THE VISION

FIFTEENTH

116TH 15TH STREET,
PITTSBURGH, PA 15222

BURNS SCALO
REAL ESTATE BROKERAGE | *A Luxury Real Estate Firm*

THE WORKPLACE FOR THE NEXT GENERATION

The Vision on Fifteenth is one of the largest and most exciting Pittsburgh mixed-use projects – uniquely positioned at the front door of the Strip District with expansive views of the City and the Allegheny River, a progressive workplace design, and a dynamic neighborhood context.

233,000 RSF of luxury Class-A office space

Floor plates up to 35,000 RSF

32,000 RSF of restaurant & retail

HEALTHY DESIGN

Touchless fixtures

Ionic air filtration in elevator cabs

Outdoor spaces

Generous daylighting

PROPERTY HIGHLIGHTS

Designed & engineered for modern HQs

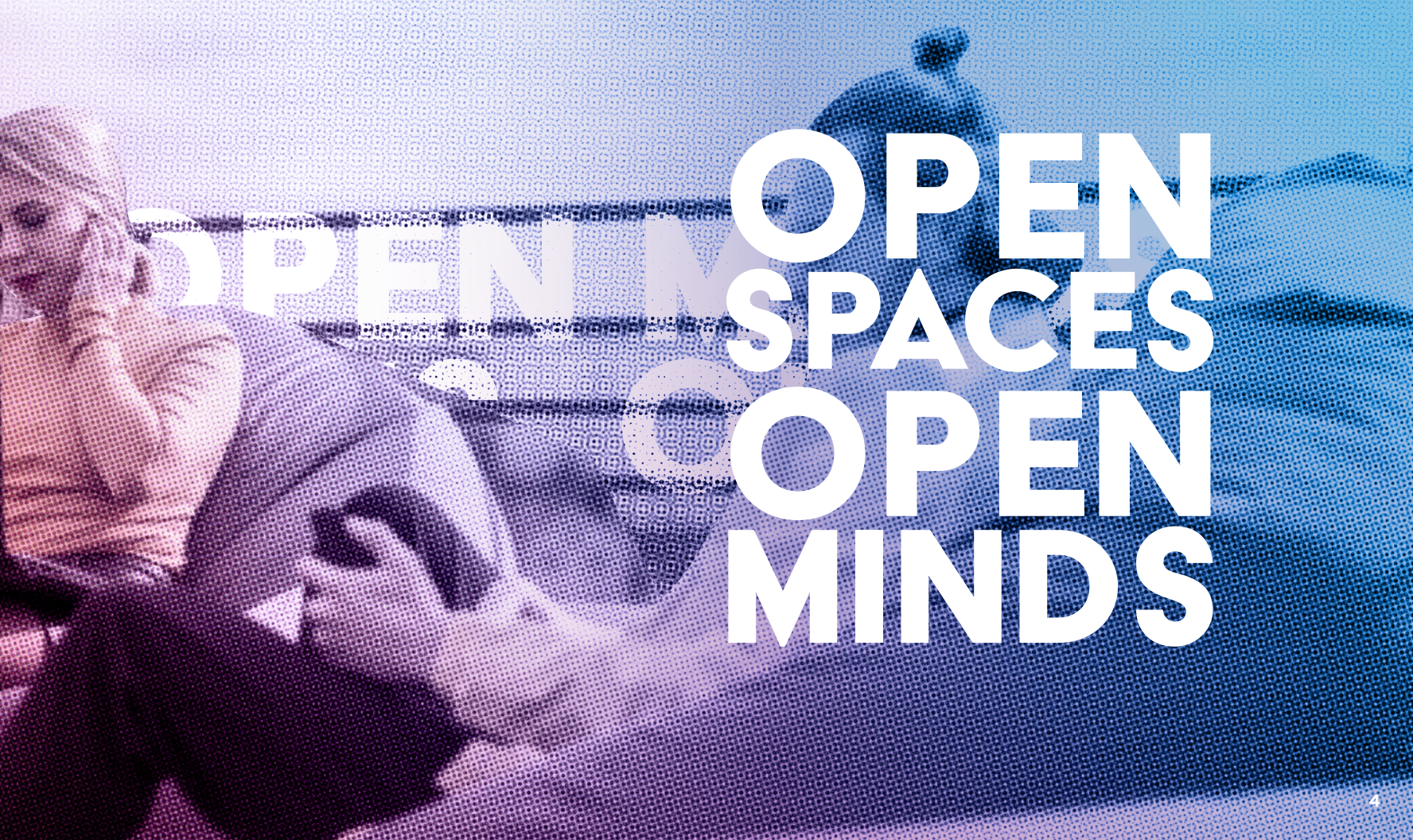
Hospitality-inspired main lobby

Unique retail & restaurant space with direct access to Smallman Court

Flexible floor plans to accommodate a wide range of users and densities

374 parking spaces, 68 bike storage spaces, and EV charging stations

S OPEN SPACES
MIN


OPEN
SPACES
OPEN
MINDS

A PLACE FOR MIND AND BODY

The Vision will increase employee engagement and lessen work-related stress by providing a fully outfitted fitness center, health and wellness programming, and access to outdoor spaces. Employees will have immediate access to 24 miles of trails and dedicated bike lanes, bicycle parking, and locker rooms with showers. On-site amenities can be supplemented with nearby gyms and studios. A variety of indoor and outdoors spaces will allow for changing environments throughout the day to maintain focus and creativity.

FITNESS

Mecka

F45

Intrepidus

Elevate

On Par Now

Walk Run Lift

Stout Training

Panthro Fitness

Madabolic

Pro Bike + Run

Stretch Lab

Mayweather Boxing

NIGHTLIFE AT ITS FINEST

The Vision on Fifteenth's superb location offers endless opportunities when you want to entertain or just let loose. Turn right to experience the cultural arts of Downtown Pittsburgh. Turn left to encounter the creativity of the Strip District. The vibrant mix brings people together to celebrate, inspire, and thrive.

LIVE MUSIC VENUES

City Winery

Pittsburgh Winery

Kingfly Spirits

Harp and Fiddle

Cioppino

1700 Penn Avenue

Leaf & Bean

ALL DAY.
ALL NIGHT.

Once a hub for manufacturing and shipping, the Strip District is now a food and entertainment destination unlike any other in the country.

ENTERTAINMENT

Puttery

Bold Escape Rooms

Steel City Axes

Coop DeVille

Puttshack

N GREAT COMPA
EAT COMPANY

YOU'RE
IN GREAT
COMPANY

THIS PLACE IS MADE FOR EVERYONE

The Strip District is rooted in rich history but embracing the future. Companies like Argo AI, Honeywell, Bosch, Apple, Facebook and Aurora Innovation are advancing technologies to change the world. Employees and residents alike love the authenticity of the mom-and-pop eateries and multi-ethnic purveyors on Penn Avenue mixed with new eateries, breweries, distilleries and shops. This dynamic urban melting pot has something for everyone which has made it a very popular place to work and live.

A NEIGHBORHOOD ON THE RISE:

WHAT TO EXPECT BY 2024

2,000
Residential units

600
Hotel rooms

4,000
Parking spaces

EXPLORE THE NEIGHBORHOOD

The Vision on Fifteenth is the best building in Pittsburgh's most sought-after location, offering every Strip District and CBD amenity right at your doorstep.

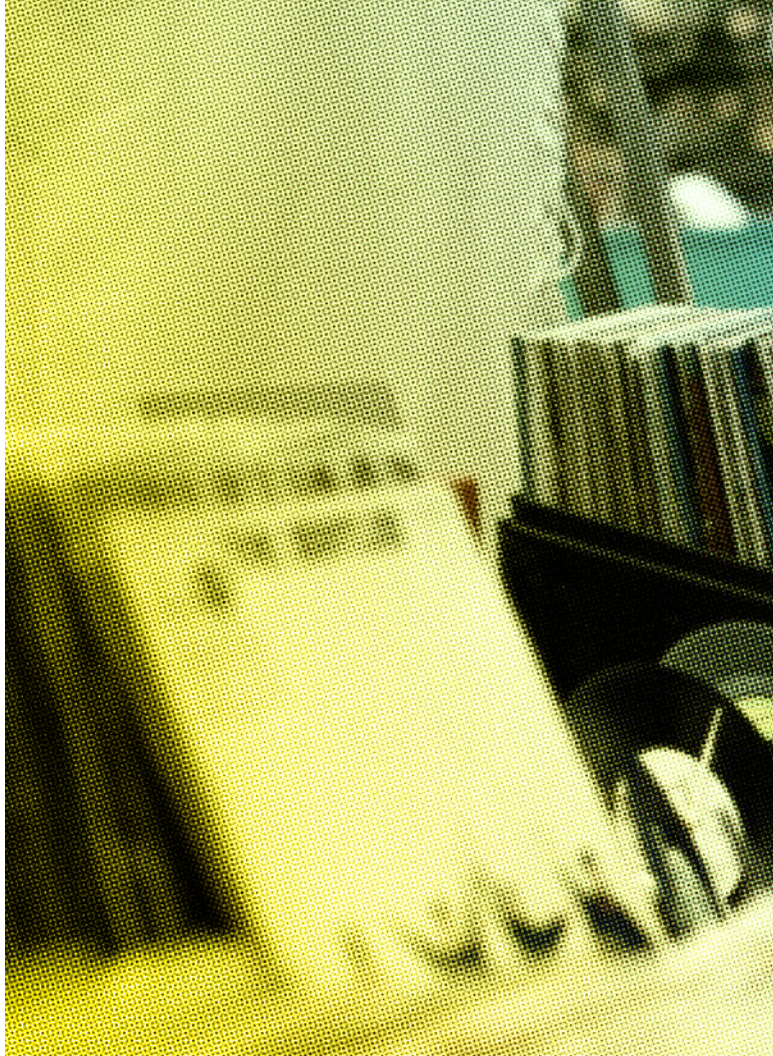
30+
Restaurants & cafés

10+
Gyms & studios

5+
Live music venues

40+
Retail & grocery stores

10+
Bars & breweries



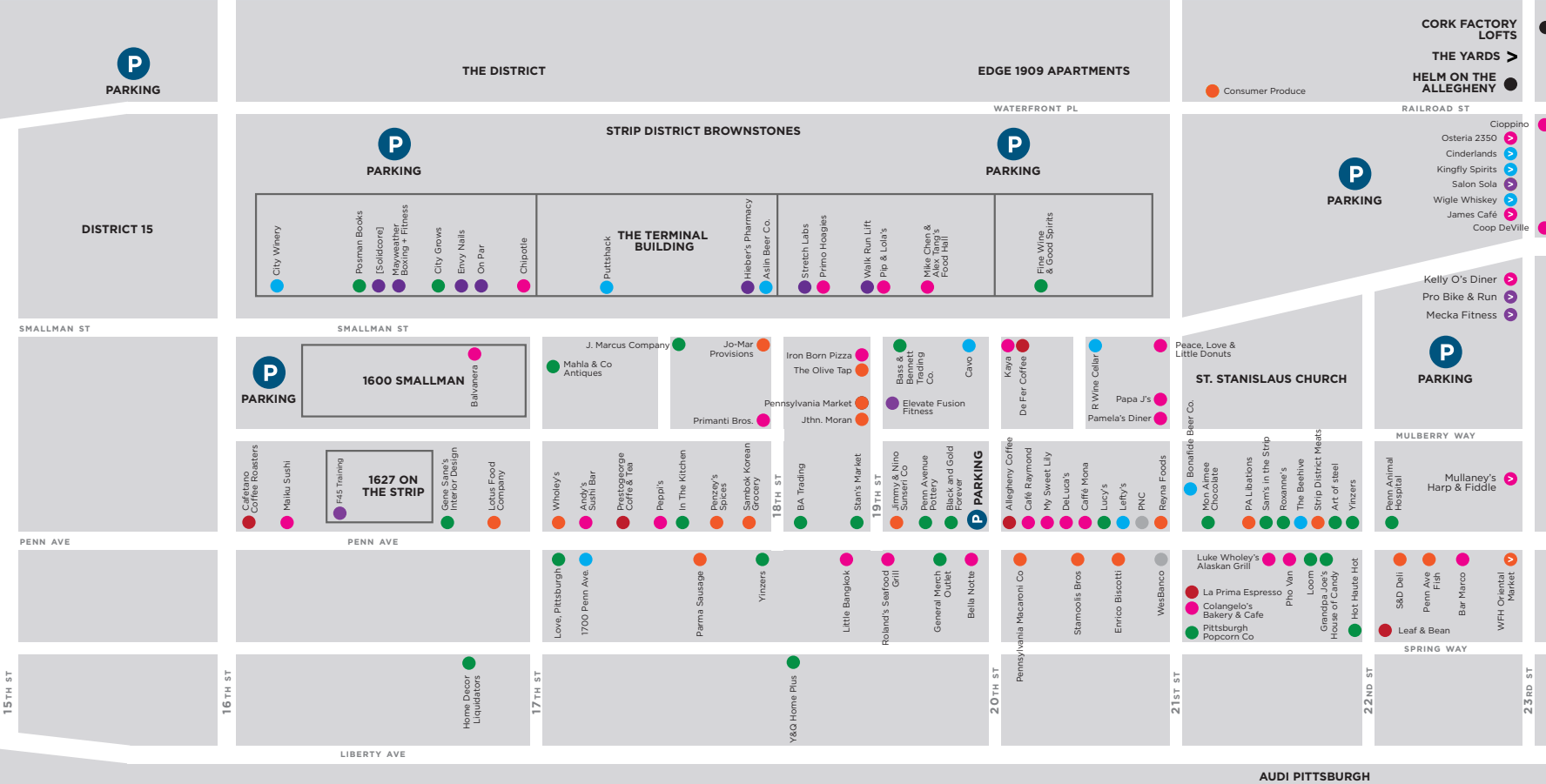
PUTTERY AT THE VISION

Employees won't need to travel far for lunch meetings and post-work entertainment. The Vision will be home to experiential dining and entertainment options, like Charlotte-based PUTTERY – a modern spin on mini-golf that offers an immersive experience unlike any other. From competitive socializing to curated culinary options and inventive craft beer and cocktails.

uttery

ALL WITHIN A 10 MINUTE WALK

- Shopping
- Bar/Entertainment
- Dining
- Purveyor/Grocery
- Coffee Shop
- Bank
- Beauty & Fitness
- Hotel


PARKING
THE DISTRICT
EDGE 1909 APARTMENTS
CORK FACTORY LOFTS
THE YARDS
HELM ON THE ALLEGHENY
Consumer Produce
WATERFRONT PL
RAILROAD ST
STRIP DISTRICT BROWNSTONES
PARKING
PARKING
PARKING
DISTRICT 15
City Winery
Posman Books
[Solidcore]
Mayweather Boxing + Fitness
City Grows
Envy Nails
On Par
Chipotle
Puttshack
THE TERMINAL BUILDING
Hieber's Pharmacy
Astin Beer Co.
Stretch Labs
Primo Hoagies
Walk Run Lift
Pip & Lola's
Mike Chen & Alex Tung's Food Hall
Fine Wine & Good Spirits
Cioppino
Osteria 2350
Cinderlands
Kingfly Spirits
Salon Sola
Wigle Whiskey
James Café
Coop DeVille
Kelly O's Diner
Pro Bike & Run
Mecka Fitness
SMALLMAN ST
SMALLMAN ST
PARKING
1600 SMALLMAN
Balvanera
J. Marcus Company
Mahla & Co Antiques
Jo-Mar Provisions
Primanti Bros.
Iron Born Pizza
The Olive Tap
Pennsylvania Market
Jthn. Moran
Bass & Bennett Trading Co.
Cavo
Elevate Fusion Fitness
Kaya
De Fer Coffee
R Wine Cellar
Papa J's
Pamela's Diner
Peace, Love & Little Donuts
ST. STANISLAUS CHURCH
PARKING
Cafetano Coffee Roasters
Maiku Sushi
F45 Training
1627 ON THE STRIP
Gene Sane's Interior Design
Lotus Food Company
Wholey's
Andy's Sushi Bar
Prastogeorge Coffe & Tea
Peppi's
In The Kitchen
Penzey's Spices
Sambok Korean Grocery
18TH ST
BA Trading
Stan's Market
19TH ST
Jimmy & Nino Sunseri Co
Penn Avenue Pottery
Black and Gold Forever
PARKING
Allegheny Coffee
Café Raymond
My Sweet Lily
DeLuca's
Caffé Mona
Lucy's
Lefty's
PNC
Reyna Foods
Bonafide Beer Co.
Mon Aimee Chocolate
PA Libations
Sam's in the Strip
Roxanne's
The Beehive
Strip District Meats
Art of steel
Yinzers
MULBERRY WAY
Penn Animal Hospital
Mullaney's Harp & Fiddle
PENN AVE
PENN AVE
Love, Pittsburgh
1700 Penn Ave
Parma Sausage
Yinzers
Little Bangkok
Roland's Seafood Grill
General Merch Outlet
Bella Notte
Pennsylvania Macaroni Co
Stamoolis Bros
Enrico Biscotti
WesBanco
Luke Wholey's Alaskan Grill
La Prima Espresso
Colangelo's Bakery & Cafe
Pittsburgh Popcorn Co
Pho Van
Loom
Grandpa Joe's House of Candy
Hot Haute Hot
S&D Deli
Penn Ave Fish
Bar Marco
Leaf & Bean
WFH Oriental Market
SPRING WAY
15TH ST
16TH ST
17TH ST
20TH ST
21ST ST
22ND ST
23RD ST
Home Decor Liquidators
Y&Q Home Plus
LIBERTY AVE
AUDI PITTSBURGH

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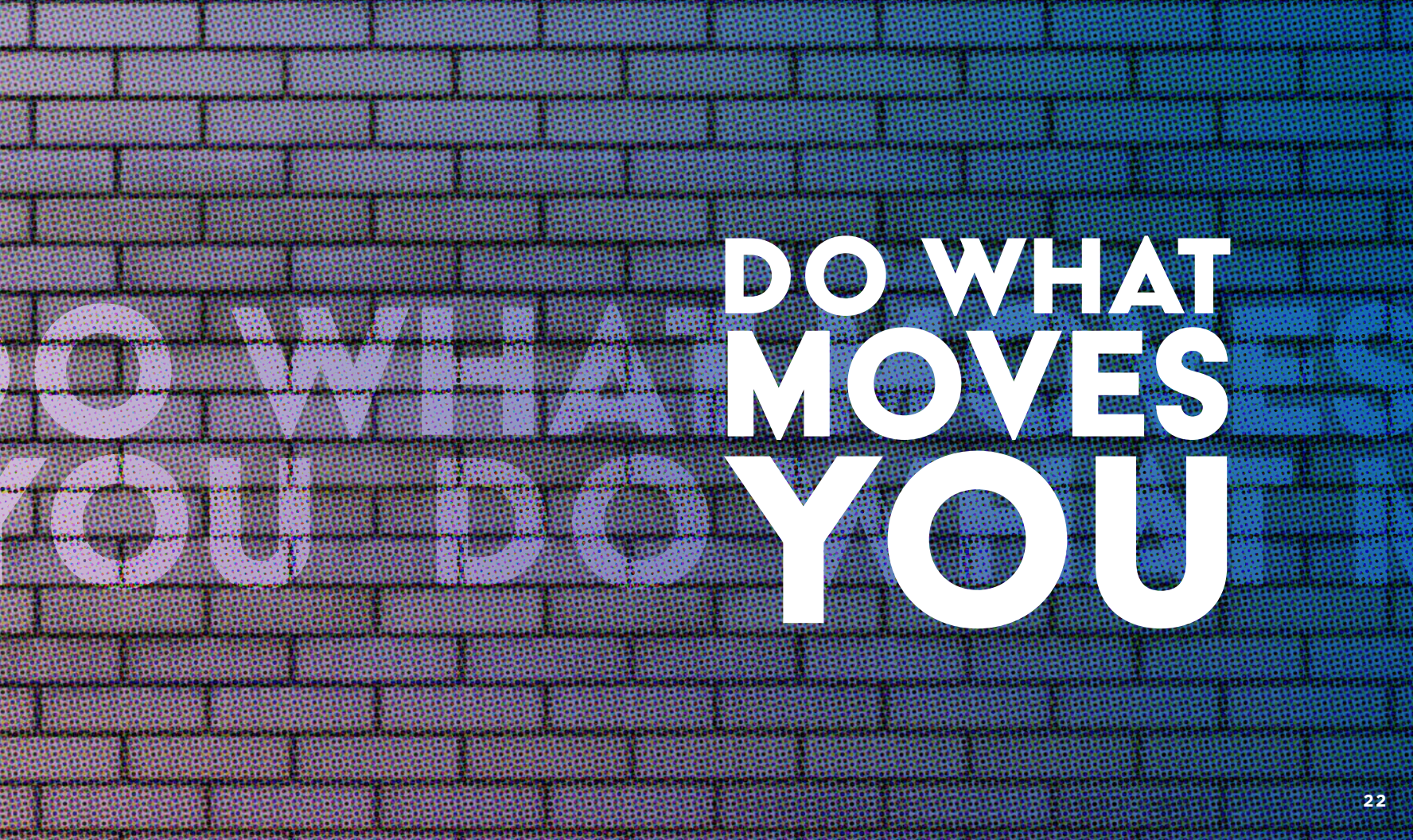
WHAT MO


DO WHAT
MOVES
YOU

MINUTES NOT MILES

The Vision on Fifteenth is the desired address for Pittsburgh office space not just for its location, but also for its connectivity. It is conveniently located just minutes from every major arterial connecting you to the region's robust talent pool.

I-65
4 Minutes

I-376
4 Minutes

I-279
3 Minutes

I-579
3 Minutes

PA-28
4 Minutes

LIBERTY BRIDGE
FORT PITT BRIDGE
INTERSTATE 376
INTERSTATE 279
INTERSTATE 65
VETERANS BRIDGE
INTERSTATE 579
INTERSTATE 279
PA-28
16TH ST BRIDGE
THE VISION
FIFTEENTH

A BUILDING TO CALL YOUR OWN

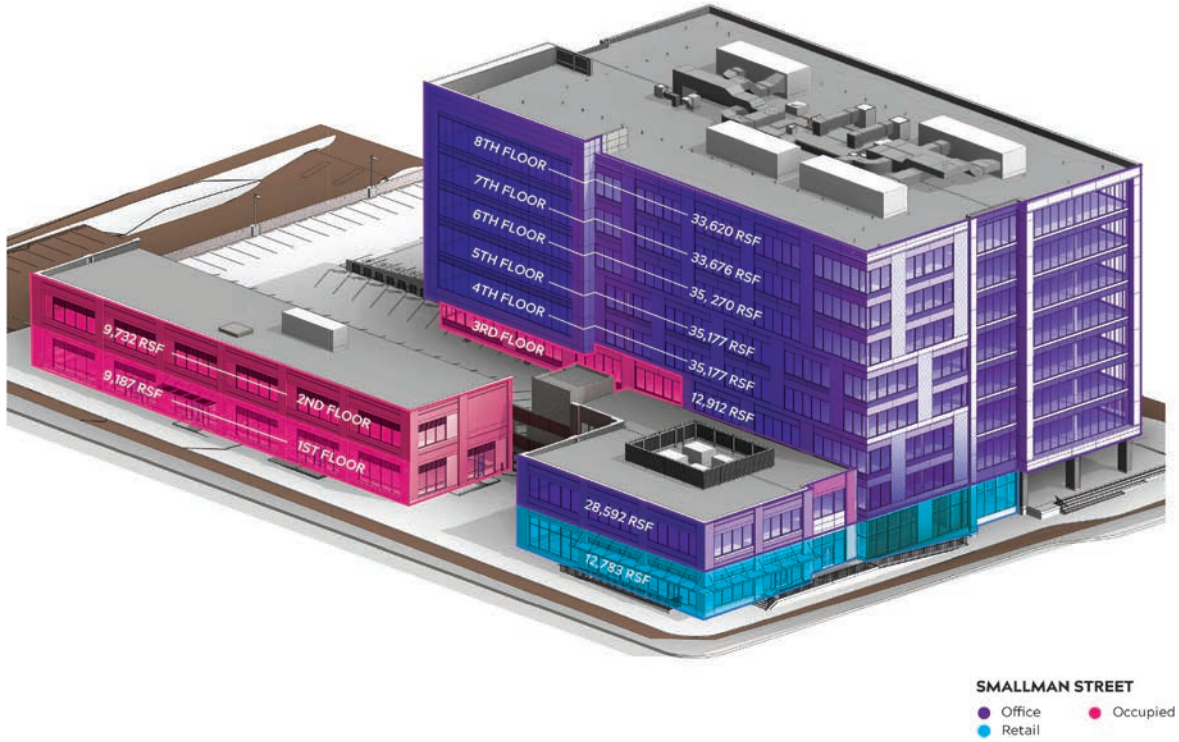
This 8-story building offers top-of-house signage opportunities with views to the City, Veteran's Bridge and 16th Street Bridge.

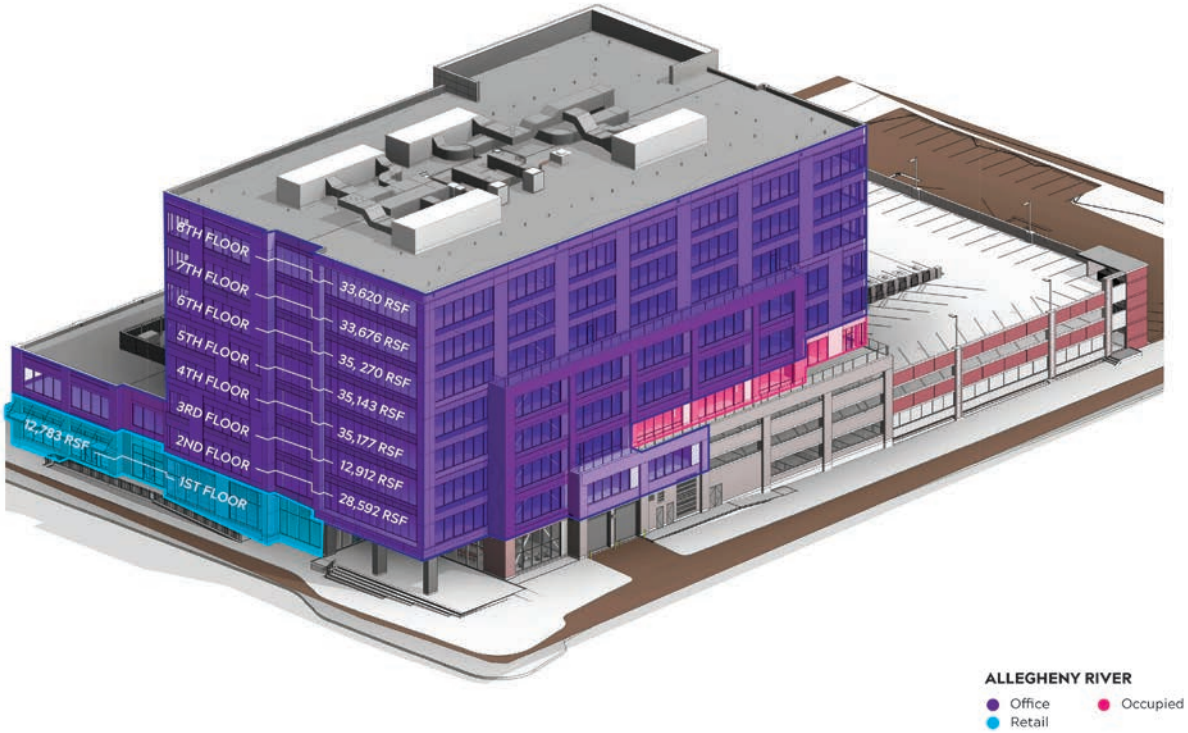
450K+
Impressions per week

$200K+
Annual Marketing Value

$2M+
10-Year Annual Marketing Value

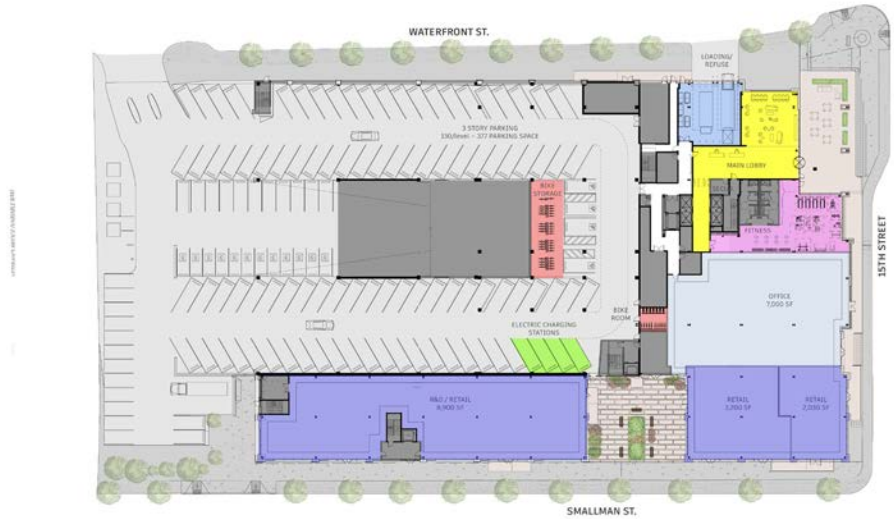
STACKING PLAN




8TH FLOOR
7TH FLOOR
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
12,783 RSF
33,620 RSF
33,676 RSF
35, 270 RSF
35,143 RSF
35,177 RSF
12,912 RSF
28,592 RSF
ALLEGHENY RIVER
Office
Retail
Occupied

GROUND FLOOR

- Fitness Center
- Tenant Lounge
- Retail
- Bike Storage
- Outdoor Space
- Concierge
- Dry Cleaning Valet
- Public Art
- Conference Center
- EV Charging



OPEN OFFICE OPTION

SPACE	SF	#
Large Office	318	2
Standard Office	180	10
Work Station	30	326
Reception	440	1
Conference	350	2
Meeting	250	2
Print Room	200	1
Break Room	800	1
Server Room	200	1
Huddle	100	4
Wellness	100	1
Collaborative Area	800	2

~ 35,000 RSF/ 339 SEATS
100 SF PER PERSON

PERIMETER OFFICE

OFFICE SPACE	SF	#
Large Office	318	3
Standard Office	180	24
Work Station	30	196
Reception	440	1
Conference	350	2
Meeting	250	3
Print Room	200	1
Break Room	800	1
Server Room	200	1
Huddle	100	5
Wellness	100	1
Collaborative Area	800	2

~ 30,300 RSF/ 224 SEATS
135 SF PER PERSON

MULTI-TENANT OPTION

OFFICE SPACE 1	SF	#
Large Office	318	1
Standard Office	180	2
Work Station	30	11
Reception	440	112
Conference	350	1
Meeting	250	1
Print Room	200	1
Break Room	800	1
Server Room	200	1
Huddle	100	2
Wellness	100	1
Collaborative Area	800	1

~ 17,000 RSF/ 126 SEATS
135 SF PER PERSON

OFFICE SPACE 2	SF	#
Large Office	318	2
Standard Office	180	8
Work Station	30	100
Reception	440	1
Conference	350	1
Meeting	250	2
Print Room	200	1
Break Room	800	1
Server Room	200	1
Huddle	100	2
Wellness	100	1
Collaborative Area	800	1

~ 13,300 RSF/ 111 SEATS
120 SF PER PERSON

NOTABLE NEIGHBORS

Aurora
HEADQUARTERS
voci
HEADQUARTERS
ARGO AI
HEADQUARTERS
Uber
BOMBARDIER
ATI
Smith+Nephew
HEADQUARTERS
CARNEGIE ROBOTICS
HEADQUARTERS
Petuum
HEADQUARTERS
GNC
HEADQUARTERS
proofpoint
BOSCH
Meta
Microsoft
bossanova
CATERPILLAR

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PROJECT LOCATION:
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