various indoor and outdoor settings.

Innovation Space

Co-Working Space

Multipurpose Space

Outdoor Gathering Spaces

**Flexible Conference Center with
3 Overhead Doors Opening Up to
Exterior Gathering Space**



FEATURED AMENITY



FEATURED AMENITY
COLLABORATIVE SPACE



FEATURED AMENITY
COLLABORATIVE SPACE

HEALTH & WELLNESS

Numerous health and rejuvenation amenities throughout the campus help clients and their employees excel physically and mentally.

Pickleball Courts

Fitness Center / Classes

Outdoor Fitness Space

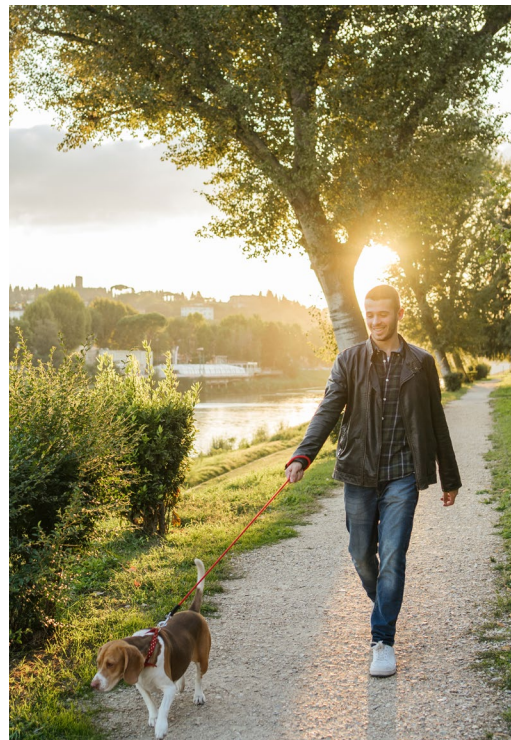
Outdoor Dining Areas

Biking + Walking Trails

Game / Entertainment Space

Fishing Pond

Montour Trail Access



FEATURED AMENITY
OUTDOOR FITNESS



FEATURED AMENITY
PICKLEBALL COURT



**DID YOU
KNOW...** PICKLEBALL IS THE FASTEST
GROWING SPORT IN AMERICA!

LIFESTYLE & LIVING

Surrounding housing options for sale for rent offer public access to everyday living, lifestyle needs, and convenience, all within walking distance. Loaded with fitness centers, swimming outdoor trails, and bark parks.

Village at Marketplace

The only new for sale, single-family homes in Moon Township with resort-style amenities, just 5 minutes to Robinson shopping.

4+ Bedrooms
Starting from the low \$500s

Prism at Diamond Ridge

A for lease community of 1, 2, and 3-bedroom apartments with designer finishes, spacious floor plans, and exciting amenities.

1 Bedroom	\$1,445 - \$1,749
2 Bedroom	\$1,750 - \$2,105
3 Bedroom	\$2,100 - \$2,545

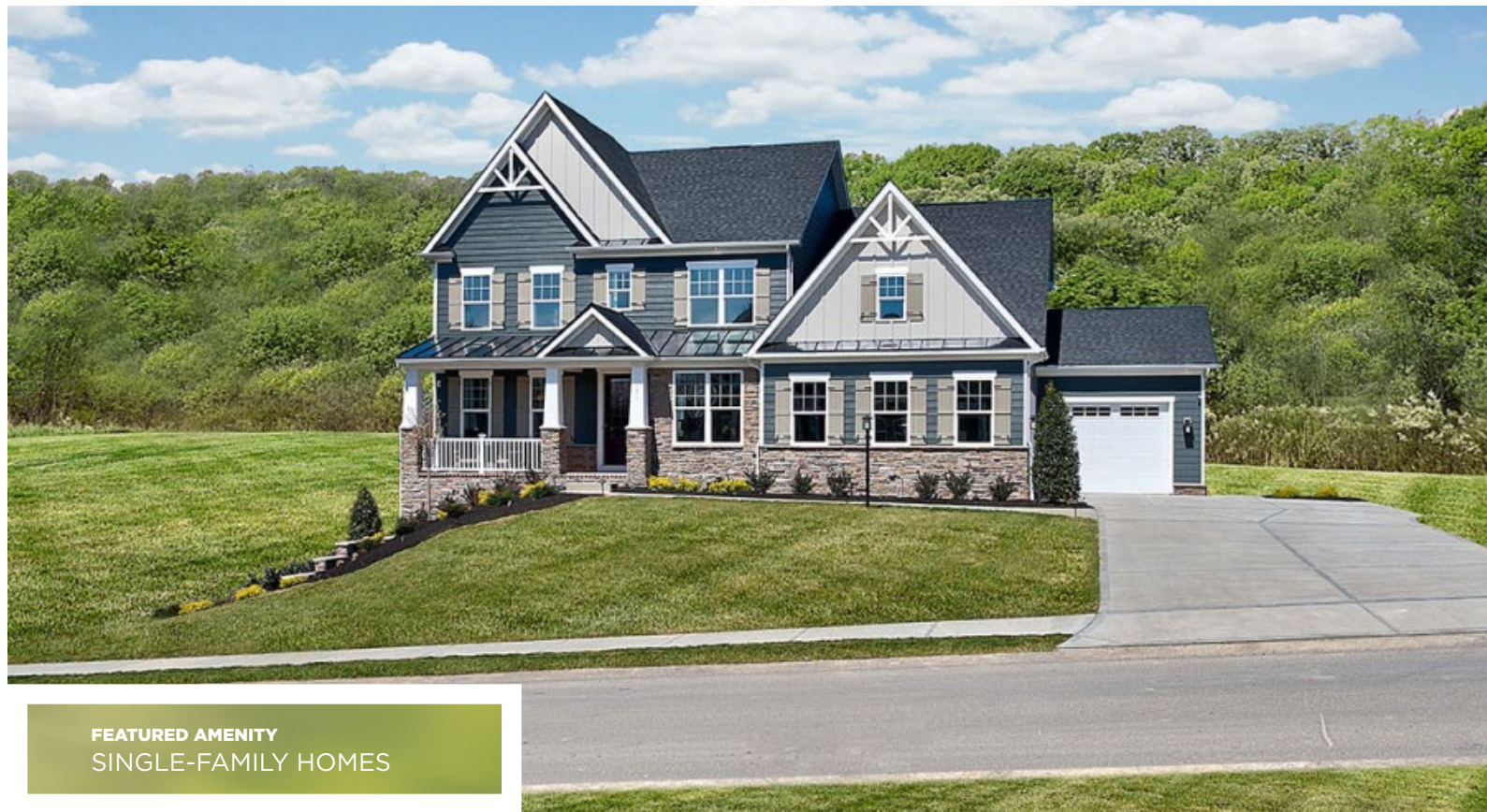
Ridge at Robinson

A modern yet relaxed, for lease, take on luxury living with stylishly upscale flair and contemporary features and amenities.

1 Bedroom	\$1,489 - \$1,539
2 Bedroom	\$1,846 - \$1,951
3 Bedroom	\$2,328 - \$2,468



FEATURED AMENITY
ON-SITE LIVING OPTIONS



FEATURED AMENITY
SINGLE-FAMILY HOMES



FEATURED AMENITY
LUXURY CONDOS

CONVENIENCE & CONCIERGE

Access to client experience concierge connects clients and their employees to essential components that heighten the work/life blend.

Partner Perks Program

Dry Cleaning Concierge

Building Events/Food Trucks

**Hospitality Staff with Ritz
Carlton Training**

Full Gym Facilities with Towel Service

Ribbon Cutting Ceremonies

**Assistance in Coordinating Celebratory
Events**

Restaurant Reservations



FEATURED AMENITY
ON-SITE CONCIERGE

TRANSIT & TRAVEL

Reduce commuting time and ease employee transportation concerns with superior highway access and complimentary amenities.

High Demand Free Parking

EV Charging Stations

Complimentary Shared Bikes

Bike Racks at Entrance

Shuttle to Housing and PIT Airport

Connection to Montour Trail



FEATURED AMENITY
ON-SITE EV CHARGING

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 Airport

7 Minutes to I-79

15 Minutes to Downtown Pittsburgh

60+

Nearby Restaurants

25+

Nearby Hotels

150+

Nearby Retailers



THE POINTE



STEUBENVILLE PIKE/ CAMPBELLS RUN ROAD



THE MALL AT ROBINSON & ROBINSON TOWN CENTER



SETTLER'S RIDGE



BETTER PLACES, BETTER LIVES

We believe that better places create better lives – and in doing so – we transform buildings, businesses, and the communities we serve. The average age of the Parkway West office park, excluding the Boardwalk Campus (developed by Burns Scalo Real Estate), is 30 years old (1989). Older space is obsolete for today's post-COVID office needs, whereas new offices can meet the needs of today's tenants and employees.

Upgraded Service & Hospitality

Work Spaces that Spark Creativity

Solar Paneled Roofs

EV Charging Stations

Bi-polar Ionization

Maximized Thermal Comfort

LED Lighting Throughout

High Efficiency Roof Top Units

1980's-1990's

2000's-2020's

PRESENT



PITTSBURGH INTERNATIONAL AIRPORT TRANSFORMATION

The \$1.39 Billion Terminal Modernization Program is a bold plan to transform Pittsburgh International Airport to serve travelers better, reduce costs, meet changing industry needs, and advance the region. The project is estimated to create \$1.6 Billion and 11,000 direct & indirect jobs.

Benefits for Passengers

- State of the art health-centered, tech-forward facilities
- Separate levels for arrivals and departures
- Shorter walking distances and security wait times
- Advanced technology and automated systems
- Additional space for concessions, artwork and amenities
- Green outdoor plazas and gathering spaces
- An abundance of natural light

Benefits for the Region

- 11,000 direct and indirect jobs
- 5,500 construction jobs
- Increased non-airline revenue and real estate opportunities
- Enhanced, more efficient passenger experience
- Lower operating and maintenance costs
- Emphasis on safety and public health
- No use of local tax dollars



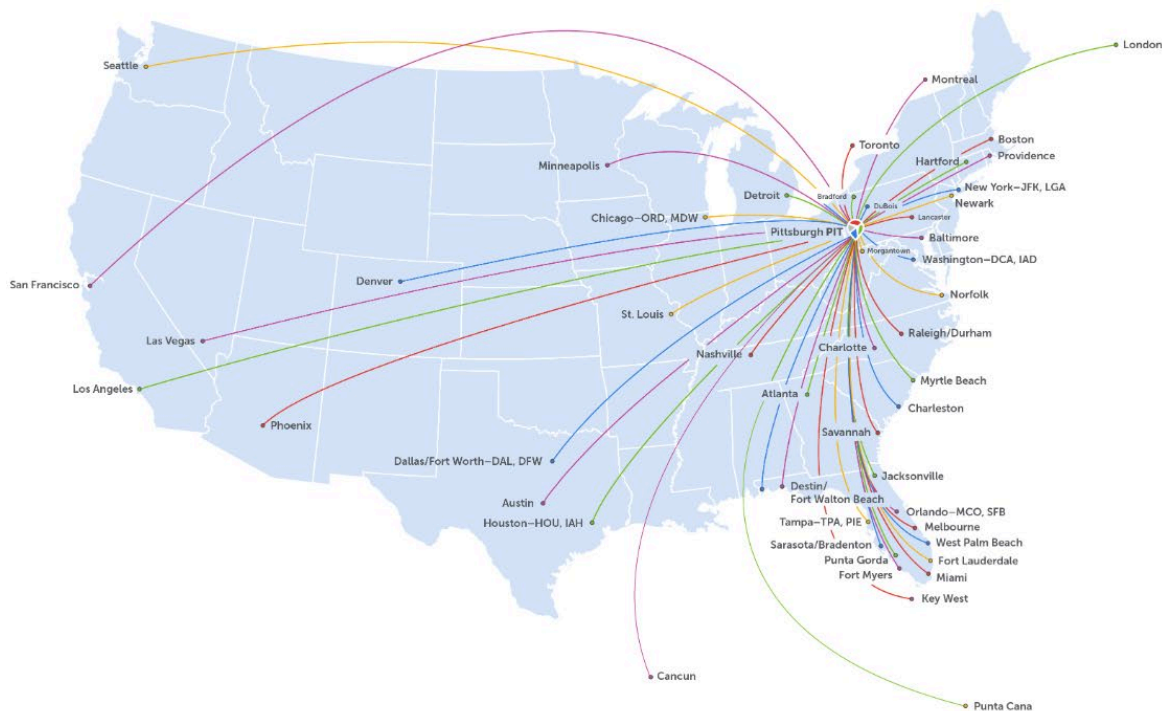
FEATURED AMENITY
PITTSBURGH AIRPORT



FEATURED AMENITY
PITTSBURGH AIRPORT



125 NON-STOP FLIGHTS



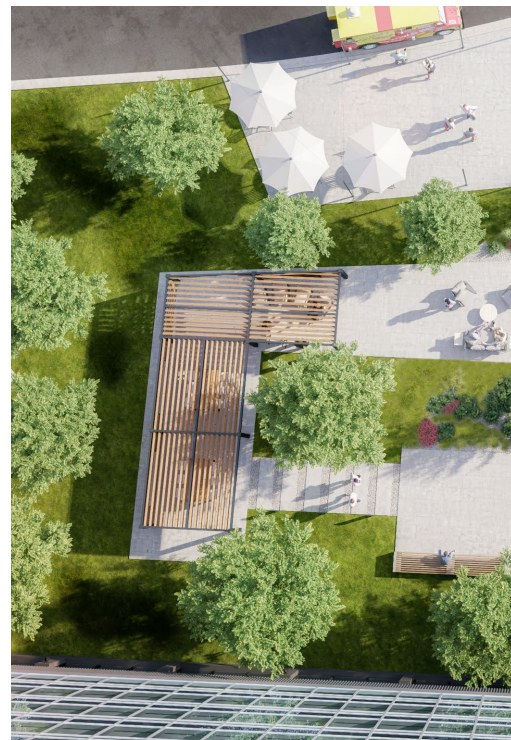




FLOORPLANS



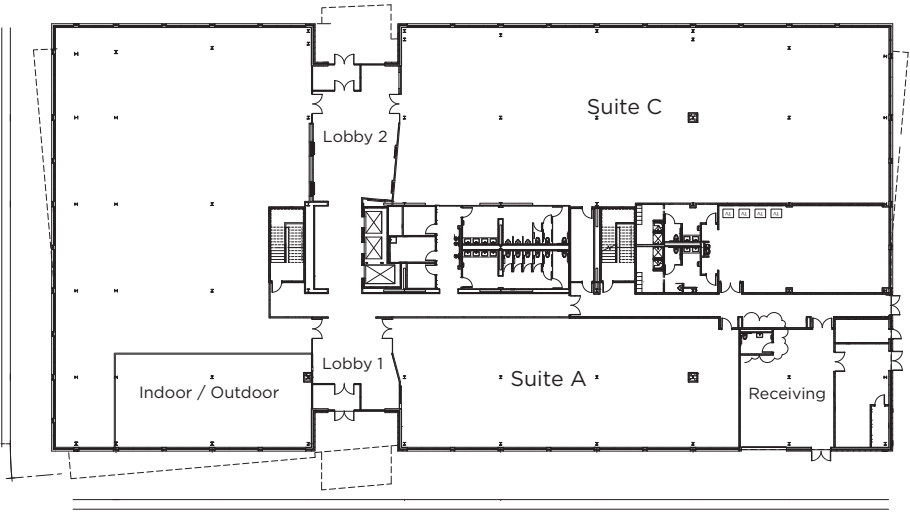
- 5TH FLOOR | 36,220 RSF
- 4TH FLOOR | 36,220 RSF
- 3RD FLOOR | 36,220 RSF
- 2ND FLOOR | 36,220 RSF
- 1ST FLOOR | 26,418 RSF



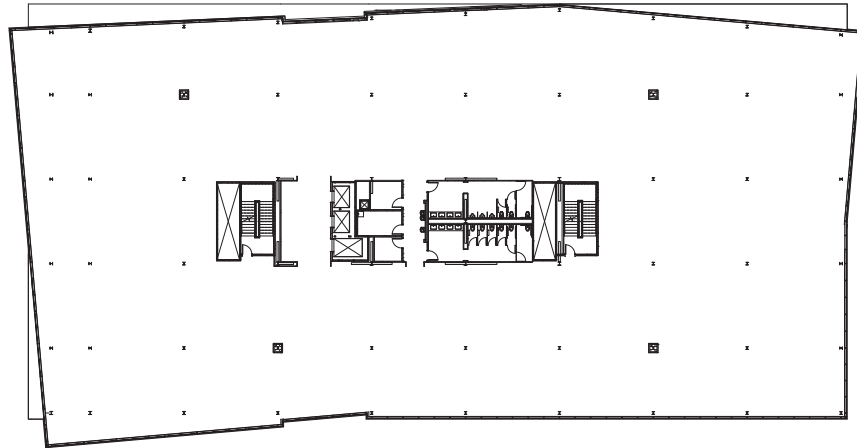
FEATURED AMENITY
COVERED PATIO WORKSPACE

FLOOR 1

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



FLOOR 2-5



SPACE

SF

Suite D	36,220
Suite E	36,220
Suite F	36,220

SIGNAGE & VISIBILITY

Signage is vital in establishing your business as a recognizable brand in the market. The unique position of Diamond Ridge offers the most highly visible signage opportunities in the Parkway West for qualifying clients.

Annual advertising value calculated using 2023 market out-of-home advertising data and CPM.

119k
Daily Views

43M
Annual Views

\$364k
Annual Advertising Value



PITTSBURGH MARKET SUMMARY

Over the past three decades, the Pittsburgh region has undergone a dramatic renaissance, and now stands as one of our nation's largest and most appealing locations to live, do business, and own real estate. The region supports an exceptionally strong market for all types of commercial real estate.

Over the last five years, there has been unparalleled growth and development in the Pittsburgh real estate market, particularly in the multifamily and office sectors. This has led to the arrival of companies such as Facebook, Uber, and Microsoft to the region.

PITTSBURGH FORTUNE 500 COMPANIES

KraftHeinz

110

PNC

120

PPG

220

WESCO

245



VIATRIS™

254



310

DICK'S
SPORTING GOODS

320



330



384



ARCONIC

346



Large Intellectual Capital Base

Pittsburgh is Now Recognized as One of the Nation's Top 10 Cities for High-Tech Job Growth



Core Industries: Healthcare, Education, Financial Services & Tech Create Important Job Growth



“Eds & Meds” Phenomenon: Strong Presence of Top-Tier Educational & Research Institution



High Density of Development Due to Unique Topography



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