



Fifth

AVENUE OFFICE TOWER



# urban GENIUS

## Smart is evolving.

350 Fifth will be the 40th LEED-certified building in the heart of one of the nation's top-ranked cities for sustainable buildings.

An international reputation for smart, sustainable development means thoughtful corporate leadership is at home in Pittsburgh.

## A leader in the Industrial Revolution finds its place in the Information Age.

Home to eight Fortune 500 companies and more than 100 corporate research and development centers, Pittsburgh hosts such companies as Google, Apple, Intel and RAND.

The city has long been a major banking center with the headquarters of PNC Financial Services, Bank of New York Mellon and numerous other banks. Pittsburgh is also a major presence for Federated Investors and other financial planning and investment firms.

Companies like CONSOL, EQT and Noble Energy are exploring, recovering and distributing energy to power the world. Coal, natural gas, nuclear, solar, wind. Pittsburgh has emerged as the new center of American energy.

Pittsburgh is also home to 36 higher-ed institutions, with tier-one research universities Carnegie Mellon and University of Pittsburgh anchoring a surge of 'eds and meds' that feed the nation's new economy.

# We shape our buildings; thereafter they shape us.

WINSTON CHURCHILL

Pittsburgh is a story of transformation, leadership and innovation.

The chapters dot our skyline.

UPMC | EQT | Highmark  
Reed Smith | PNC | CONSOL  
Oxford | BNY Mellon | K&L Gates

Technology, energy, finance,  
law, healthcare, manufacturing  
development.

What will the next chapter say?



# We all want different things from a building.

## DYNAMIC CITY VIEWS

From every angle. Large continuous window band provides increased daylighting.



## SUSTAINABLE BUILDING OPERATION PROGRAMS

Low-flow water-saving plumbing, lighting controls, waste recycling, and eco-friendly cleaning techniques.



## OUTDOOR PLAZAS

Located on ninth floor and penthouse provide signature tenants with open-air enjoyment for employees and guests.



## ADAPTABLE DESIGN

Raised and pressurized floors provide the ultimate ease for layout modifications and data and communications upgrades.



## SIGNATURE STREETFRONT EXPOSURE

The most prominent corner in the city for dining, retail or financial services.



smart

The highly functional design enables full floor utilization of over 92 percent, making 350 Fifth the most efficient high-rise in Pittsburgh and rivaling the best in high-rise efficiency across the globe.

cool

350 Fifth features state-of-the-art Energy Star® HVAC and mechanical systems with clean-air technology, and low-emitting materials.

The raised, pressurized floors result in efficient heating and cooling.

fast

A leading edge “intelligent” elevator system features four high-speed destination dispatch elevators to the low-rise floors and four to the high-rise floors.

Two additional elevators service the below-grade space with over 100 spaces of private parking on two levels.

open

Floors two to 20 have an aluminum and glass curtain wall system with sill to ceiling glass at each floor. 350 Fifth features column-free office floors from the core to the perimeter for an unencumbered expanse.

The street-level retail space entrances are full glass and integrated into the curtain wall system.

# The space within becomes the reality of the building.



Interior floors are provided as a warm, dark shell, including:

- Primed and painted wall board perimeter walls
- Column covers and core walls
- Complete sprinkler and operating fire alarm systems
- Electrical and mechanical systems designed for 6 watts/USF
- Allowances provided for customizations and upgrades

Interior doors that are publicly accessible are 8-feet high, solid core wood, set in trim line metal frames with hardwood veneers, or full glass doors.

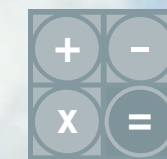
Each floor's restrooms have porcelain tile flooring, full wall-height ceramic tile and painted wall-board ceilings, plus:

- Solid-surface counters with under-mounted sink basins
- Counter-mounted stainless steel soap dispensers
- Solid surface toilet stall partitions
- Full-width mirrors above counters
- Stainless-steel restroom accessories, including paper dispensers and recessed waste receptacles

# The most efficient high-rise in Pittsburgh.

What Defines a Smart Building?

The efficiency factor



Efficiency Calculator

Go to

**[350FifthPittsburgh.com/efficiency](http://350FifthPittsburgh.com/efficiency)**

and find out how efficient your space  
will be when located in 350 Fifth.

# living beyond 9 to 5

6:30 a.m.



Running in Point State Park, a 36-acre green expanse with the iconic 150-foot fountain.

7:15 a.m.



Coffee from one of downtown's local purveyors, a comfy seat in historic Market Square.

8:00 a.m.



A hot shower with city views in one of downtown's 3,000 apartments, condos or lofts.

6:30 p.m.



Dinner at one of the city's up-and-coming new restaurants, a scene described by the *New York Times* as "an interdependent web of chefs, butchers, farmers, millers, bakers and brewers."

8:00 p.m.



A Broadway-caliber show in one of the Cultural District's six theaters.

11:00 p.m.



Cocktails and music at one of the city's hot-spots for bars and clubs, where revelers celebrate the triumphs of the Steelers, Penguins and Pirates year-round.



**Our reputation precedes us.**

We're not the university. Not the dictionary.  
And certainly not the shirt.

We're much smarter, more comprehensive,  
and way more stylish.

Oxford Development Company has managed the development and construction of more than 40 million square feet of property including \$9 billion of real estate with 5.4 million square-feet of LEED certified construction – on time and on budget. Oxford manages more than 12 million square-feet of commercial property, from Class-A office buildings and retail centers to convention venues and apartments.

# We are what we repeatedly do. excellence then, is not an act, but a habit.

ARISTOTLE

Oxford Realty Services represents more than 9 million square-feet of office and retail space, providing the best in tenant representation, site selection and acquisitions for national retailers, Fortune 100 companies, and small businesses alike.

For more than 50 years, Oxford has stood at the forefront of the marketplace as a developer and full-service commercial real estate provider with experience in the local, regional and national marketplace. We provide our clients with the highest possible return on their investments.

**That's what makes us the first name in commercial real estate development.**







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