

# THE VISION

FIFTEENTH

116TH 15TH STREET,  
PITTSBURGH, PA 15222

**NAI Burns Scalo**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# 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.

31,702 RSF of retail space

233,298 RSF of class A office

265,000 RSF TOTAL

## 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







# SURROUNDING HEALTH AND WELLNESS

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

Mecca	Stretch Lab
F45	Mayweather Boxing
Intrepidus	Stacks Fitness
Elevate	Schoolhouse Yoga
On Par Now	Vana
Walk Run Lift	Aura Sauna Studio
Stout Training	Three Rivers Heritage Trail
Panthro Fitness	Om Lounge Yoga & Wellness
Madabolic	
Pro Bike + Run	



# BUILDING AMENITIES

NAI Burns Scalo invests in vast amenities to create buildings that people want to work in. The Vision of Fifteenth transforms office space to meet and exceed tenants expectations, and bring convenience into your everyday.

Fitness Center

Tenant Lounge

Retail

Bike Storage

Outdoor Space

Concierge

Dry Cleaning

Valet

Public Art

Conference Center

EV Changing

Integrated Parking

On-Site Entertainment (Puttery)









LUXURY OFFICES  
Reserve Your Space Now

puttery

# THIS PLACE IS MADE FOR EVERYONE

The Strip District is rooted in rich history but embracing the future. Companies like Honeywell, Bosch, Apple, Meta 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*

**2,571**

Residents

**1,649**

Residential Units in the Pipeline

**11,245**

Daily Workers

**2.4M**

Annual Visitors

**427**

Hotel Rooms

**140**

Hotel Rooms in the Pipeline



# 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.

Restaurants & Cafés

Gyms & Studios

Live Music Venues

Retail & Grocery Stores

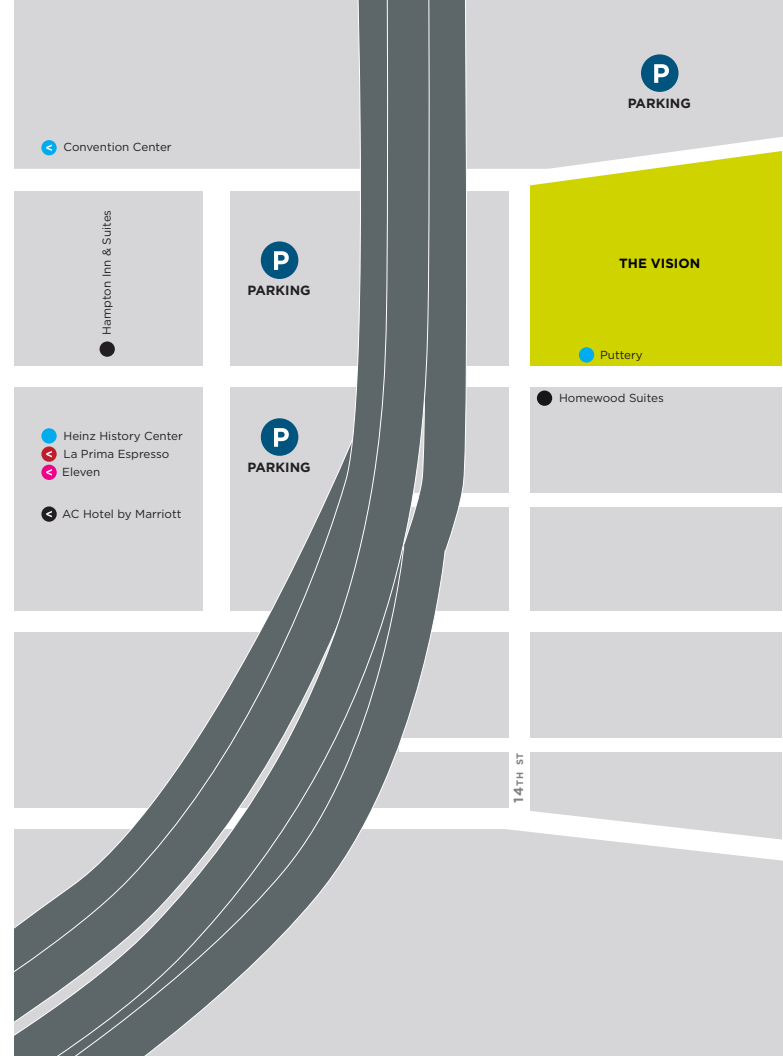
Bars & Breweries





# ALL WITHIN A 10 MINUTE WALK

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







THE DISTRICT

EDGE 1909 APARTMENTS

Lock Wall Marina

CORK FACTORY LOFTS

THE YARDS

HELM ON THE ALLEGHENY

Schoolhouse Fitness

- CFP Winemakers
- Consumer Produce

RAILROAD ST

- Cloppitto
- Osteria 2350
- Cinderlands
- Kingfly Spirits
- Salon Sola
- Wigle Whiskey
- James Café
- Coop DeVille



- Kelly O's Diner
- Pro Bike+ Run / Cadence+
- Mecka Fitness



MULBERRY WAY

- Penn Animal Hospital
- Mullaney's Harp & Fiddle

SPRING WAY

- Leaf & Bean
- S&D Deli
- Penn Ave Fish
- Bar Marco
- WFF Oriental Market

AUDI PITTSBURGH

DISTRICT 15

STRIP DISTRICT BROWNSTONES



City Winery ● Posman Books (Solidore) ● [Solidore] ● Bowling Fitness ● City Groves ● Envy Nails ● On Par ● Chipotle ● Putschack ● THE TERMINAL BUILDING ● Hebers Pharmacy ● Aslin Beer Co. ● Strach Labs ● Primo Hoagies ● Walk Run Lift ● Pip & Loh's ● Mike Chee & Alex Ting's Food Hall ● Five Wives & Good Spirits

SMALLMAN ST



1600 SMALLMAN

Maha & Co Antiques ● Numismatic rarities ● Jo-Mar Provisions ● Iron Born Pizza ● Edgar's Best Tacos ● The Olive Tap ● East End Brewery ● Pennsylvania Market ● Fort Pitt Trading ● Primanti Bros. ● Stain's Market ● BA Trading ● J. Marcus Company ● Elevate Fusion Fitness ● Bass & Bennett ● Jimmy & Niño ● Sunseri Co ● Penn Avenue ● Pottery ● Black and Gold ● Forever ● GNC ● Cavo ● Vania ● Kawa ● De Fer Coffee ● Aurore Studio ● R Wine Collar ● Papa Jo's Twin Rapa ● Pamela's Diner ● Peace, Love & Little Donuts ● ST. STANISLAUS CHURCH ● Bonafide Beer Co. ● Steel City Salt ● Mon Aimee Chocolate ● PA Libations ● Sam's in the Strip ● Roamer's ● The Beehive ● Strip District Meats ● Art of steel ● Yinzer

1627 ON THE STRIP

Souine Coffee Roasters ● Malou Sushii ● Gene Sime's Interior Design ● Lotus Food Company ● 45 Training ● Wholey's ● Atsuy's Sushi Bar ● Mancini's Bread Co. ● The Village Coffee ● Peppi's ● In The Kitchen ● Labad's Cafe & Grocery ● Penze's Spices ● Sashy Korean Grocery ● 18 TH ST ● 19 TH ST ● Jimmy & Niño ● Sunseri Co ● Penn Avenue ● Pottery ● Black and Gold ● Forever ● P PARKING ● Artisan Market ● Allegheny Coffee ● Café Raymond ● My Sweet Lilly ● DeLuca's ● Caffe Mona ● Lucy's ● Lefty's ● PNC ● Reyna Foods ● Steel City Salt ● Mon Aimee Chocolate ● PA Libations ● Sam's in the Strip ● Roamer's ● The Beehive ● Strip District Meats ● Art of steel ● Yinzer ● Luke Wholey's Alaskan Grill ● La Prima Espresso ● Colangelo's Bakery & Cafe ● Pittsburgh Poppcorn Co ● Pho Van ● Loom ● Gendapa Joki's House of Candy ● Hot Haute Hot ● S&D Deli ● Penn Ave Fish ● Bar Marco ● WFF Oriental Market

PENN AVE

LIBERTY AVE

- Home Decor Liquidators

17 TH ST

Helltown Brewing ● 1700 Penn Ave ● Love, Pittsburgh ● Parma Sausage ● Schorin Co ● Yinzer ● Pgh Sports ● Insurance ● A&W Works Taproom ● Roband's Seafood Grill ● Little Bangkok ● General Merch Outlet ● Bella Neta ● Pennsylvania Macaroni Co ● Stamoolie Bros ● Enrico Baccotti ● WestBanco ● Y&O Home Plus

20 TH ST

21 ST ST

22 ND ST

23 RD ST





# 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



PA-28

VETERANS BRIDGE

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

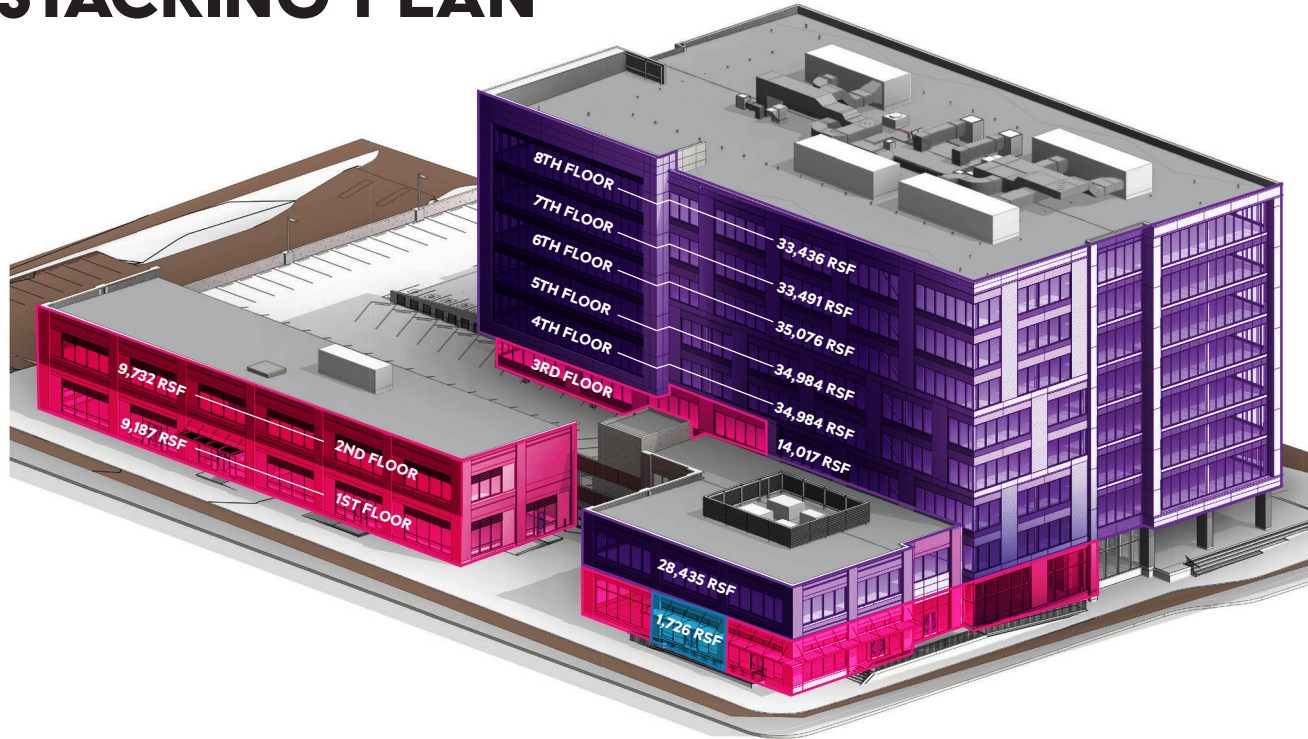




THE VISION

UPMC

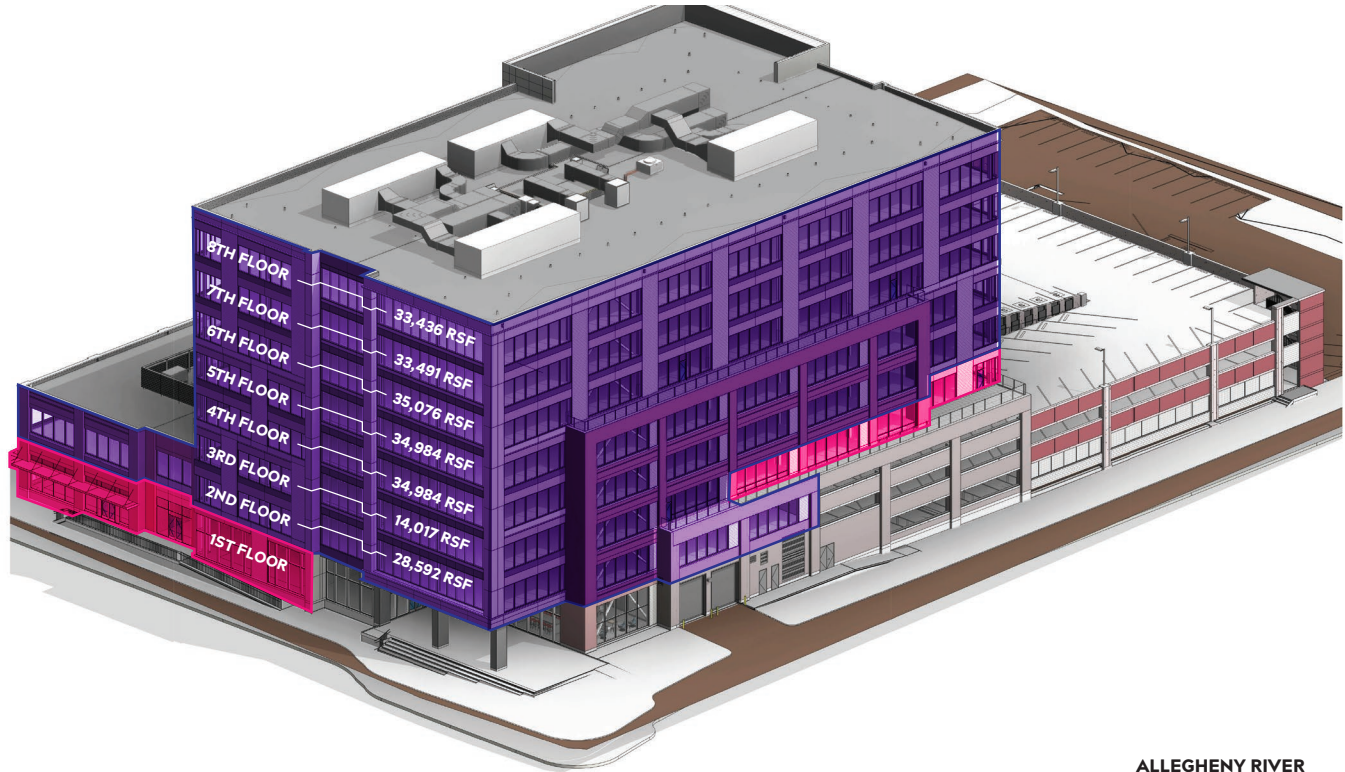
# STACKING PLAN



## SMALLMAN STREET

- Office
- Occupied
- Retail





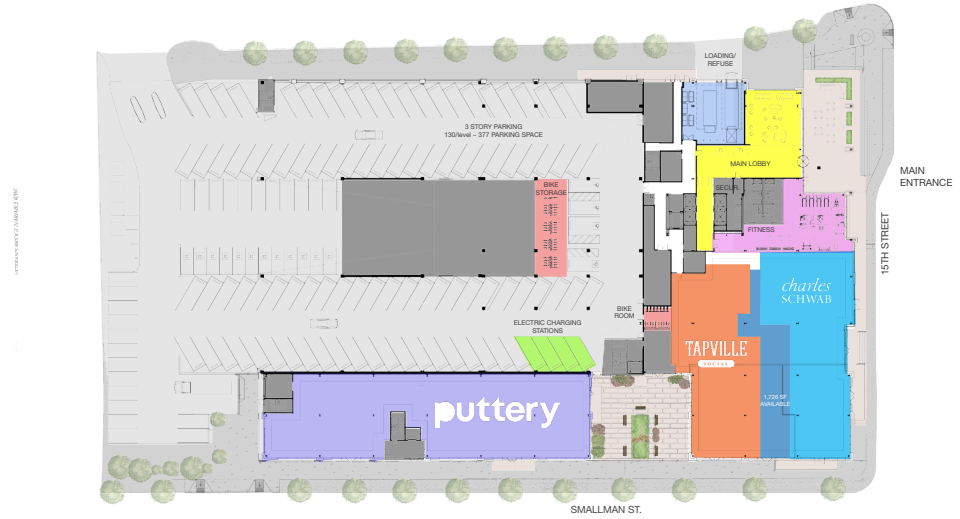
**ALLEGHENY RIVER**

- Office
- Occupied
- Retail

# CONVENIENTLY ACCESSIBLE

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

# GROUND FLOOR





## LAYOUT POSSIBLE ON FLOORS 4-8

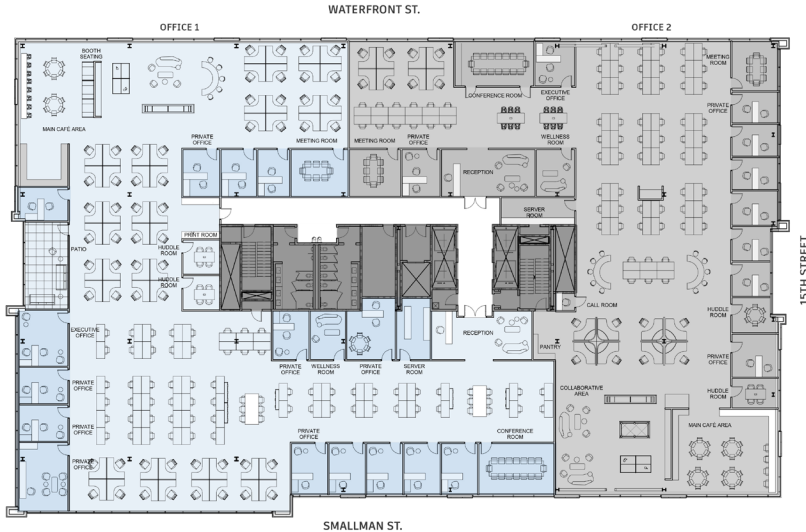
OFFICE SPACE	SF	#
Large Office	318	3
Standard Office	180	24
Work Station	30	196
Reception	440	1
Conference	350	2
Meeting	250	3
Print Room	200	1
Break Room	800	1
Server Room	200	1
Huddle	100	5
Wellness	100	1
Collaborative Area	800	2

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

# PERIMETER OFFICE



# MULTI-TENANT OPTION



## LAYOUT POSSIBLE ON FLOORS 4-8

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**<sup>TM</sup>  
HEADQUARTERS



**Uber**

**ALSTOM**



**Smith+Nephew**  
HEADQUARTERS



**OSHKOSH**

**CARNEGIE  
ROBOTICS**  
HEADQUARTERS

**Petuum** ▶  
HEADQUARTERS

**GNC**  
HEADQUARTERS



**proofpoint.**



**BOSCH**



**Meta**

**Microsoft**

**bossanova**

**CATERPILLAR**



## TO LEARN MORE, CONTACT

### **Scott DiGuglielmo, SIOR**

Executive Vice President of Brokerage

724.984.6251

[sdiguglielmo@burnsscalo.com](mailto:sdiguglielmo@burnsscalo.com)

### **Pamela Austin**

Brand Ambassador

773.383.7094

[paustin@burnsscalo.com](mailto:paustin@burnsscalo.com)