

Presenting:

BNY Mellon Center

High-rise Office Availability:

49th, 50th and 51st Floors

62,342 RSF Contiguous



62,342 Rentable Square Feet of Contiguous Area

BNY Mellon Center

Located at the intersection of Fifth Avenue and Grant Street – the latter cited in 2012 as among America's 10 greatest downtown thoroughfares – the 54-story tower immediately conveys its capacity to meet the requirements of even the most demanding tenants. A broad outdoor courtyard establishes its strong sense of place and an amenity-filled atrium creates a favorable first impression of the building's interior for occupants and visitors alike. Firm-but-friendly security procedures and smoothly operating systems reinforce that impression every day. The result? The building's occupancy rate has consistently been among Pittsburgh's best. The building is now offering, for the first time in years, contiguous high-rise floors for lease.

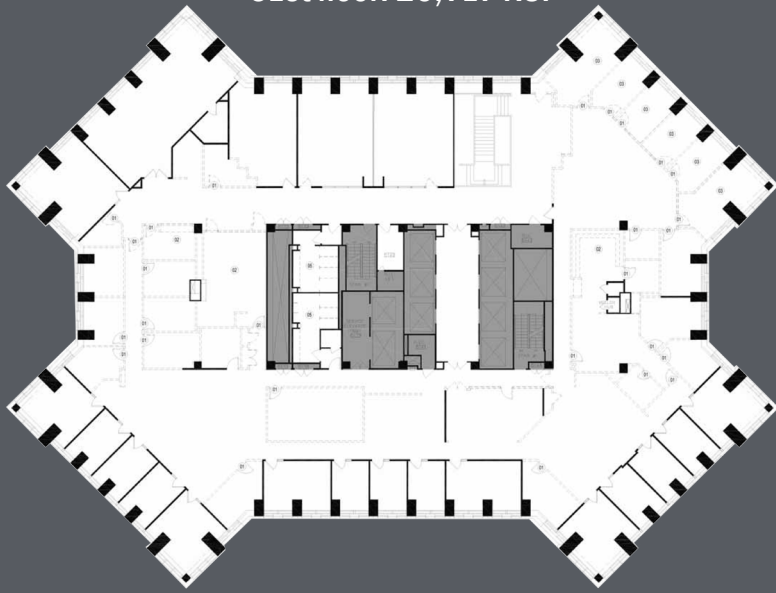


Built to serve as the corporate headquarters of the company that commissioned the building, BNY Mellon Center meets every new-millennium requirement of respective tenant groups.

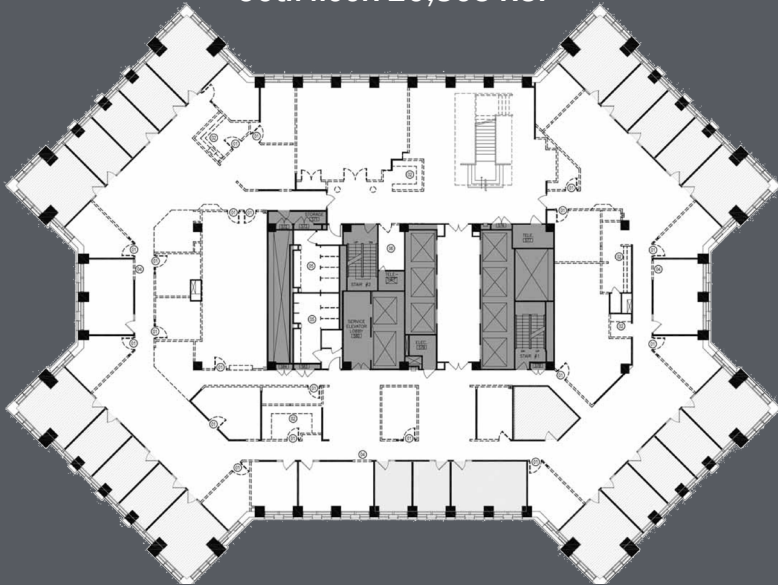
Properties features:

- Complete high-rise elevator bank modernization underway (completion date in October 2019)
- Mellon Green - 0.75 acre green space with fountain and seating
- On-site, integral garage parking
- Direct and integral access to Grant Street T-Stop
- On-site retail banking service
- On-site property management and engineering
- On-site coffee shop, hair salon and dentist
- Full-service cafeteria seating for breakfast and lunch
- Seven-day, 24-hour security personnel
- Secure building access system
- Energy Star certification
- Around-the-clock chilled water availability for HVAC use

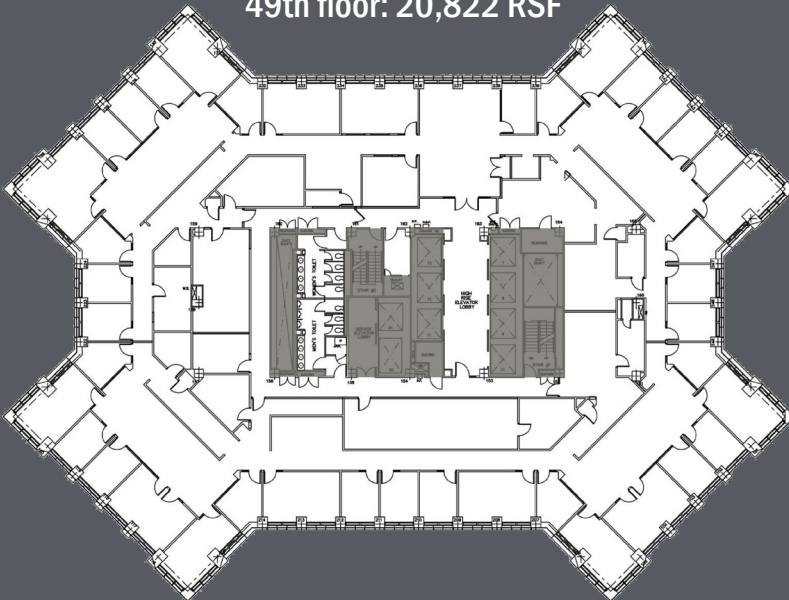
51st floor: 20,717 RSF



50th floor: 20,803 RSF



49th floor: 20,822 RSF



The Most Unique Attributes

49th floor: 20,822 RSF
50th floor: 20,803 RSF
51st floor: 20,717 RSF
Total Area: 62,342 RSF

Three contiguous floors serviced by an interconnected stair (between 50th and 51st floors) and seven (7) passenger elevators

Highest available contiguous floors in Pittsburgh

Perimeter glazing offering unmatched views of:

- » Downtown Pittsburgh
- » The Three Rivers
- » Point State Park
- » The North Shore, Heinz Field and PNC Park
- » Mt. Washington and Station Square
- » The University of Pittsburgh in Oakland

America's Most Livable City

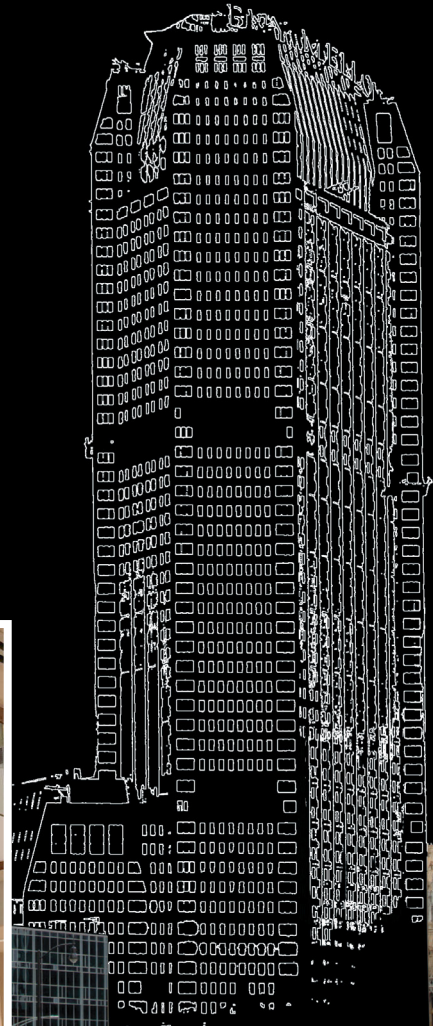
Pittsburgh's a great place to work, too, and a downtown address is more desirable than it has been in decades. Some of the appeal is traditional. Successful new businesses have historically viewed a prestige location as evidence that they've "made it," while established firms rely on public transit and other urban services to meet the needs of their larger employee groups.

More contemporary developments contribute to the city's lure as well. Plainly stated, Pittsburgh's downtown core is more vibrant and more attractive than it has been since its Renaissance years. Its parks have been renovated. Greenspace has been added. New office towers are underway. And, importantly, a wide range of new residency options create a true live-where-you-work opportunity for the first time in memory. The city is literally being transformed. And the occupants of BNY Mellon Center enjoy their up-close view of the progress.

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